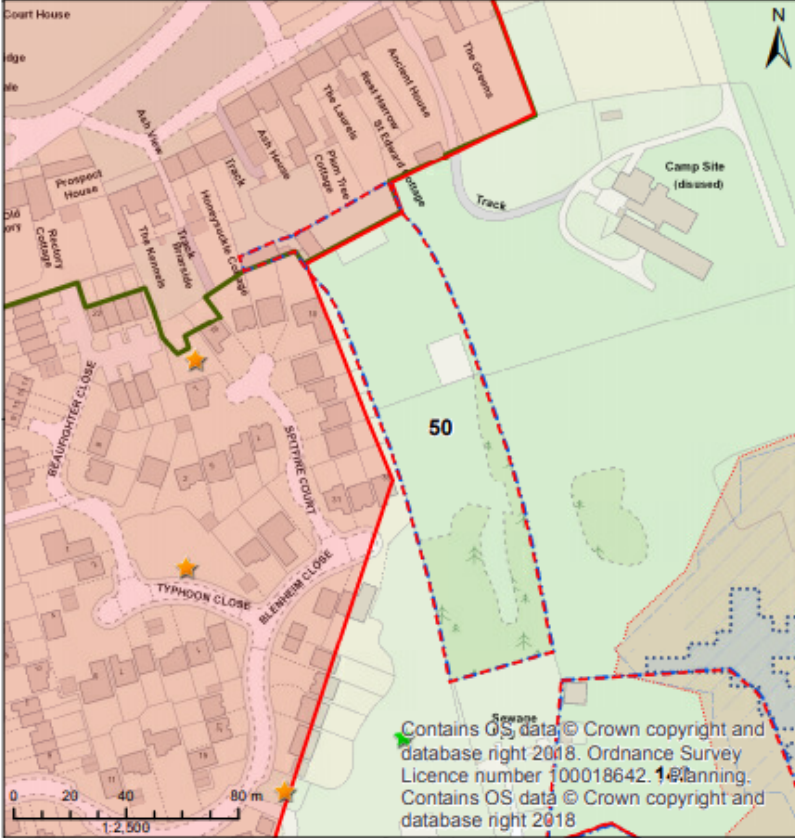


Site Reference	50			
Site Name & Location	Land to rear of Clara Meyer, Scorton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural grazing paddocks and small buildings.</p> <p>No recent relevant planning history</p> <p>North – House & Garden South – Former Sewage Works East – Grazing Land West – Housing & Recreation Area</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Northern part of site is located within existing development limits and remainder is adjacent to existing development limits. Site is partly within and adjacent to the Scorton Conservation Area and in close proximity to listed building. Site is generally flat. Trees and hedgerows along existing boundaries.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. No current access and achievement of any access would be required across adjoining land.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owner is making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Achieving a suitable access to this site is likely to be at a significant cost in terms of acquiring adjoining land and building of road which is likely to render likely suitable scale of development on this site unviable. No known developer interest.			
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"/>
	This site is partly within and adjacent to the existing development limit of Scorton and may be developable subject to achievement of a suitable access on to the site.			

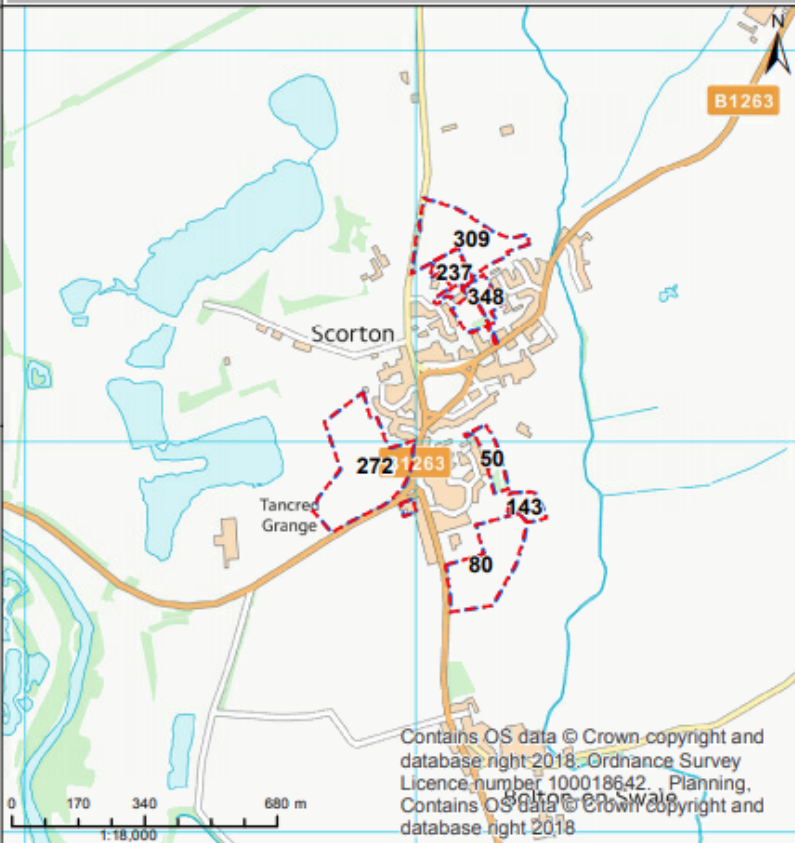
ArcGIS Web Map



Legend

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

ArcGIS Web Map

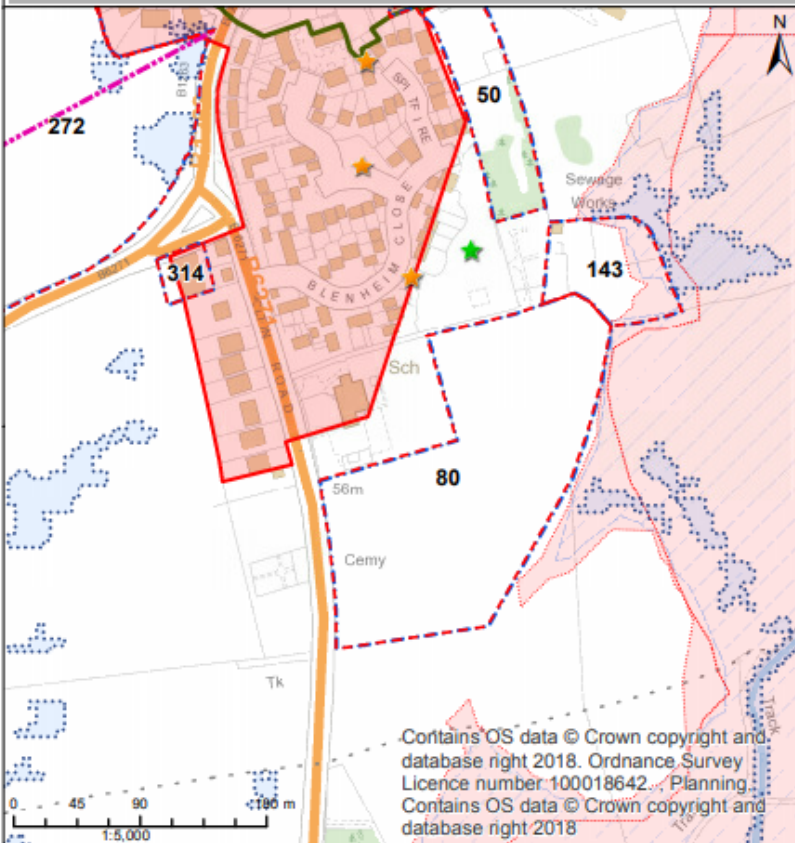


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	80			
Site Name & Location	Land to south of Primary School, Scorton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural arable land.</p> <p>18/00902/OUT - Outline Application for Residential Development of up to 40 Dwellings – Awaiting Decision</p> <p>North – School, Recreation Area and Paddocks South – Agricultural arable land East – Grazing Land West – B6274 & Cemetery</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	The site is neither within or adjacent to existing development limits (CP4). Southern part of site is distant from centre of village and in close proximity to joining with neighbouring settlement of Bolton-on-Swale. Site is generally flat. Trees and hedgerows along existing boundaries.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring road. Suitable access on to adjoining B6274 likely to be achievable.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Land owner is making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of this site. No known developer interest.			
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 neither within or adjacent to the existing development limit of Scorton and is therefore not suitable for inclusion in SHLAA.			

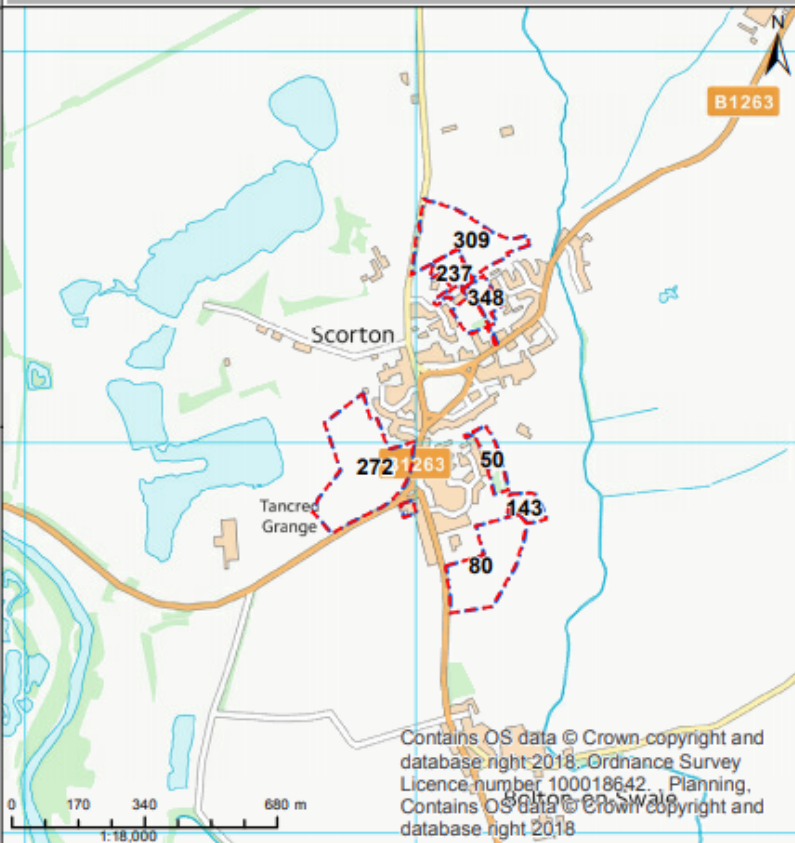
ArcGIS Web Map



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
- Conservation Areas
- District Boundary

ArcGIS Web Map

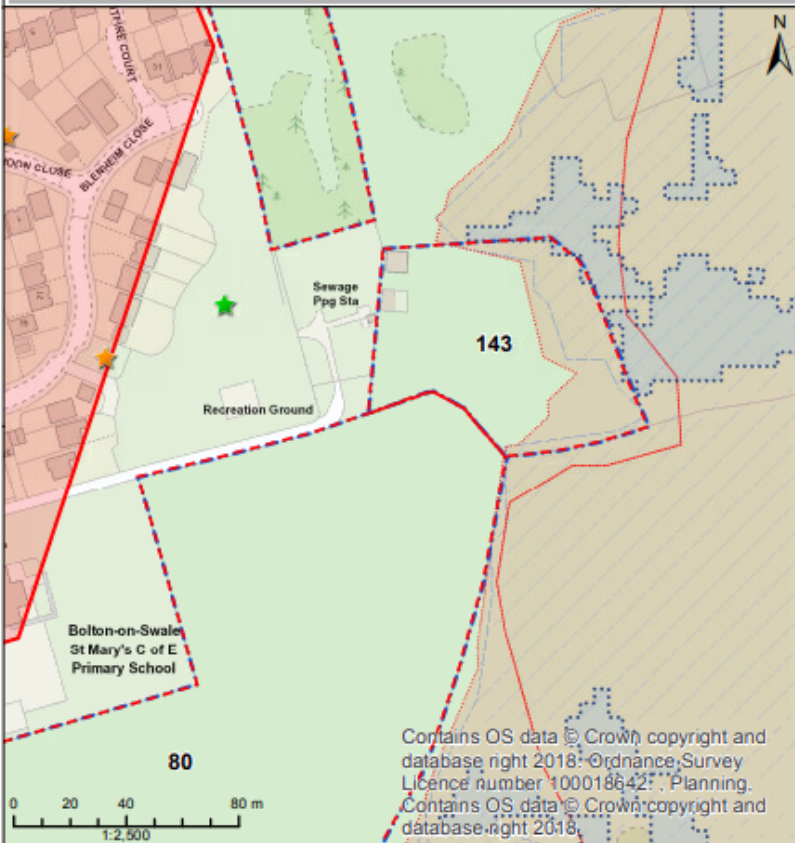


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	143			
Site Name & Location	Old Water Treatment Works, Scorton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Old Water Waste Treatment Works/ Rough Grazing</p> <p>17/00798/OUT - Outline Application for a Single Storey Self Build Construction – Refused May 2018</p> <p>15/00457/OUT - Outline Application for Detached Dwelling House – Refused November 2016</p> <p>North – Open fields East – Open countryside South – Open countryside West – Recreation ground, Housing beyond</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of existing development limits (CP4). East part of site is within Flood Zones 2 and 3. Surface Water (1 in 30 yrs) along the eastern edge of the site boundary.			
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)	2-3 landowners.			
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"/>
	Site is outside of and not adjacent to existing development limits (CP4) and is not suitable for inclusion in SHLAA.			

ArcGIS Web Map

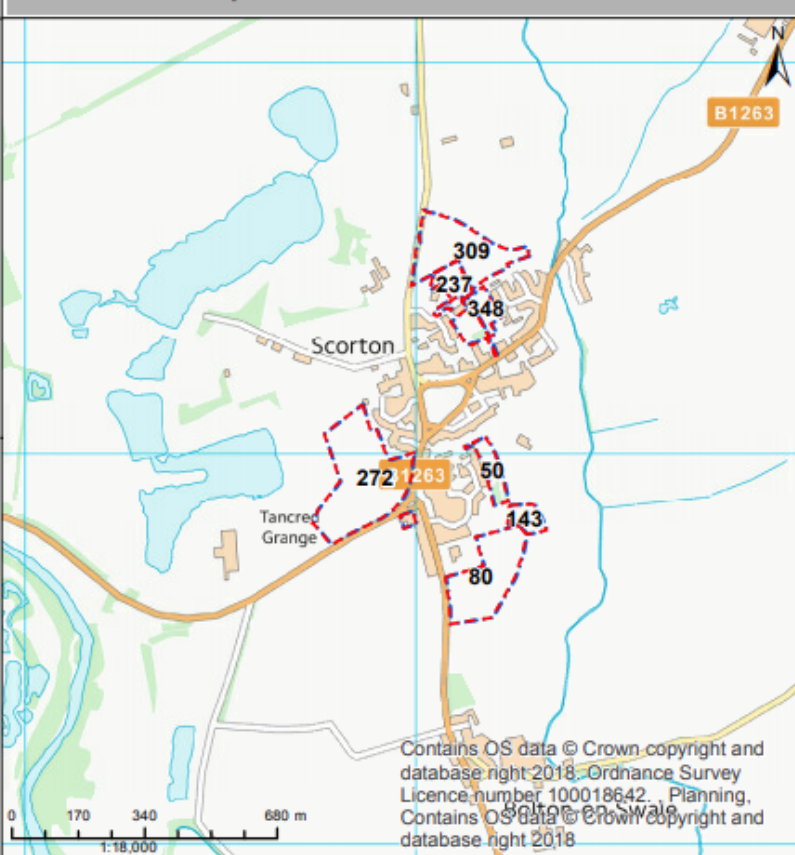


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Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
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- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

ArcGIS Web Map



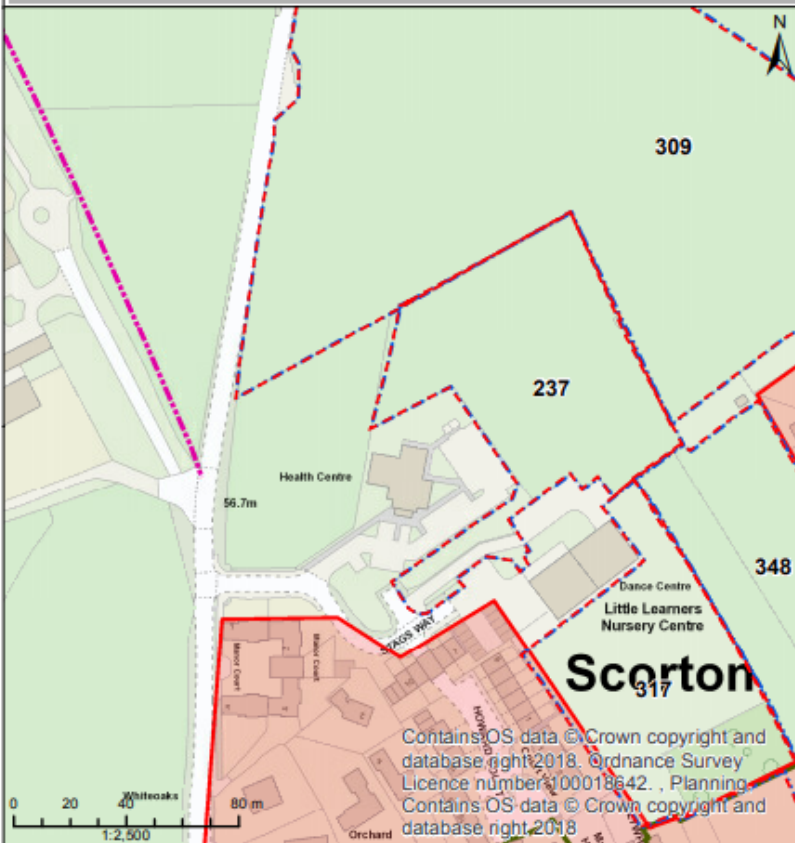
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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	237			
Site Name & Location	Land off Stags Way (E of Medical Centre), Scorton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Previously Grazing paddocks.</p> <p>16/00052/FULL - Full Planning Permission for Proposed Residential Development Comprising 12 Detached Dwellings with Double Garages (Revised Proposal) – Approved August 2017</p> <p>North – Arable farmland South – Childrens Nursery & Paddocks East – Arable farmland West – Medical Centre & Paddock</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit (CP4) but is adjacent to existing built extent including Medical Centre & Nursery. Site is generally flat. Trees and hedgerows along existing boundaries.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site has had full planning permission granted and is currently under construction with first completions in 18/19.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site has had full planning permission granted and is currently under construction with first completions in 18/19.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site has had full planning permission granted and is currently under construction with first completions in 18/19.			
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"/>
	Site has had full planning permission granted and is currently under construction for the erection of 12 dwellings with first completions in 18/19.			

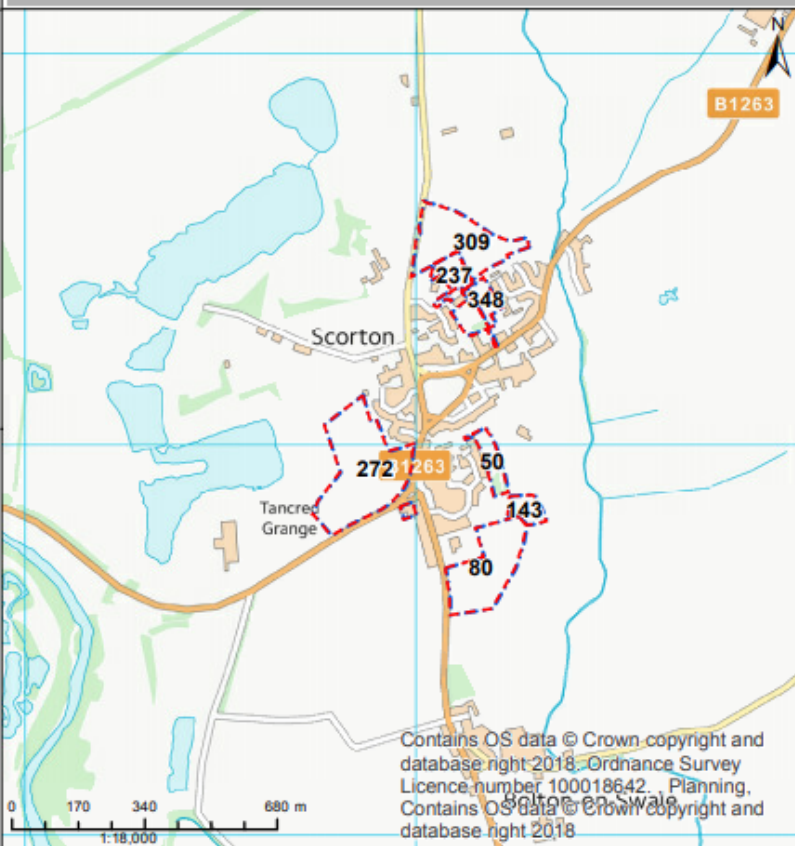
ArcGIS Web Map



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
- Conservation Areas
- District Boundary

ArcGIS Web Map

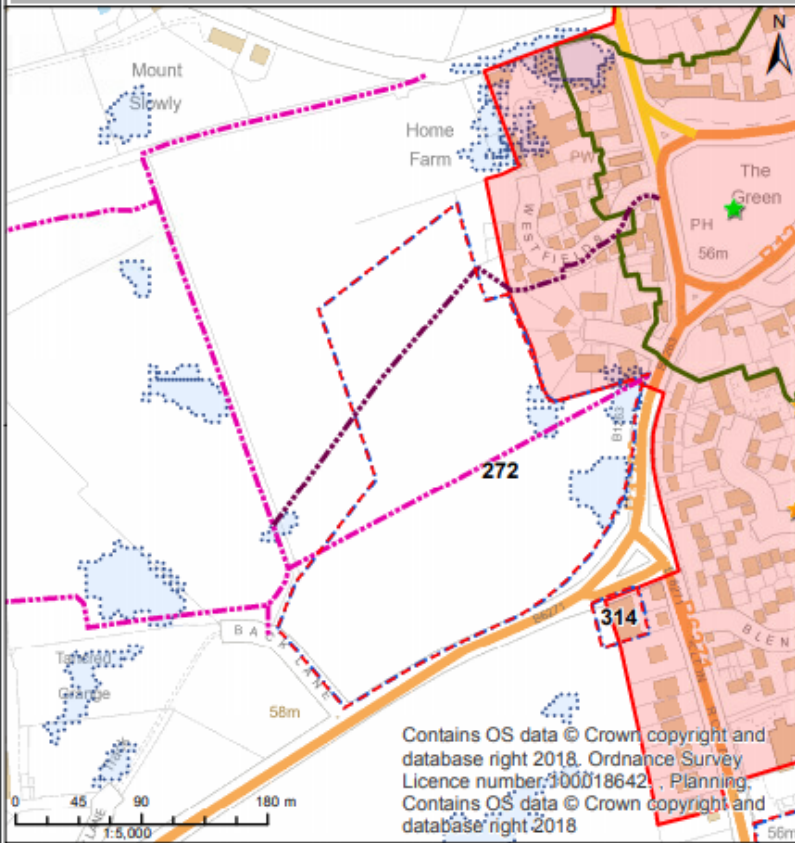


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	272			
Site Name & Location	Land West of Westfields, Scorton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing paddocks.</p> <p>17/00710/OUT - Outline Application With Some Matters Reserved for up to 58 Dwellings, New Vehicular Access Involving Construction of a Roundabout and Associated Highway Works, Public Open Space, Landscaping and Car Park – Approved subject to S106 - 9 April 2019.</p> <p>North – Grazing land & football field South – Grazing land East – Housing West – Grazing 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 limit (CP4). Site is generally flat. Trees and hedgerows along existing boundaries. Western part of site is used as a football field.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. Access will be required through one of adjacent sites (271 & 274). Bridleway crosses site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of landowner who is making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of this site. No known developer interest.			
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"/>
Site is suitable and available for development and has been granted for up to 58 dwellings. Site in the process of being marketed for sale with application expected summer/autumn 2019.				

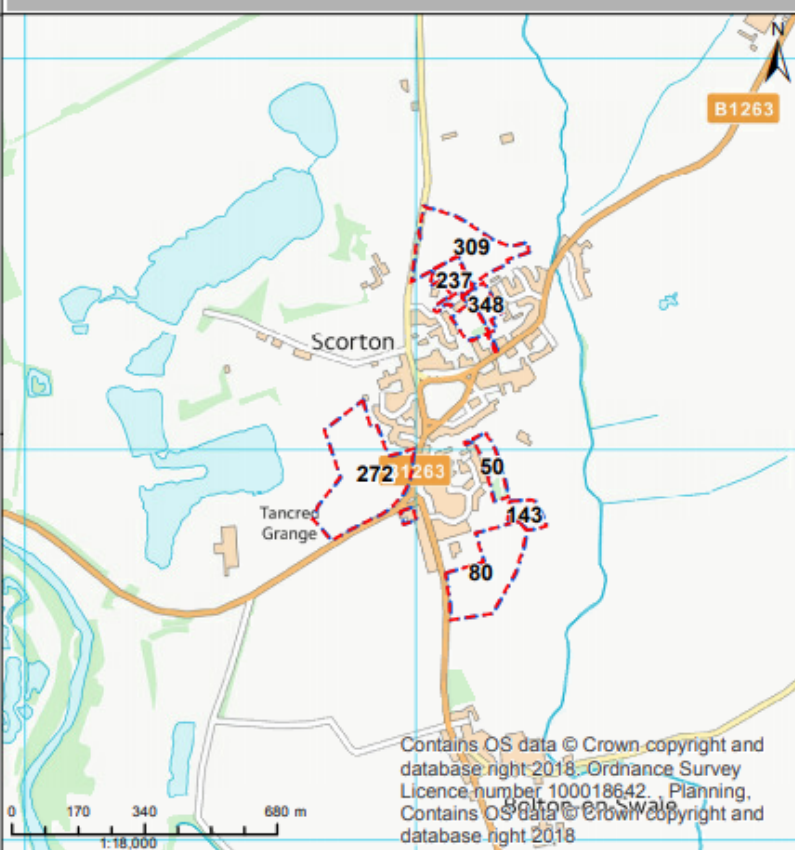
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
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- SHLAA 2017
- Development Limit Boundary
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- District Boundary

ArcGIS Web Map

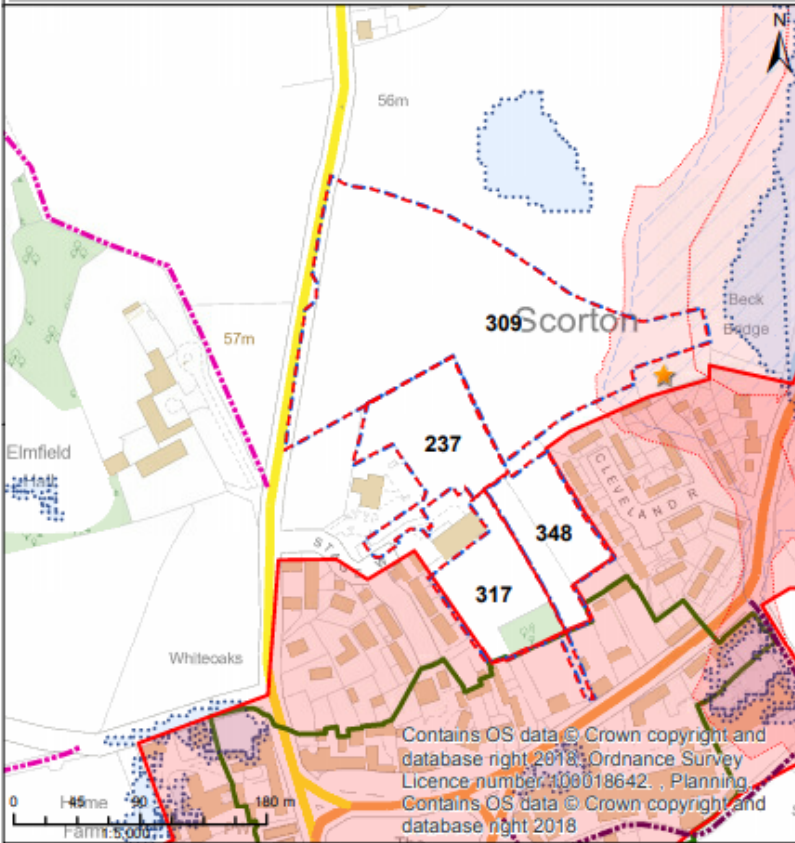


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	309			
Site Name & Location	Land North of Banks Lane, Scorton, Richmond, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Field</p> <p>17/00672/FULL - Full Planning Permission for 64 No Residential Dwellings, Associated Garages, Open Space Provision and Foul Sewerage Pumping Station – Refused Wed 07 Mar 2018</p> <p>North – Open Countryside East – Open Countryside South –Housing West – Elmfield Hall, Pond/Open countryside beyond</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of the existing development limits (CP4). Eastern corner of site is within Flood Zones 2 and 3.			
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)	Single landowner who is putting the development forward for development.			
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"/>
	Site is outside of and not adjacent to existing development limits (CP4) and is not suitable for inclusion in SHLAA.			

ArcGIS Web Map

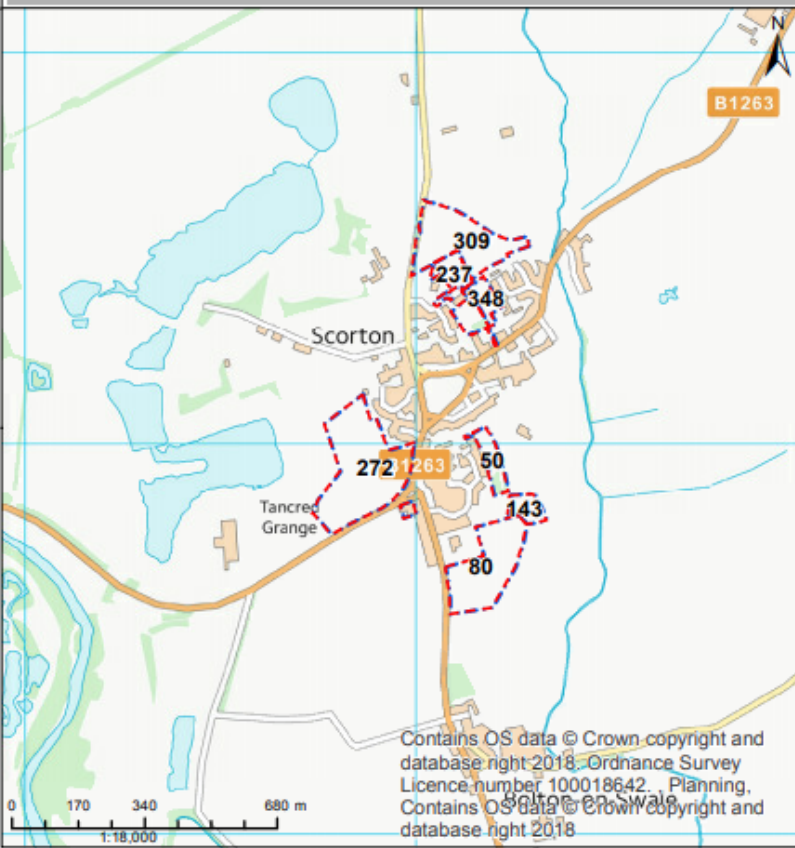


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Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
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- Footpath
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- SHLAA 2017
- Development Limit Boundary
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ArcGIS Web Map



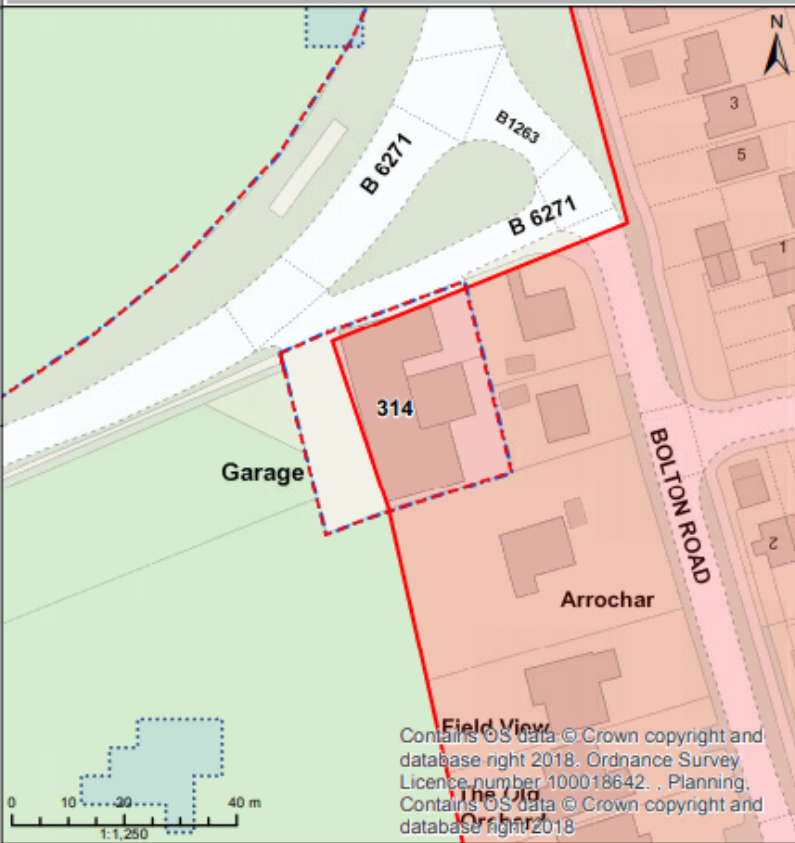
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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	314			
Site Name & Location	Coates Garage, Scorton, Richmond, N Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Garage, Filling Station & associated parking.</p> <p>No planning history.</p> <p>North – B6271 East – House & Gardens South – House & Gardens West – Grazing Land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is mainly within and partly adjacent to existing development limits. Current use includes as a petrol filling station which is identified as a community asset which Core Policy CP11 requires to demonstrate it is no longer required or redundant, it is no longer or cannot be made viable and satisfactory alternative provision can be made. Site is generally flat. Trees and hedgerows along boundaries.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Existing access likely to be suitable. Services available on site			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for re-development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal costs are likely to include remediation of any contamination from current use and removal or sealing of petrol tanks. Site owner is exploring redevelopment of site.			
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>This site is within existing development limits and may be developable for an appropriate scale of housing development subject to mitigation and remediation of past uses along with demonstrating it is no longer required or redundant, it is no longer or cannot be made viable and satisfactory alternative provision can be made.</p>			

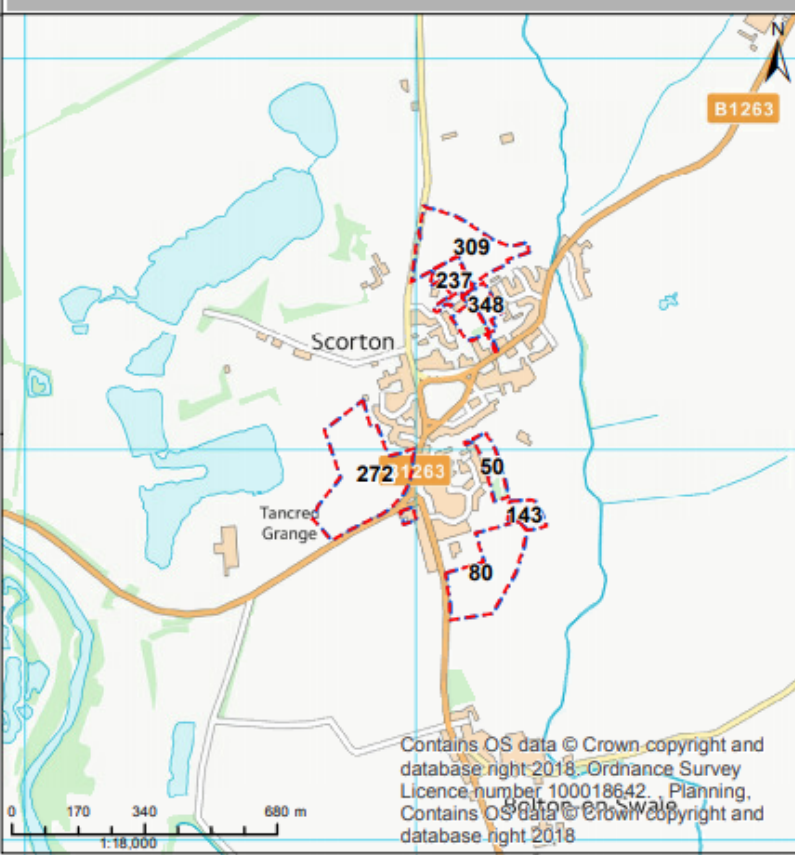
ArcGIS Web Map



Legend

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

ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	317			
Site Name & Location	Land to the Rear of Scorton Lodge, Scorton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Garden/ Green Space</p> <p>16/00060/FULL - Full Planning Permission for Demolition of Part of Existing Wall to Enable Re-Opening of Access, Erection of 7 New Dwellings Together with Garages and Ancillary Works (As Amended) – Approved March 2017</p> <p>North – Nursery Centre East – Field, housing beyond South – Housing West – Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Partly within but mostly adjacent to the development limit. Adjacent to the conservation area to the south. TPO tree on boundary edge to the west.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely available from nearby housing. Site is suitable for development with full planning permission granted.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site has been brought forward for development and has been granted. 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)	Unlikely to be any significant abnormal costs. Services likely available from surrounding housing. 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"/>
	Site is deliverable and developable with full planning permission granted for the erection of 7 dwellings. Site is being marketed for sale.			

ArcGIS Web Map

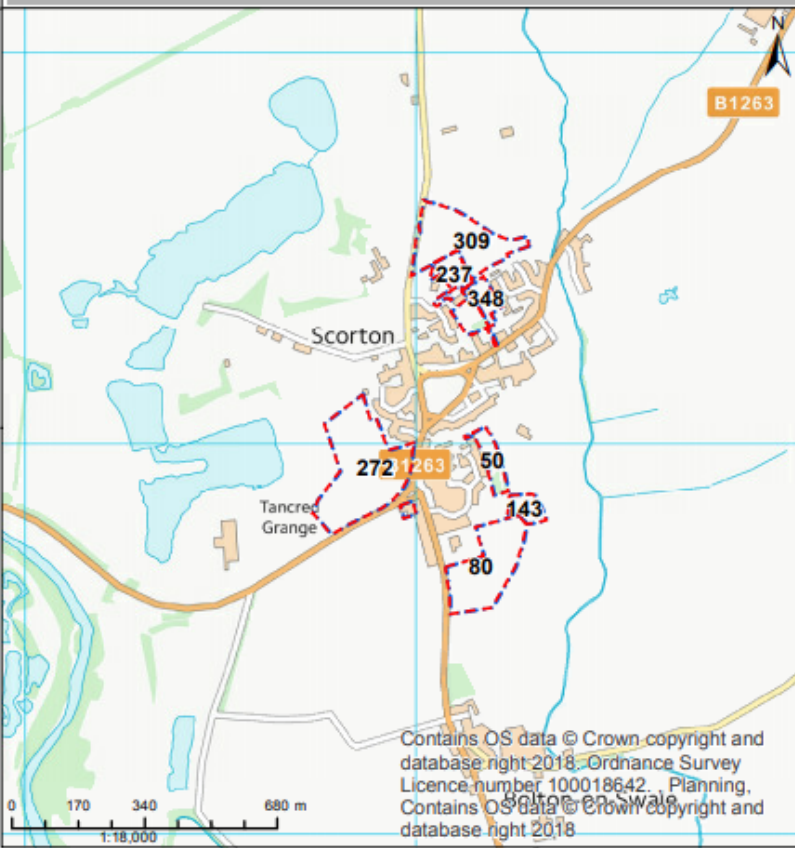


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Legend

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ArcGIS Web Map



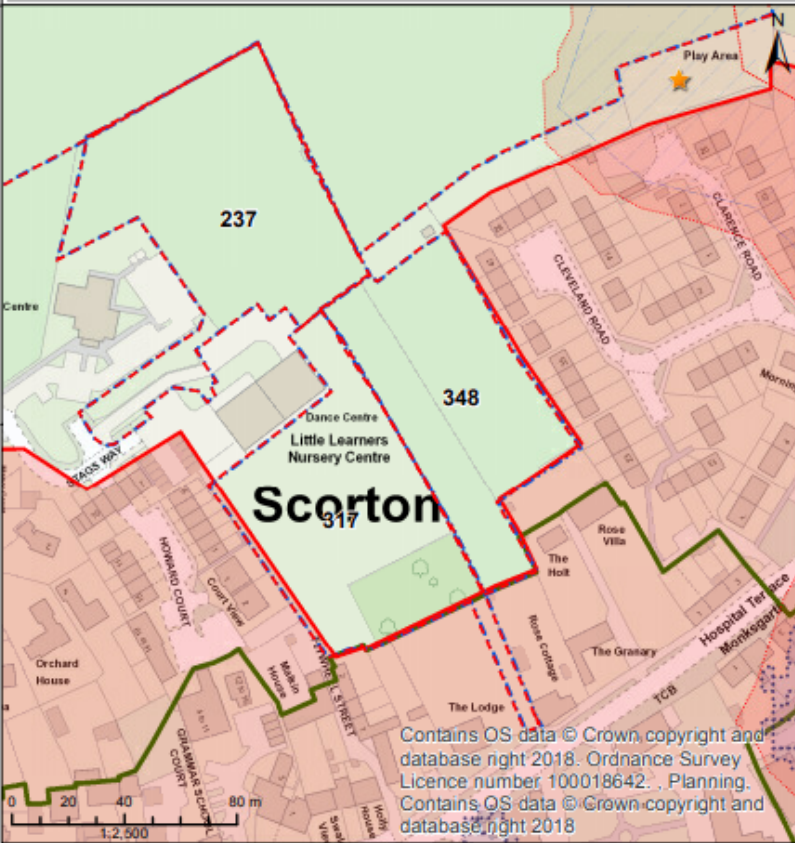
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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	348			
Site Name & Location	Land East of Dance Centre, Scorton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Field</p> <p>No recent relevant planning history.</p> <p>North – Housing East – Housing South – Housing West – Site 317, housing beyond</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). Small area to the far south of the site is adjacent to the conservation area.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from nearby housing. Access to the site may be a potential issue and would be subject to achieving highways requirements.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs however there may be some costs associated with achieving an appropriate acceptable access.			
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"/>
	The site is adjacent to the existing development limit (CP4). The site is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.			

ArcGIS Web Map

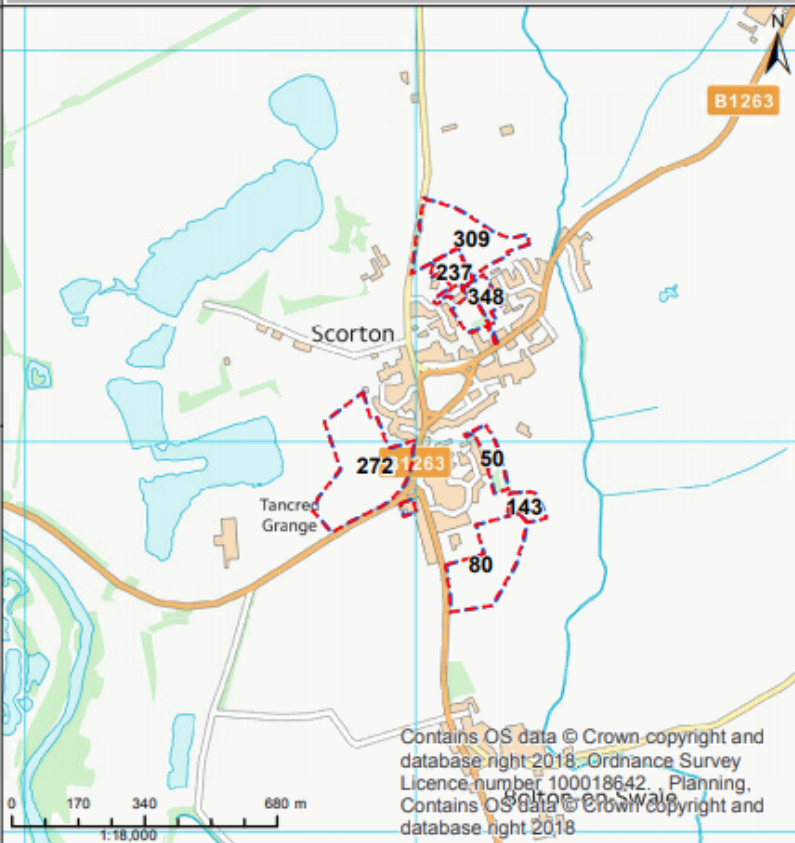


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Legend

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ArcGIS Web Map



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Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary