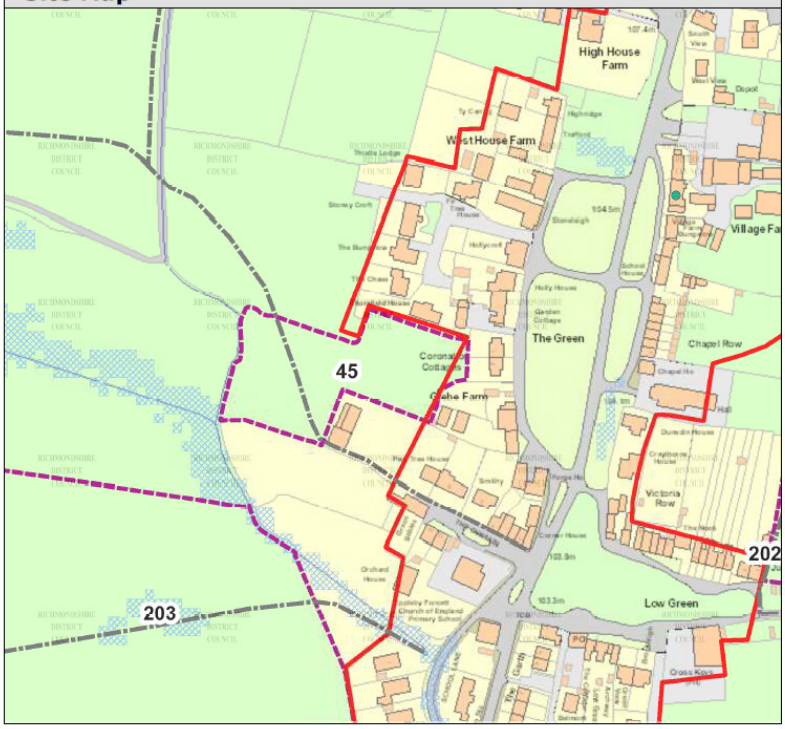
Site Reference	45
Site Name & Location	Land to East of Glebe Farm, Eppleby, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing farmland. No recent planning history North – Housing & Grazing Land South – Farm Buildings & Grazing Land East – Housing & Gardens West – Grazing Land
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.
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. Public footpath crosses site. Direct access to site would be via an unadopted highway and the achievement of an appropriate access may require the demolition of an existing property/buildings.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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)	Achievement of an appropriate access likely to be only significant abnormal cost associated with development of this site. No known developer interest.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☐	11-15 Years ☒	Discounted ☐
	This site is adjacent to existing development limits (CP4) may be developable subject to achievement of an appropriate access which would be via an unadopted road and may require the demolition of existing buildings.			

Site Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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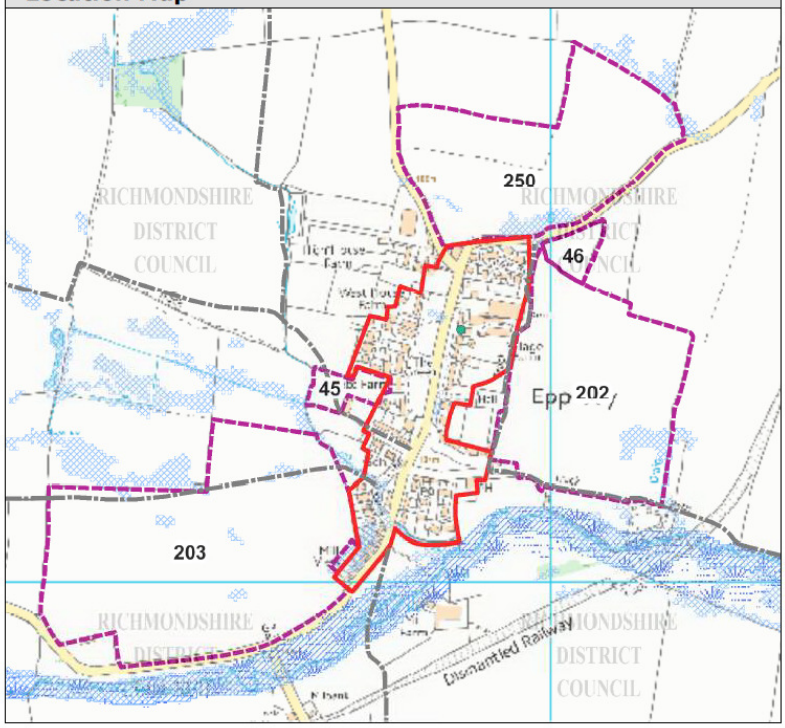
Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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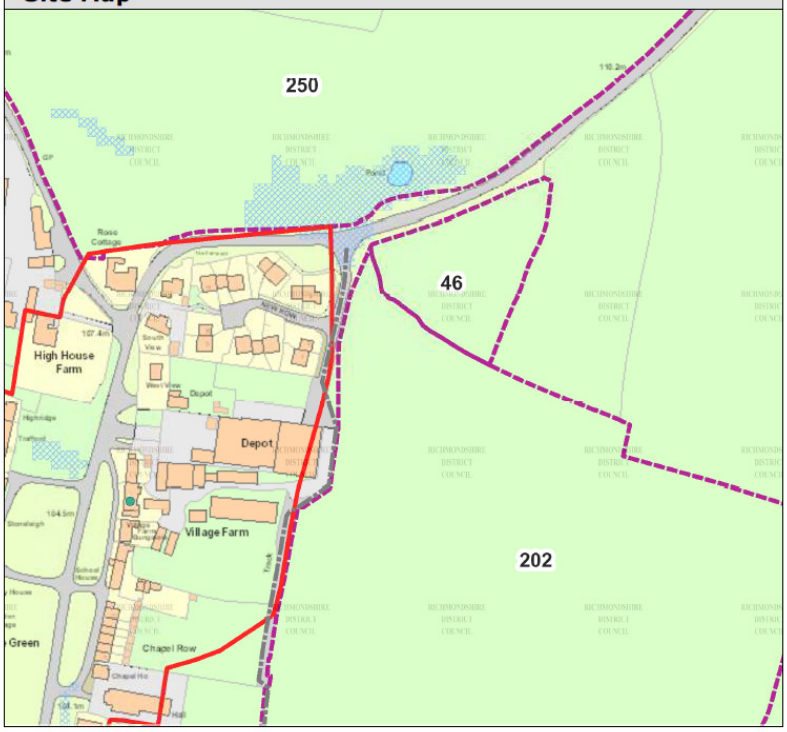
Site Reference	46
Site Name & Location	Land at BUTTs, Eppleby, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing farmland. No recent planning history North – Road & Farmland South – Arable Farmland (Site 202) East – Arable Farmland West – Road & Housing
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is partly adjacent to existing development limit (CP4). Site is generally flat and prominently located on entrance to village. 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 and road. Suitable direct access on to existing highway likely to be achievable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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)	No significant abnormal cost likely to be associated with development of this site. No known developer interest.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☒	11-15 Years ☐	Discounted ☐
	This site is adjacent to existing development limits (CP4) and is developable subject to appropriate access and development which takes account of its prominent location on entrance to village.			

Site Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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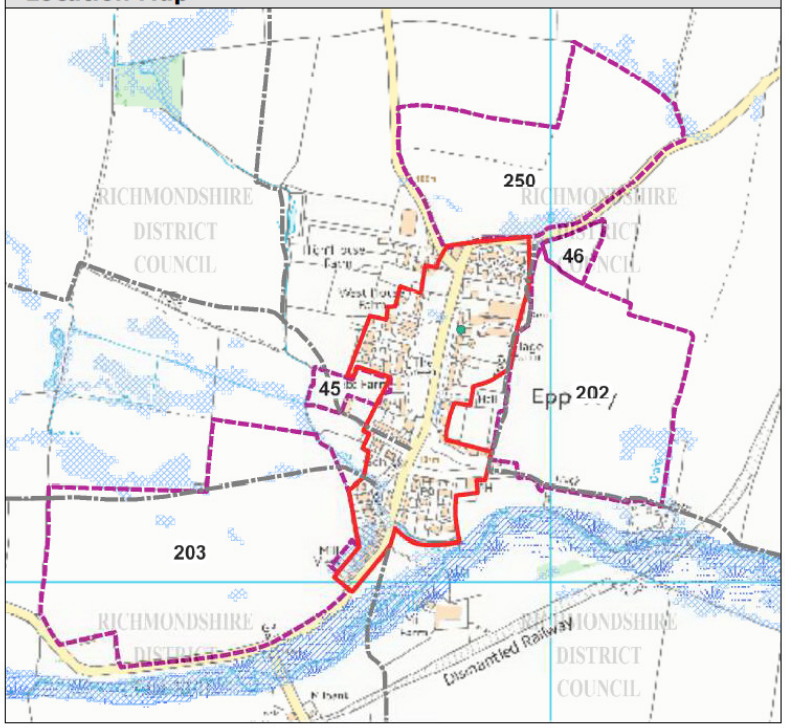
Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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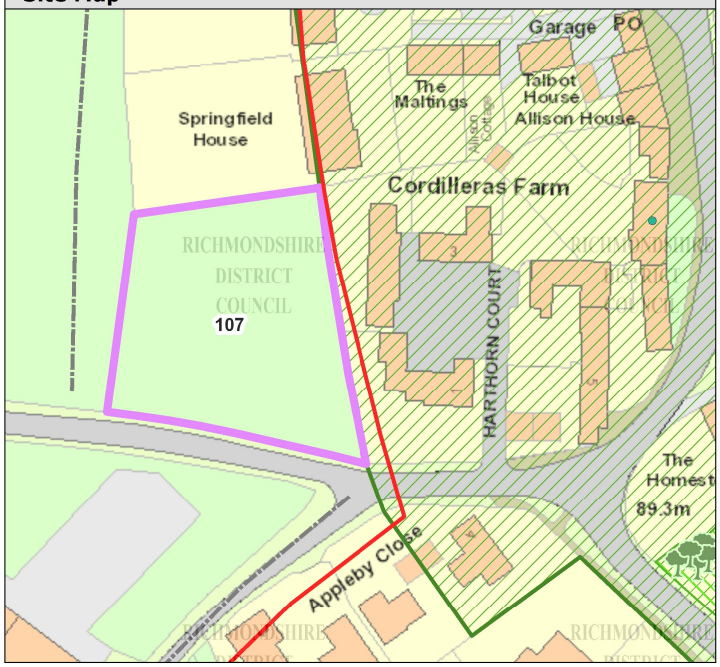
Site Reference	107
Site Name & Location	Land to rear of Harthorn Court, Aldbrough St John, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing land. Outline planning permission for 4 dwellings (14/00702/OUT) North – Garden South – Farm buildings & associated land East – Housing West – Grazing farmland
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) and outline planning permission has demonstrated that it is suitable for development. Site is generally flat. Trees and hedgerows along existing boundaries. Site is adjacent to 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 neighbouring housing and road. Suitable direct access on to existing highway.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who has sought outline planning permission.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No significant abnormal cost likely to be associated with development of this site. Site is currently being actively marketed.

Overall Deliverability and Developability	0-5 Years ☒	6-10 Years ☐	11-15 Years ☐	Discounted ☐
	This site is adjacent to existing development limits (CP4) and is deliverable and developable with outline planning permission and is being actively marketed.			

Site Map



Legend

- Listed Buildings
- Development Limit Boundary
- Bridleway
- Footpath
- Tree Preservation Order
- Tree Preservation Order Groups

Site Boundary

SITE DELIVERABILITY

- 0-5Yr
- 6-10Yr
- 11-15Yr
- Discount
- Employment
- Surface Water 1 in 30yr
- Conservation Areas

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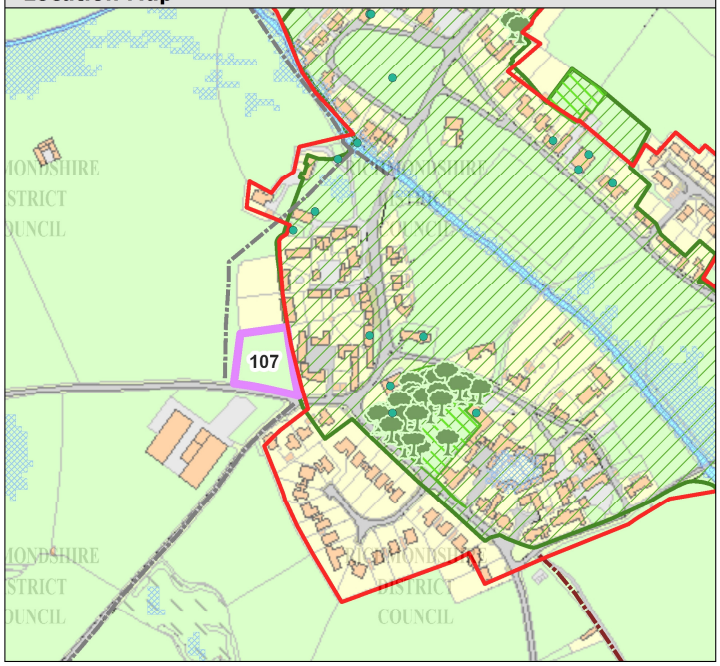
Location Map



Legend

- Listed Buildings
- Development Limit Boundary
- Bridleway
- Footpath
- Tree Preservation Order
- Tree Preservation Order Groups

Site Boundary

SITE DELIVERABILITY

- 0-5Yr
- 6-10Yr
- 11-15Yr
- Discount
- Employment
- Surface Water 1 in 30yr
- Conservation Areas

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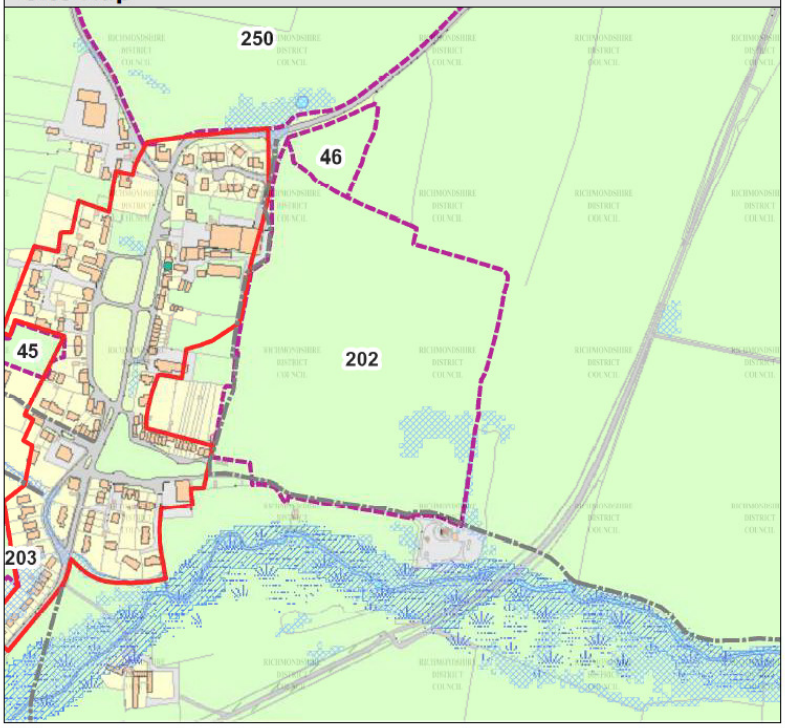
Site Reference	202
Site Name & Location	Land to East of Eppleby, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable farmland. No recent planning history North – Grazing land (Site 46) & Arable farmland South – Lane, Waste Water Works & Grazing Land East – Arable farmland West – Housing & Gardens, Buildings
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site is beyond existing settlement form although adjacent to existing development limit (CP4). Eastern part of site is distant from existing settlement and site area is significantly in excess of the land area required in the current plan period. Site is generally flat. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).
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 and road. Public footpath crosses northern part of site. Suitable access on to adopted highway from northern part of site likely to be achievable. No direct access on to an adopted highway from southern part of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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. Developer interest in this site.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☒	11-15 Years ☐	Discounted ☐
	A small north western part of site adjacent to existing development limits (CP4) may be developable for an appropriate scale of development subject to achievement of an appropriate access.			

Site Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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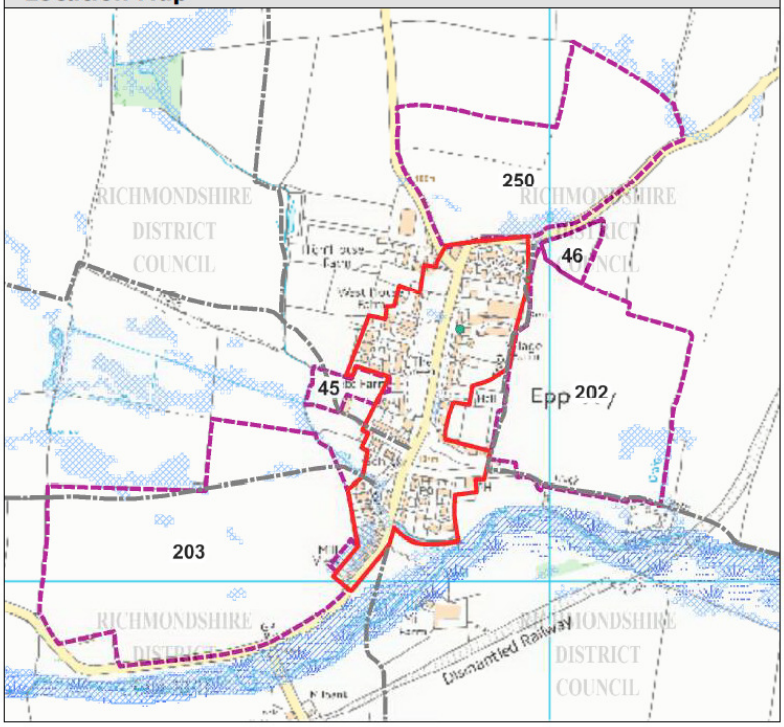
Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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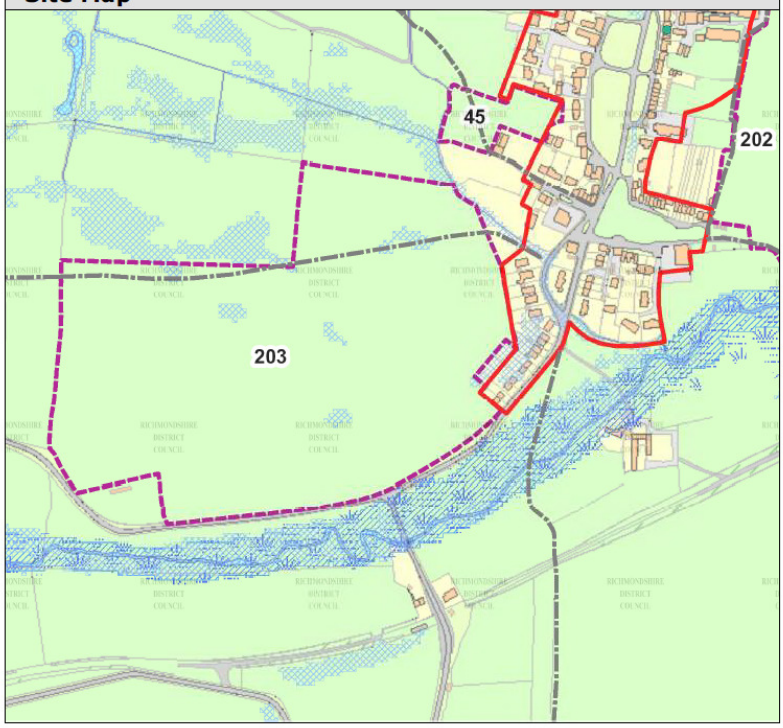
Site Reference	203
Site Name & Location	Land to South West of Eppleby, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable farmland. No recent planning history North – Grazing land South – Road East – Housing & Gardens West – Grazing land
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Eastern part of site is partly adjacent to existing development limit (CP4) although western part of site is distant from existing settlement and site area is significantly in excess of the land area required in the current plan period. Site is generally flat. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).
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 and road. Suitable access on to adjacent road likely to be achievable. Public footpath crosses northern part of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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. Developer interest in this site.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☒	11-15 Years ☐	Discounted ☐
	A small eastern part of site adjacent to existing development limits (CP4) may be developable for an appropriate scale of development subject to achievement of an appropriate access and mitigation of surface water flooding.			

Site Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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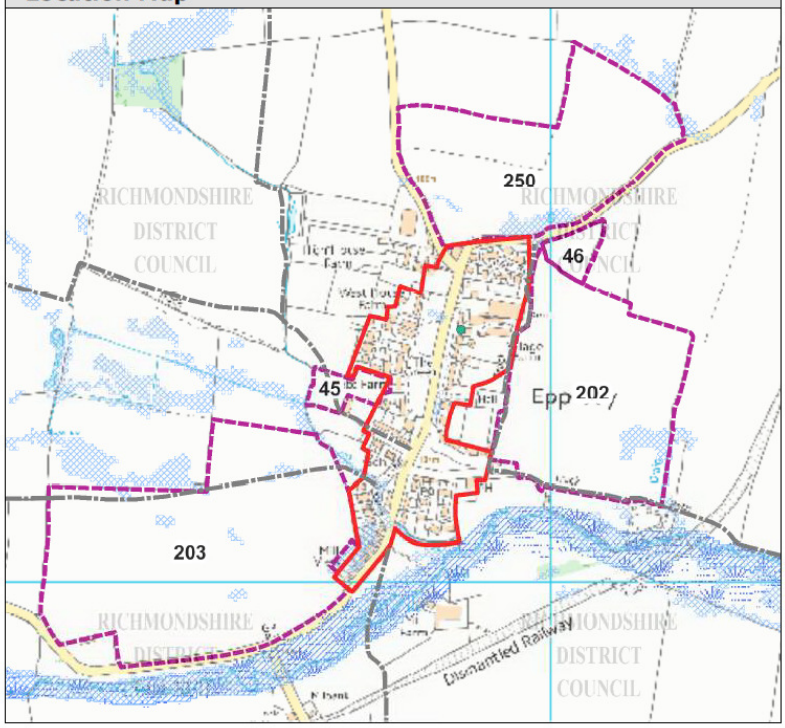
Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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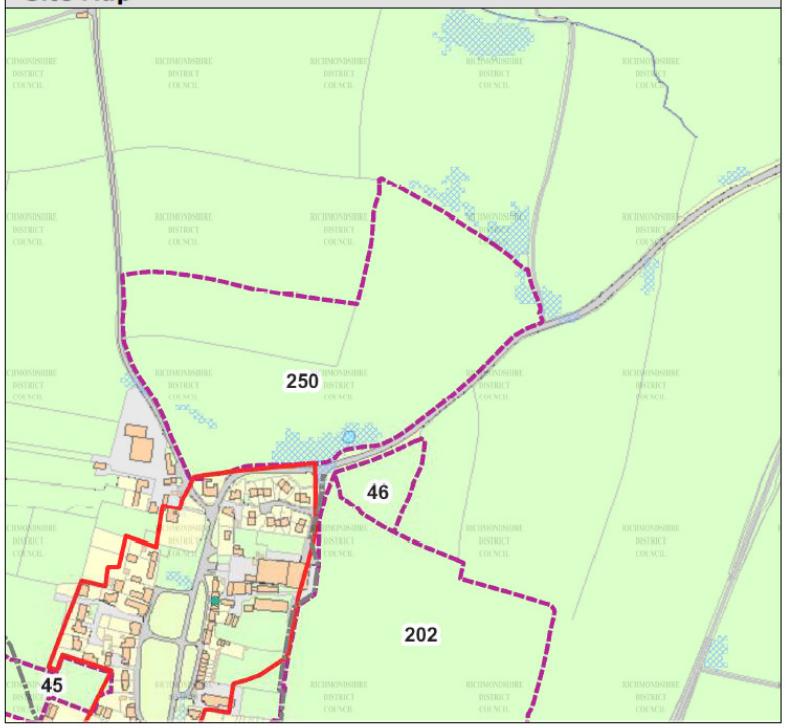
Site Reference	250
Site Name & Location	Land to North of Eppleby, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing farmland. No recent planning history North – Arable farmland South – Road, Housing & Grazing Land East – Road & Farmland West – West Lane, Farmland and farm buildings
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	South western part of site is beyond existing settlement form although adjacent to existing development limit (CP4). North and Eastern part of site is distant from existing settlement and site area is significantly in excess of the land area required in the current plan period. Site is sloping northwards. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).
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 adopted highway from southern part of site likely to be achievable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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. Developer interest in site.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☒	11-15 Years ☐	Discounted ☐
	A small south western part of site adjacent to existing development limits (CP4) may be developable for an appropriate scale of development subject to achievement of an appropriate access.			

Site Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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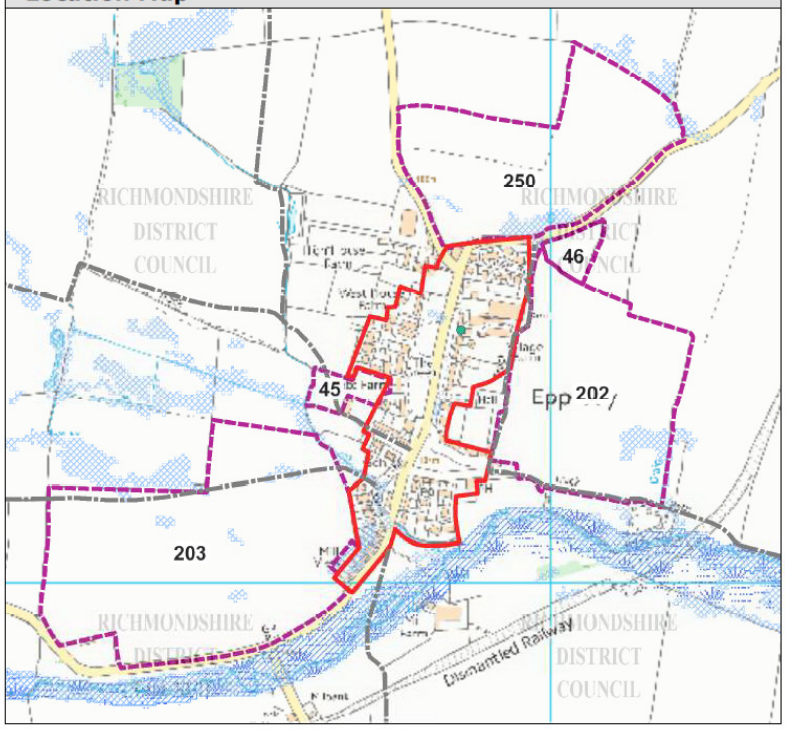
Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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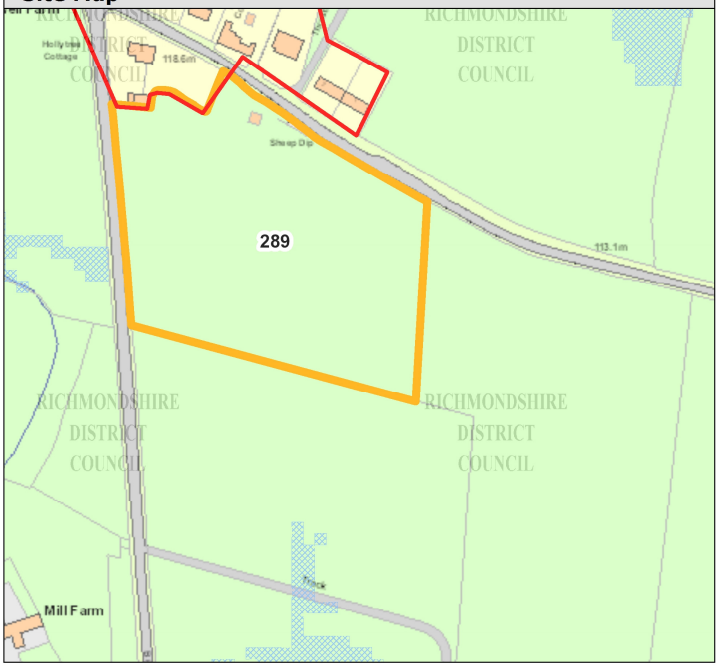
Site Reference	289
Site Name & Location	Land to East of B6274, Caldwell, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural grazing paddocks and small building. No planning history North – Housing & Grazing Land South – Agricultural Grazing East – Grazing Land West – B6274, House & Agricultural Grazing
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Northern part of site is located adjacent to existing development limits however southern part is distant from village. Site is gently sloping north to south and west to east.
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. Suitable access on to either B6274 or Eppleby Road is likely to be acheivable
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)	Unlikely to be any significant abnormal costs associated with development of site. No known developer interest.

Overall Deliverability and Developability	0-5 Years ☐	6-10 Years ☒	11-15 Years ☐	Discounted ☐
	Northern part of site which is adjacent to existing development limits (CP4) and compliments existing settlement pattern is likely to be developable for an appropriate scale of development. Southern part of site is distant from village and not suitable for development.			

Site Map



Legend

- Development Limit Boundary
- Bridleway
- Footpath
- Tree Preservation Order
- Tree Preservation Order Groups

Site Boundary

SITE DELIVERABILITY

- 0-5Yr
- 6-10Yr
- 11-15Yr
- Discount
- Employment
- Surface Water 1 in 30yr

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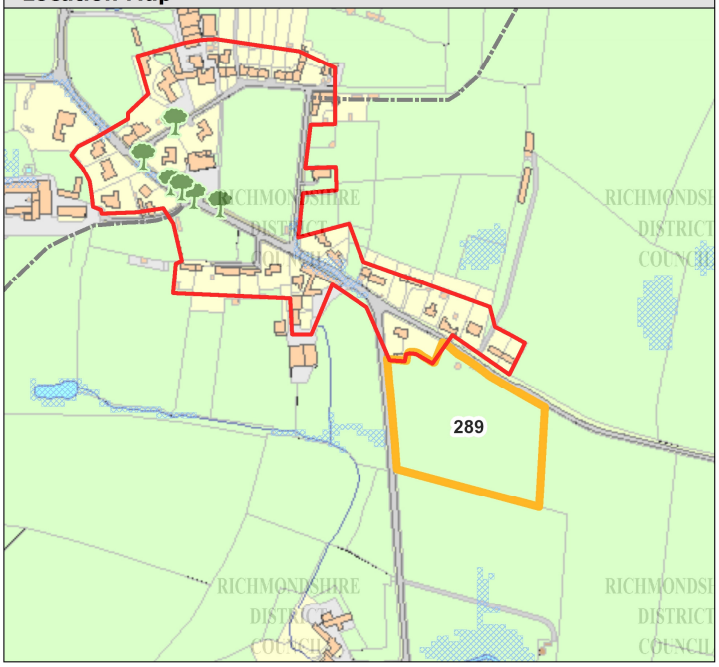
Location Map



Legend

- Development Limit Boundary
- Bridleway
- Footpath
- Tree Preservation Order
- Tree Preservation Order Groups

Site Boundary

SITE DELIVERABILITY

- 0-5Yr
- 6-10Yr
- 11-15Yr
- Discount
- Employment
- Surface Water 1 in 30yr

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