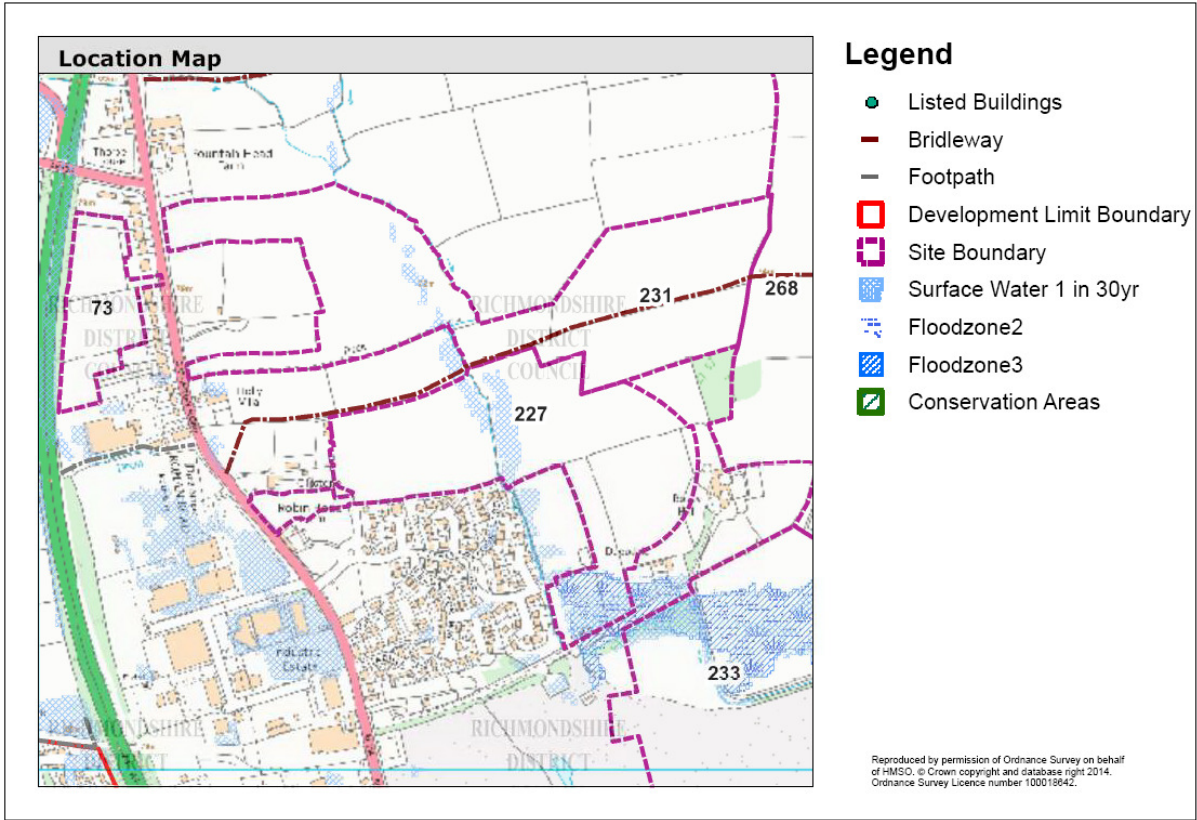
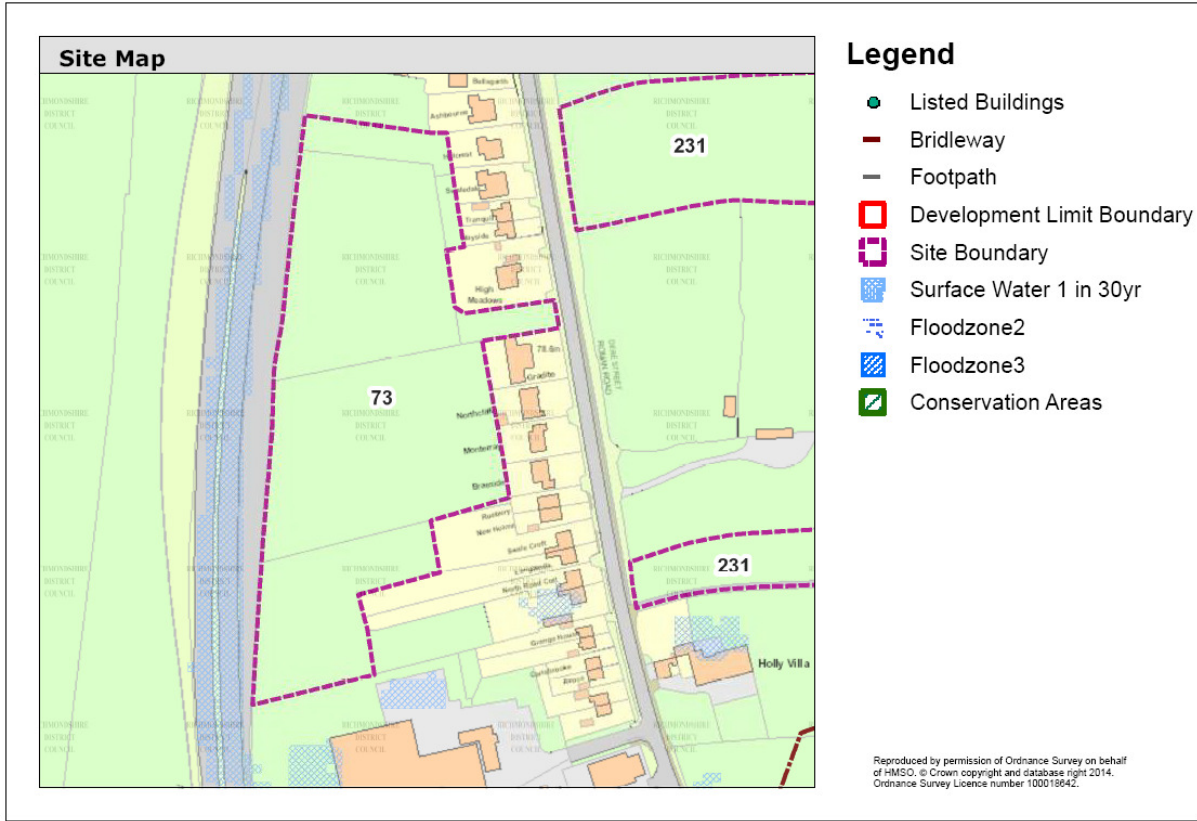


<b>Site Reference</b>	73
<b>Site Name &amp; Location</b>	Land West of Gatherley Rd, Brompton on Swale
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently grassed farmland. North – Paddocks, House & Road East – Housing & Gatherley Rd South – Factory West – Tree belt & A1 No recent planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit and not directly adjacent to existing development limit (CP4) but does about a ribbon housing development. Site is sloping southwards. Trees and hedgerows along existing field boundaries.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access on to Gatherley Rd (A6136) likely to be achievable subject to existing access providing appropriate visibility splays. Service will be available from neighbouring housing/road. Site is in close proximity to A1 motorway.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner with no tenancies who have made available for development.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No known developer interest. Site is likely to be achievable and there are unlikely to be any significant abnormal costs associated with development.

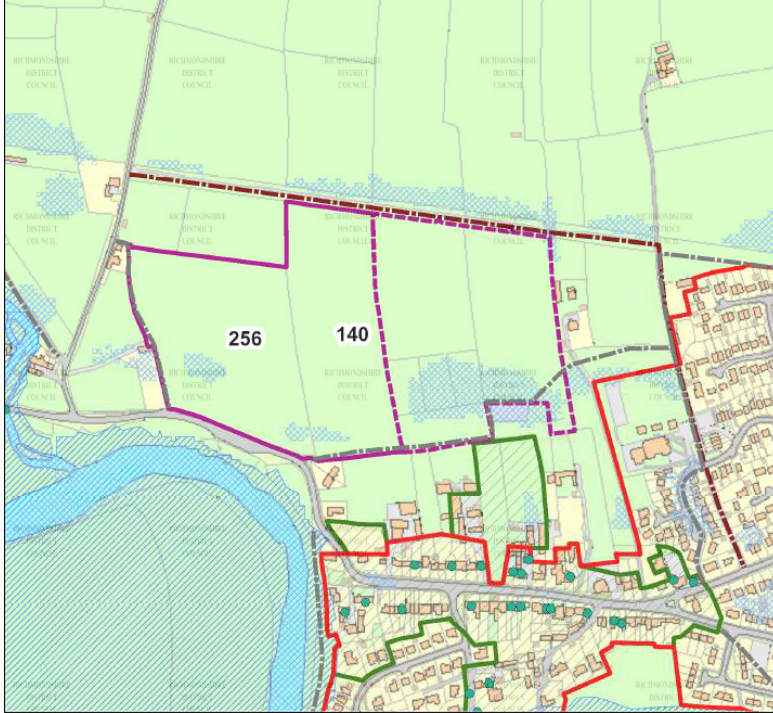
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	This site may offer suitability for an appropriate scale of development in the longer term subject to consideration of its close proximity to the A1 which would require appropriate noise mitigation.			



<b>Site Reference</b>	140
<b>Site Name &amp; Location</b>	Land north of Village Farm, Brompton on Swale
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable and grassed farmland. North – Farmland and Old Railway Line, East – Primary School, Farmland and Buildings, South – Paddocks, B6271 and Housing, West – Farmland and buildings. No recent planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit and not directly adjacent to existing development limit (CP4) but does abut two existing properties. Western part of site is beyond existing settlement pattern. South Eastern part of site adjoins fields included within village conservation area due to the valuable views they provide outwards from it over open farmland. Site is generally flat. Trees and hedgerows along existing field boundaries. Part of South Western area of site is located within floodzone 2. South Eastern area of site is within area of surface water flood risk (1 in 30yr).
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is located on narrow bend on B6271 but suitable access meeting highways requirements may be achievable subject to detailed highways advice. Services will be available from village. Bridleway along northern boundary of site.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	2 or 3 landowners with no tenancies who have 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>	<p>No known developer interest. Site is likely to be achievable and there are unlikely to be any significant abnormal costs associated with development.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input checked="" type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
<p>Parts of this site may be developable subject to appropriate consideration of its impact on the setting of and views offered from the Brompton on Swale Conservation Area. In addition a suitable access must be achieved along with appropriate mitigation and accommodation of the areas located in floodzone 2 and at risk of surface water flooding (1in30 yr)</p>				

### Site Map

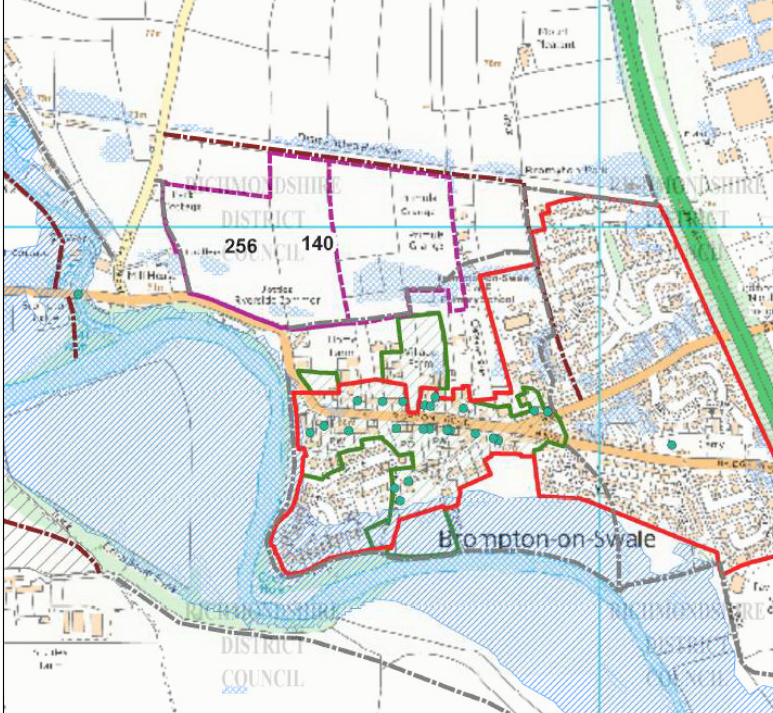


### Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- Military Barracks

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### Location Map



### Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- Military Barracks

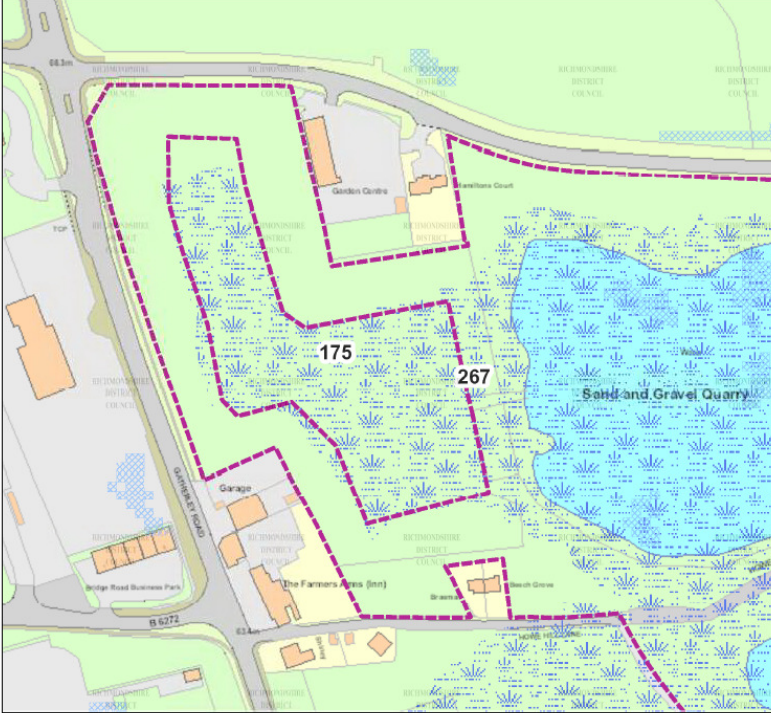
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<b>Site Reference</b>	175
<b>Site Name &amp; Location</b>	Land east of Scorton crossroads, Brompton on Swale
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	
<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 <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>This site is not suitable for housing development as it is distant from the existing settlement development limit and the more recent housing development on Gatherley Road. It is located in floodzone 2 and is adjacent to the employment area. It may however offer some suitability for employment development.</p>			



### Site Map

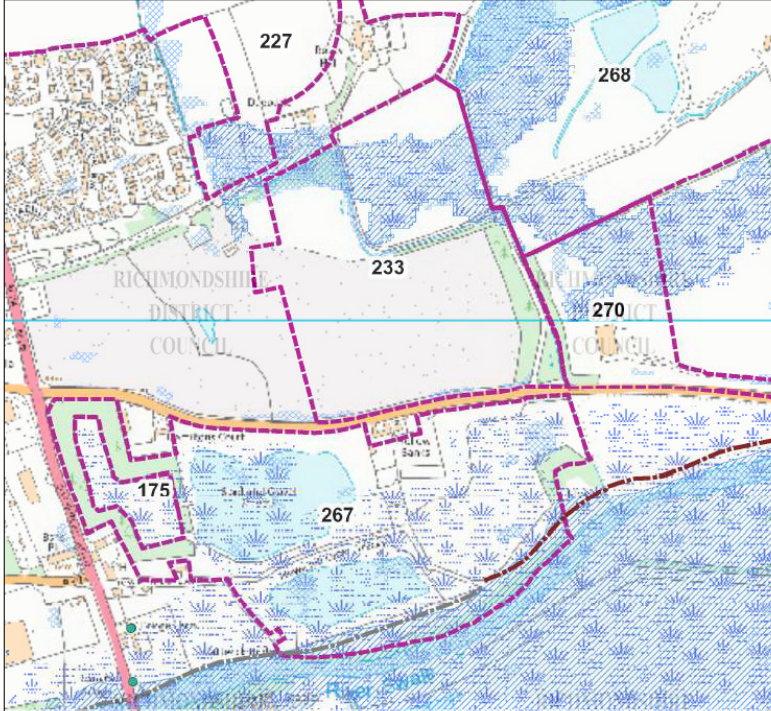


### Legend

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

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### Site Map



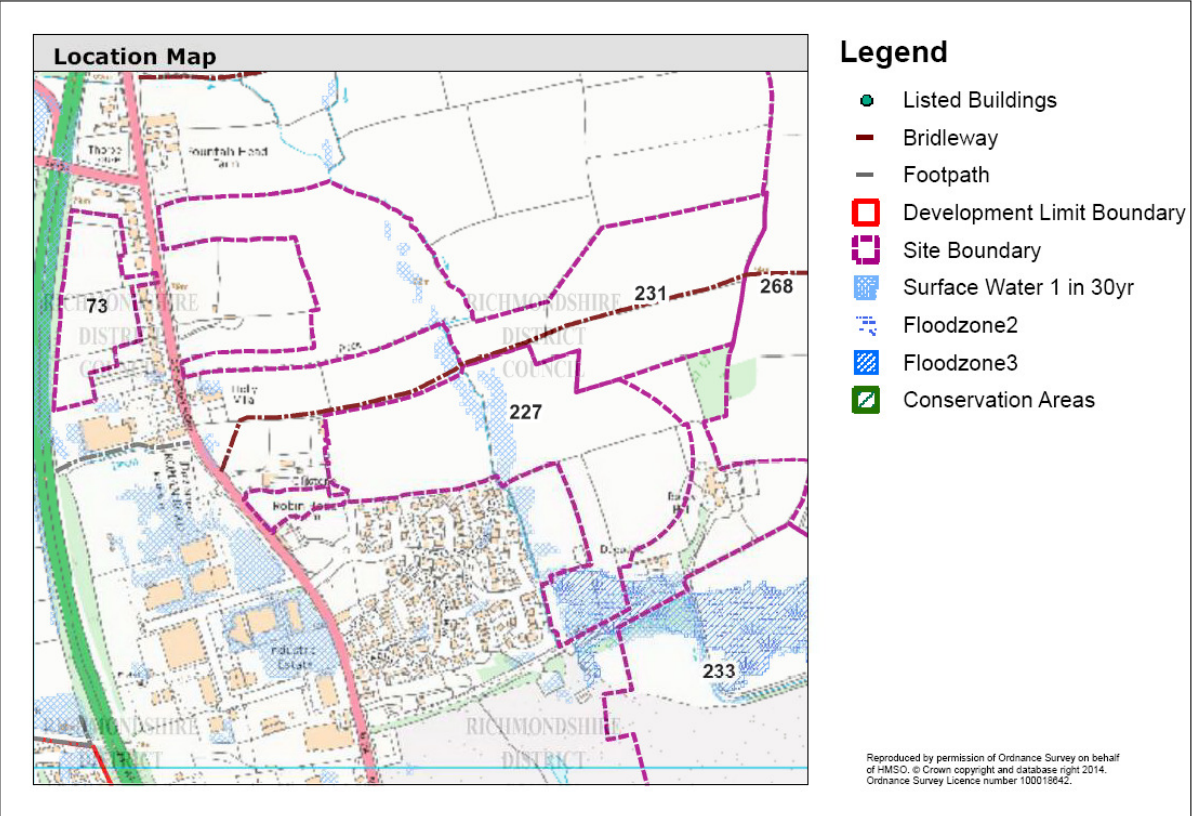
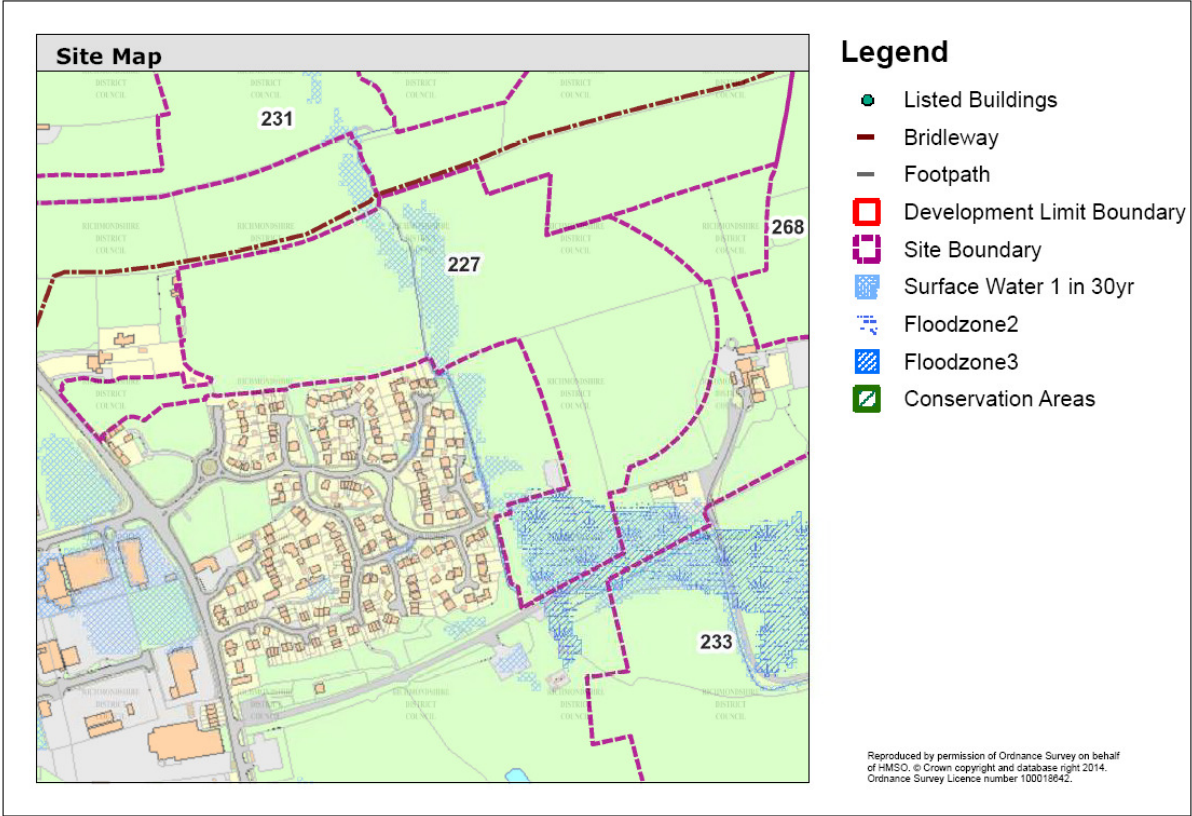
### Legend

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

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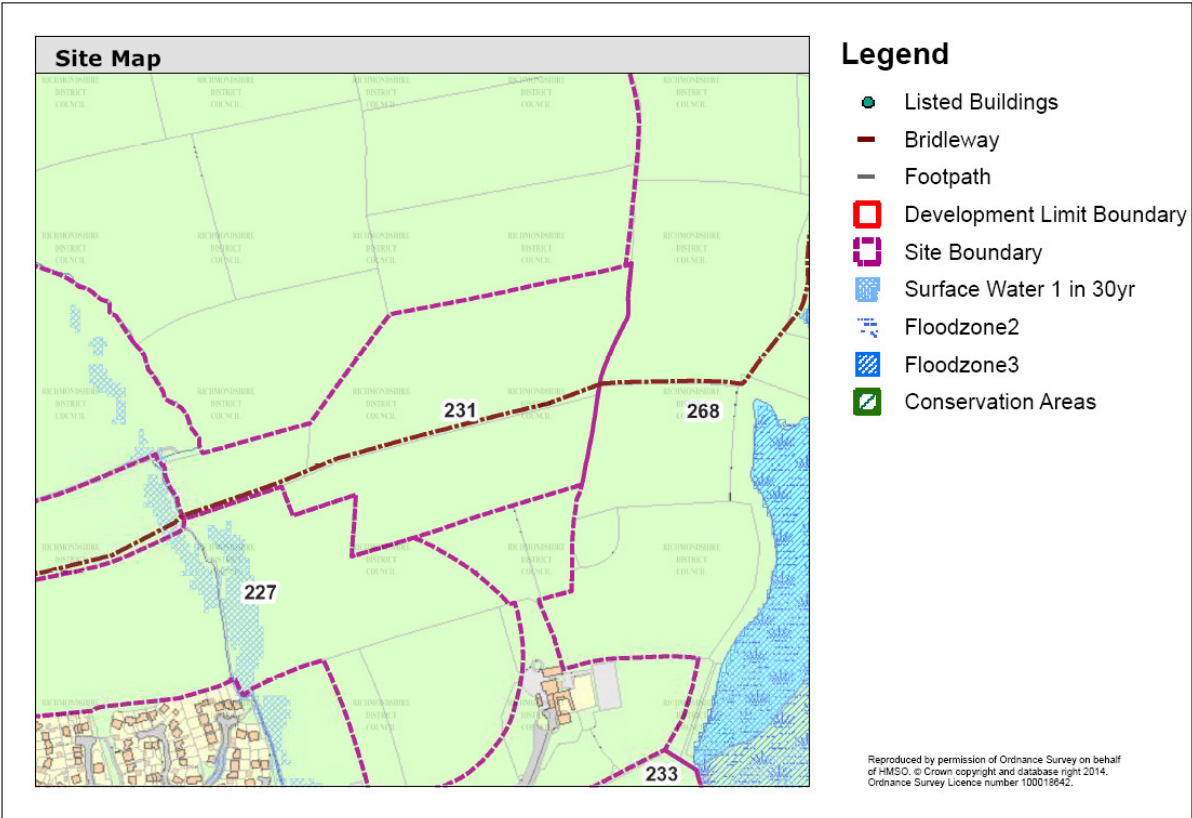
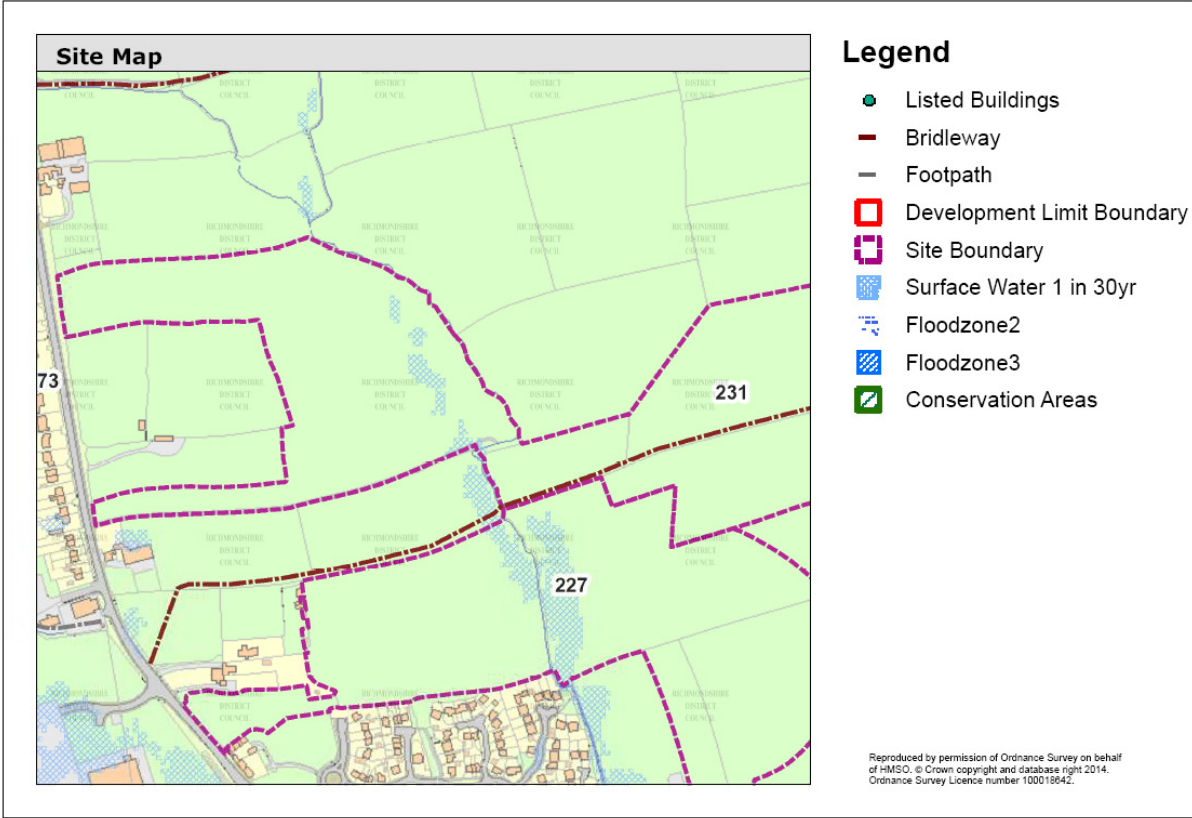
<b>Site Reference</b>	227
<b>Site Name &amp; Location</b>	Gatherley Rd Phase 2, Gatherley Rd, Brompton on Swale
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable and grassed farmland. North – Farmland (Sites 231 and 288), East –Farmland and Rosey Hill Farm, South – Housing and Tip, West – Gatherley Rd (A6136), Housing and playing field. Allocation in old Local Plan (1999-2006), 11/00521/OUT Outline Application for Residential Development of up to 250 Dwellings Including Roads, Open Spaces and Site for New Primary School. Granted 2012 subject to signing of appropriate planning obligations.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit (CP4) although adjacent to housing development (Gatherley Rd Phase 1) and has been a longstanding housing allocation in former Local Plans. Site is generally flat. Trees and hedgerows along boundaries. Culverted stream crosses western part of site. Areas of surface water flood risk (1 in 30yr) in western and southern parts of site.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access achievable and proposed from Gatherley Rd. Services will be available from nearby housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Multiple landowners who have made available for development. Negotiations and agreements currently being finalised.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Developer interest and likely to be soon in developer ownership. Site is likely to be achievable and there are unlikely to be any significant abnormal costs associated with development.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input checked="" type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>This site is developable and deliverable and has had an outline approval subject to appropriate legal agreements. A full application for development of part of this site from a housebuilder is expected before the end of 2015.</p>			



<b>Site Reference</b>	231
<b>Site Name &amp; Location</b>	Land east of Gatherley Rd between Holly Villa and Fountain Head (North of Gatherley Road Phase 2)
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable and grassed farmland. North – Farmland, East – Arable Farmland and Lakes from quarrying, South West – Farmland and Holly Villa (site 288), South East – Farmland (site 227 – Gatherley Rd Phase 2 planning permission for 250 homes), West – Grassed farmland, Gatherley Rd(A6136). No recent planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit (CP4) and quite distant from main part of settlement, although southern area is adjacent to area with planning permission for 250 homes regarded as Gatherley Rd Phase 2. Site is gently sloping southwards. Trees and hedgerows along boundaries. Stream runs along part of northern boundary and through centre of site. Small areas of 1 in 30yr surface water flood risk in western part of site.
<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 from Gatherley Rd. Services will be available from Gatherley Rd and housing. Bridleway crossing centre of eastern part of site to be accommodated.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	2 or 3 landowners with no tenancies who have made 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 with negotiations at an early stage. Site is likely to be achievable and there are unlikely to be any significant abnormal costs associated with development.

<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
<p>This site along with Sites 287 and 288 offers suitability, subject to appropriate access, infrastructure and service provision, as a broad location for growth in the longer term beyond the current plan period following development of Phase 2(Site 227).</p>				

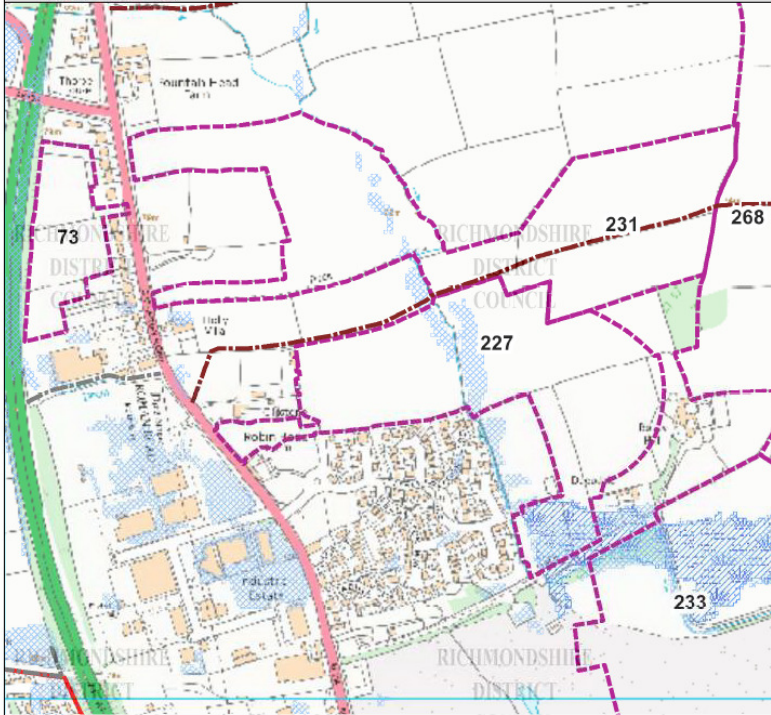


<b>Site Reference</b>	227
<b>Site Name &amp; Location</b>	Gatherley Rd Phase 2, Gatherley Rd, Brompton on Swale
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable and grassed farmland. North – Farmland (Sites 231 and 288), East –Farmland and Rosey Hill Farm, South – Housing and Tip, West – Gatherley Rd (A6136), Housing and playing field. Allocation in old Local Plan (1999-2006), 11/00521/OUT Outline Application for Residential Development of up to 250 Dwellings Including Roads, Open Spaces and Site for New Primary School. Granted 2012 subject to signing of appropriate planning obligations.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit (CP4) although adjacent to housing development (Gatherley Rd Phase 1) and has been a longstanding housing allocation in former Local Plans. Site is generally flat. Trees and hedgerows along boundaries. Culverted stream crosses western part of site. Areas of surface water flood risk (1 in 30yr) in western and southern parts of site.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access achievable and proposed from Gatherley Rd. Services will be available from nearby housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Multiple landowners who have made available for development. Negotiations and agreements currently being finalised.



<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Developer interest and likely to be soon in developer ownership. Site is likely to be achievable and there are unlikely to be any significant abnormal costs associated with development.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input checked="" type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>This site is developable and deliverable and has had an outline approval subject to appropriate legal agreements. A full application for development of part of this site from a housebuilder is expected before the end of 2015.</p>			

### 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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