

<b>Site Reference</b>	306
<b>Site Name &amp; Location</b>	Beck Hill Farm, Forest Rd, Scorton, Richmond, North Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Agricultural Barns, Full Planning application (15/00389/FULL) under consideration for conversion in to 8 dwellings. Planning Permission previously granted for conversion in to 3 units (11/00826/FULL). North – Farm Buildings, South – Housing & Gardens East – Farmland West – Blind Lane & Farmland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located in elsewhere hamlet with no development limit. Site is generally flat with trees at southern boundary.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access is likely to be achievable from Blind Lane. Services are available on site.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of developer who is seeking planning permission to develop upon receipt. No known legal matters.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Site is unlikely to present any significant abnormal costs other than those associated with conversion. Site in ownership of developer who is seeking to bring forward for development subject to planning permission and negotiations have taken place to enable a viable development to be brought forward.</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 in ownership of a developer and is developable for conversion subject to receipt of planning permission and achievement of suitable access.</p>			