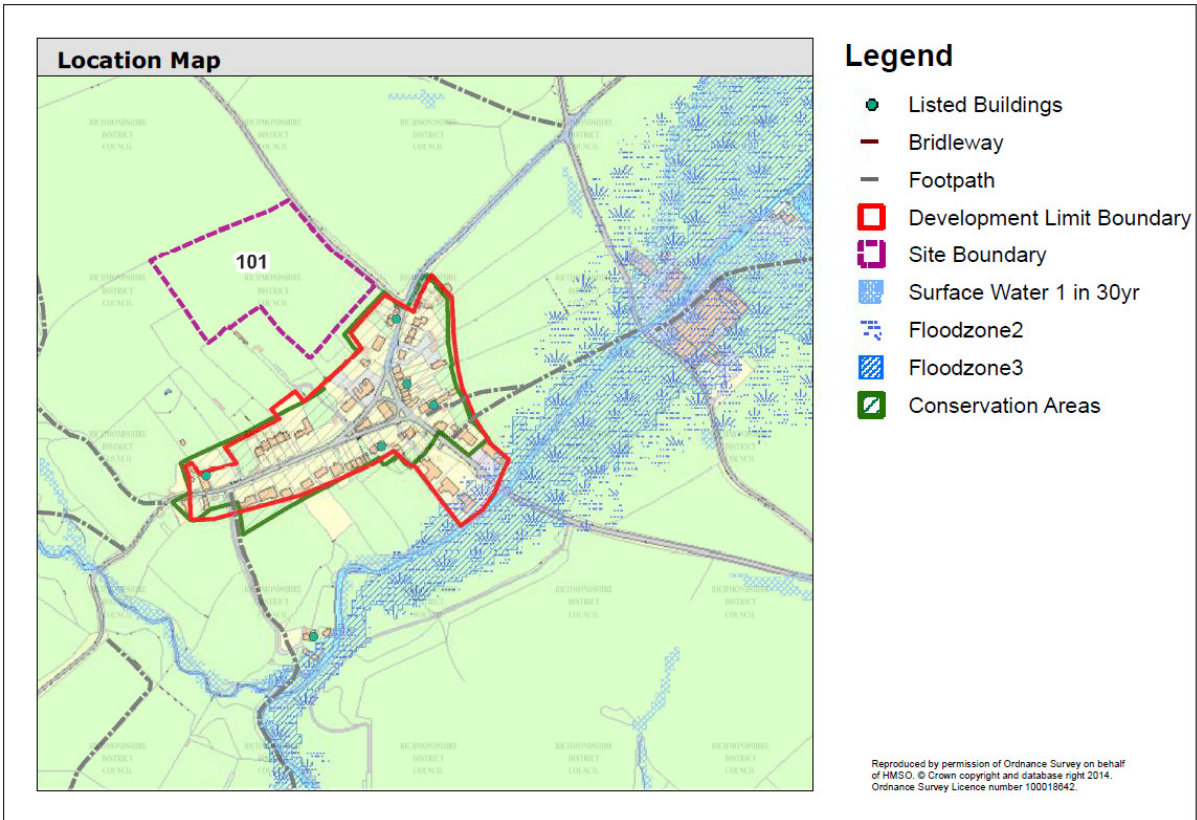
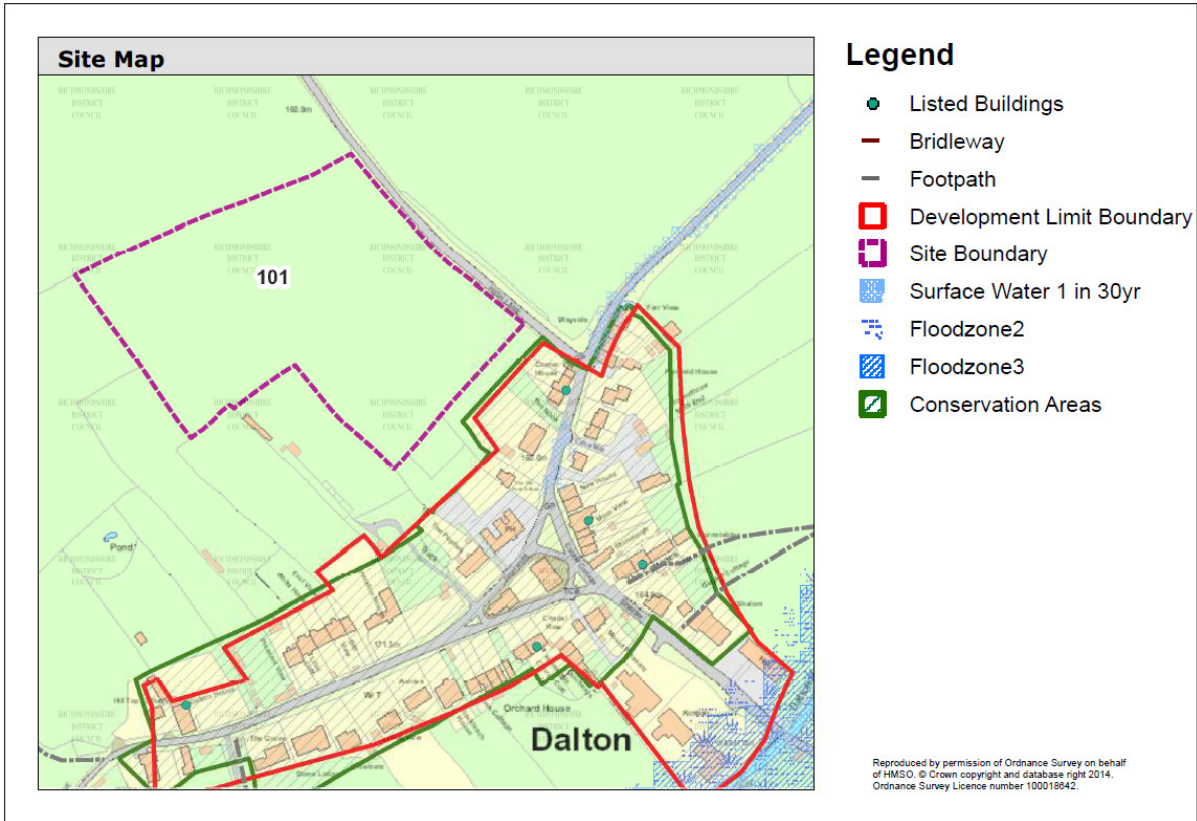


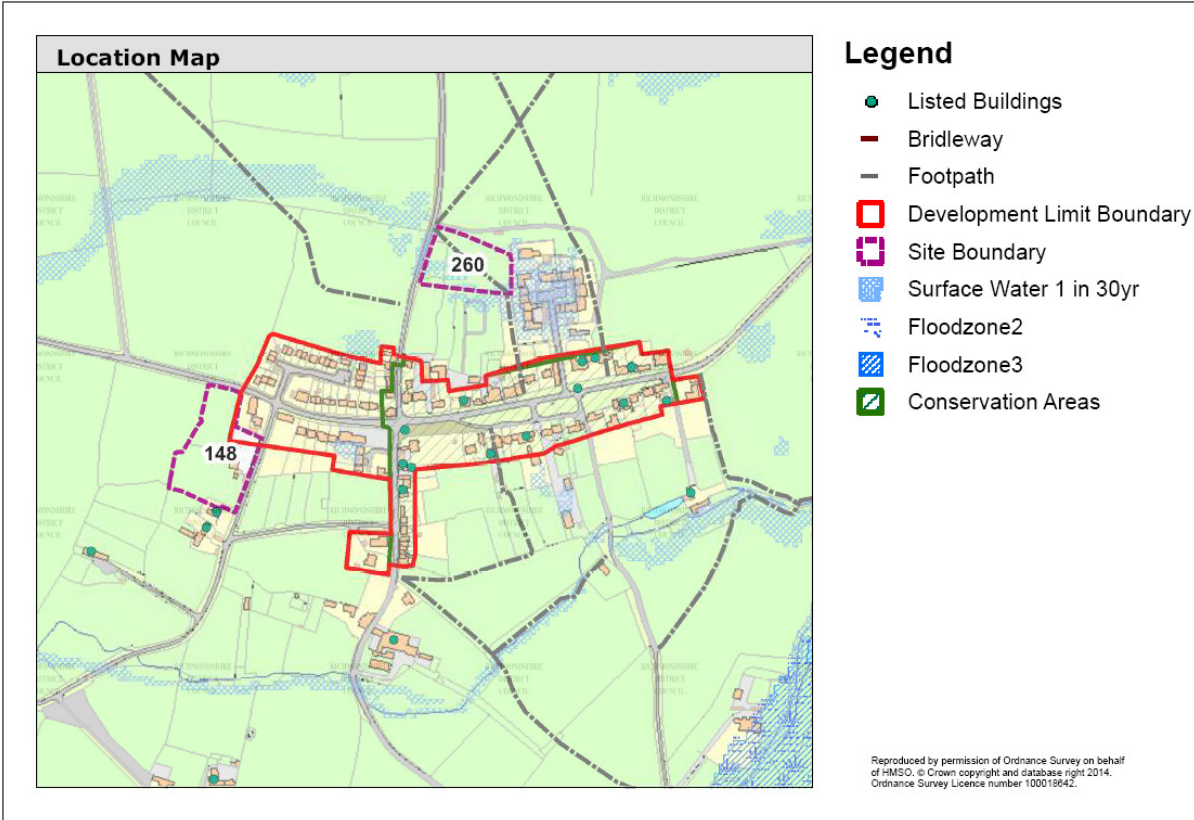
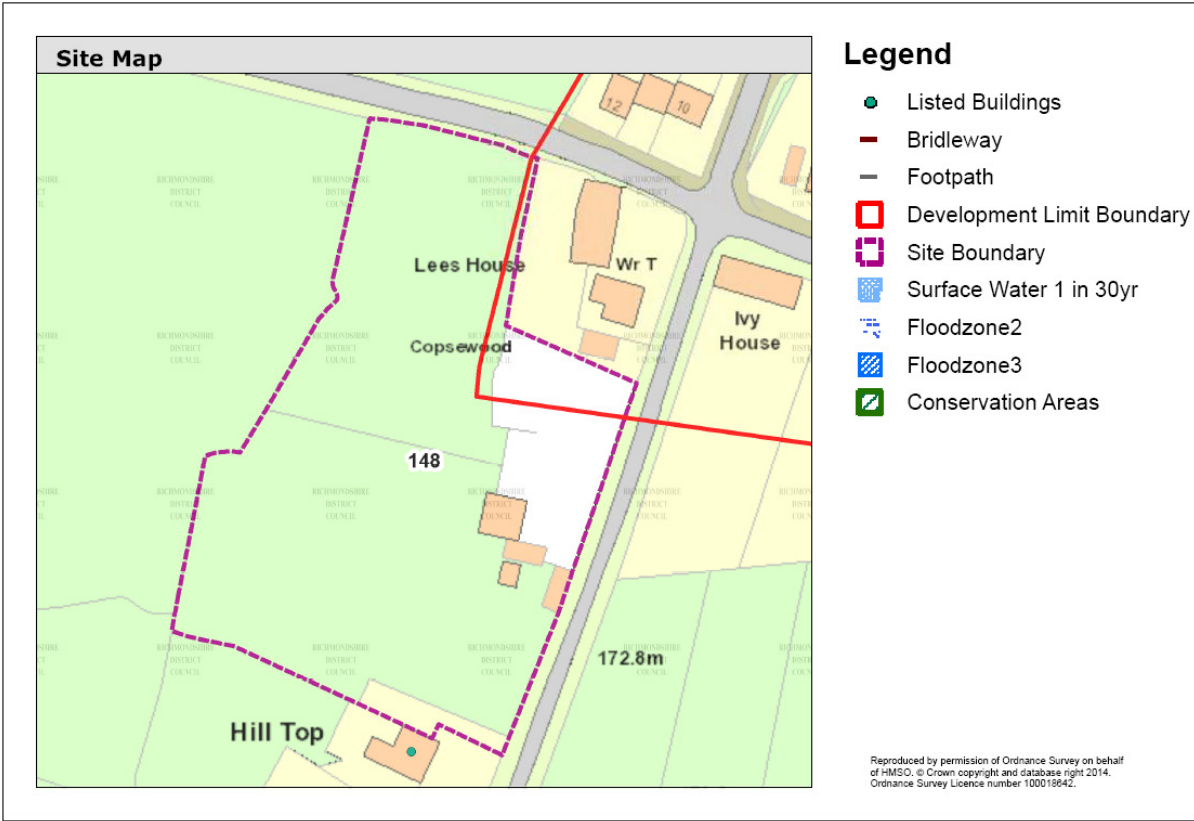
<b>Site Reference</b>	101
<b>Site Name &amp; Location</b>	Land at High Lane, Dalton, Richmond, North Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, 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"/>
	This site is not suitable for inclusion in the SHLAA as it is located outside of and is not adjacent to the existing development limit (CP4) and does not correspond to existing settlement form. This site is significantly in excess of the anticipated scale of development in Dalton.			



<b>Site Reference</b>	148
<b>Site Name &amp; Location</b>	Land to West of Moor Lane, Newsham, Richmond, N Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site currently grazing paddocks and associated sheds. Outline application (15/00160/OUT) for 4 dwellings refused due to no affordable housing provision. New outline application submitted (15/00767/OUT) and under consideration. North –Grazing Land (adjoining site) East – Moor Lane South – House & Gardens, Grazing land West – Grazing farmland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (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 at 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 adopted highway likely to be achievable. Services available from neighbouring housing and road.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of landowner who bringing forward for development.

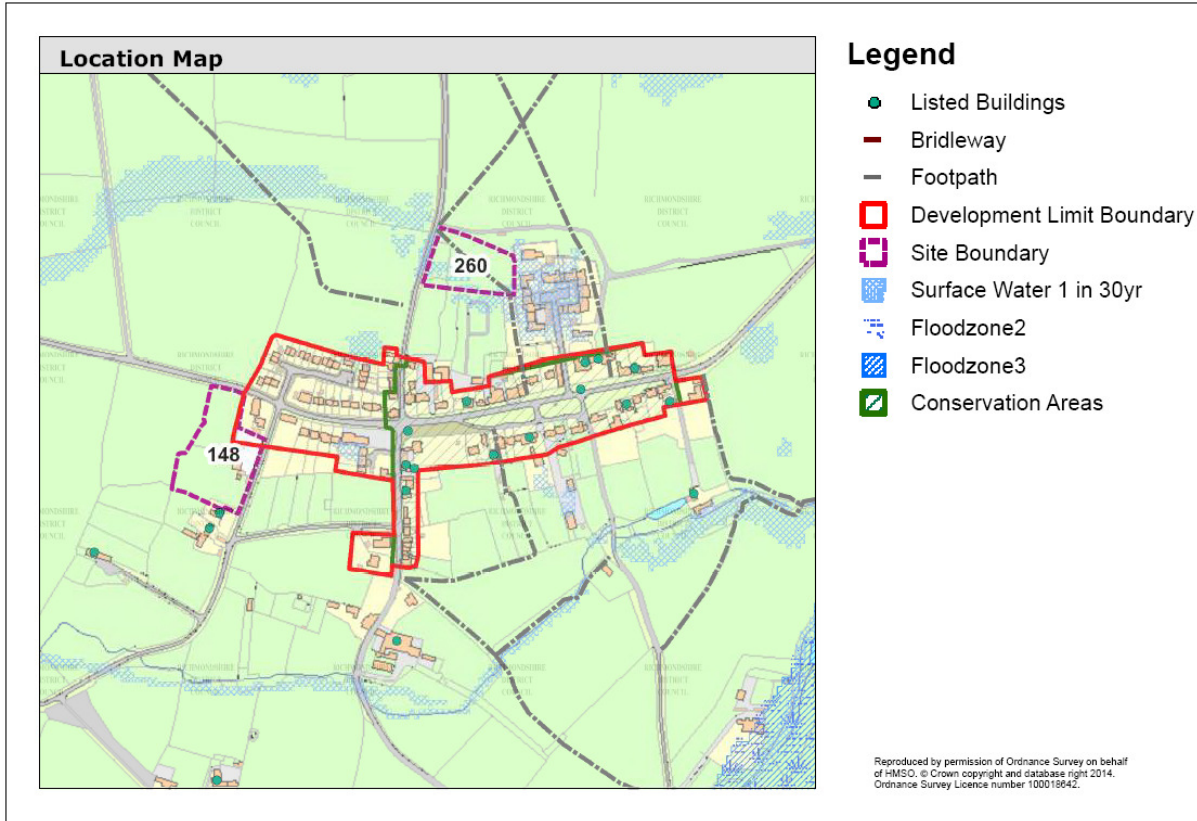
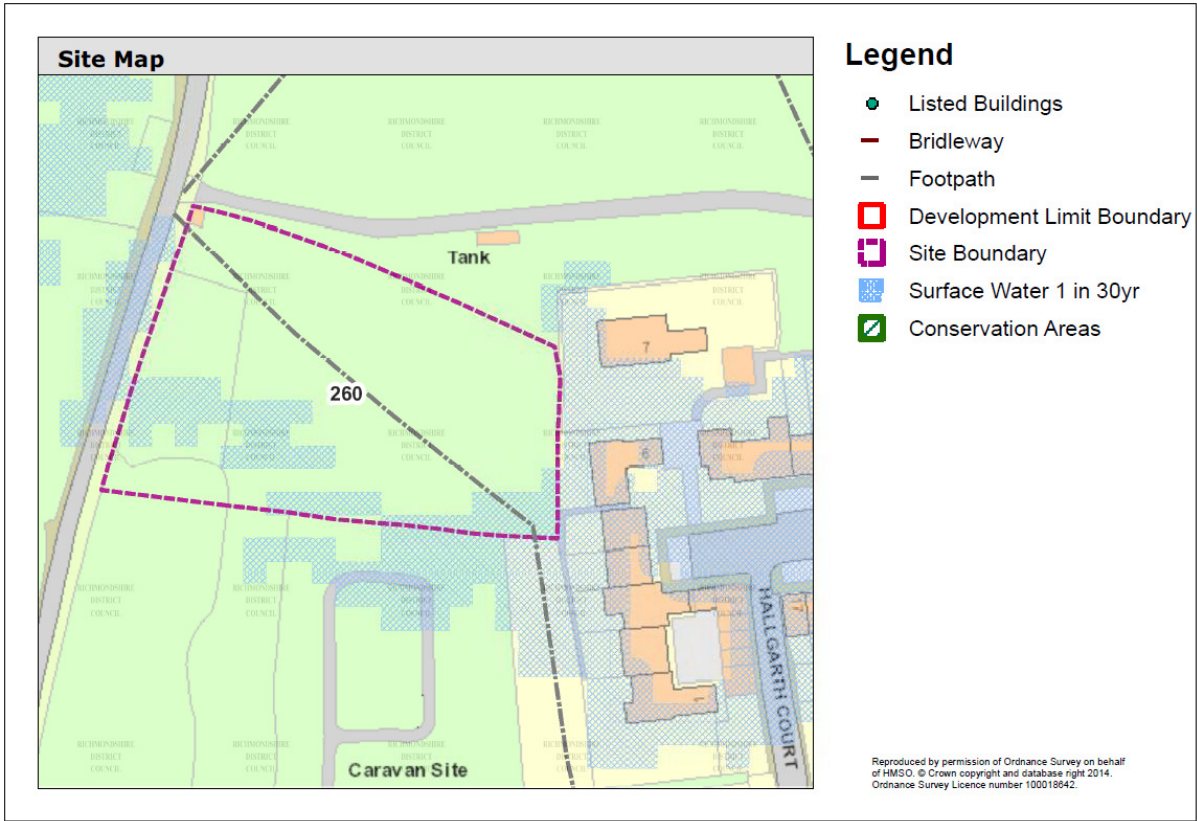
<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>No significant abnormal costs likely to be associated with the development of this site. Site owner seeking permission to develop.</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 adjacent to existing development limits (CP4) and is deliverable and developable with planning permission being sought.</p>				



<b>Site Reference</b>	260
<b>Site Name &amp; Location</b>	Land at Mayfields, Newsham, Richmond, N Yorks
<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 inclusion in the SHLAA as it is removed from the existing development limits of the village. Also access to this site along Dyson Lane is constrained and would require significant upgrading (i.e. passing places) which is likely to limit the viability of development in this location.</p>			

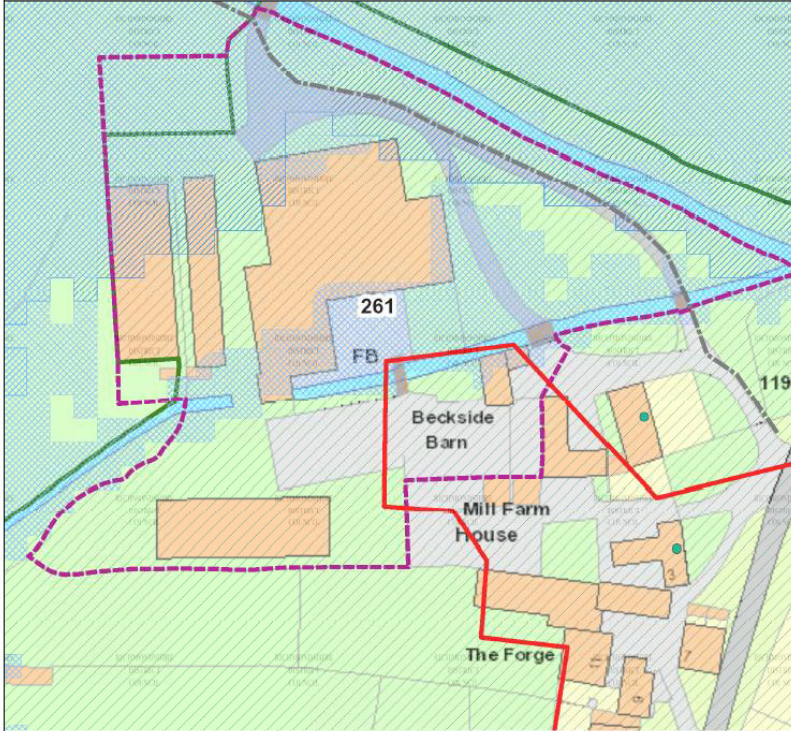




<b>Site Reference</b>	261
<b>Site Name &amp; Location</b>	Land at Mill Farm, Ravensworth, Richmond, N Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site currently contains agricultural buildings and associated land. No recent planning history. North – Holme Beck & Grazing Land East – Farmhouse & Gardens, Beck, Grazing Land South – Housing & Gardens, Grazing paddock, West – Grazing farmland.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is partly within and adjacent to existing development limit (CP4). Site is generally flat. Trees and hedgerows at some boundaries. Holme Beck runs along northern boundary and stream crosses site to join beck at north east corner. Northern part of site located in floodzone 3 and centre of site is identified at risk of surface water flooding (1 in 30yr). Site is located within Ravensworth conservation area.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Existing access on to Waitlands Lane likely to be suitable subject to appropriate enhancement to achieve adoptable standard. Services likely to be available on site and from neighbouring housing and road. Public footpath runs through northern part of site along existing track.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of landowner who is making available for development.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal Costs associated with development of this site will include mitigation of flooding and demolition of existing buildings. No known developer interest in this site.

<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 is within and adjacent to existing development limits (CP4) and contains a number of agricultural buildings. The southern part of the site located outside of floodzone 3 is likely to be developable subject to mitigation of surface water flooding; achievement of an appropriate access; and; consideration of its location in the conservation area.</p>			

### Site Map

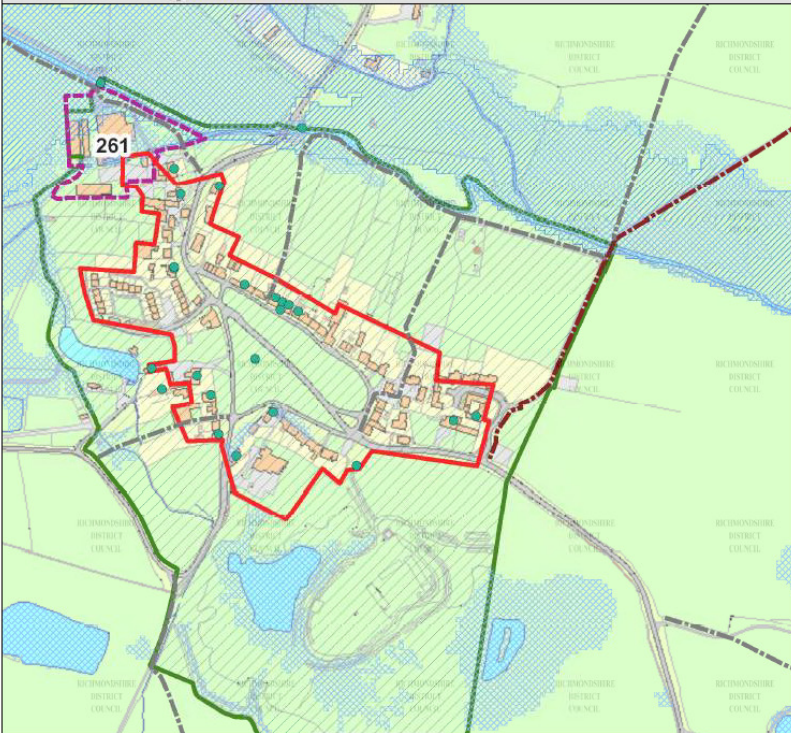


### Legend

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

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### Location Map



### Legend

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

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<b>Site Reference</b>	312
<b>Site Name &amp; Location</b>	Land to rear of Forge Farm, Ravensworth, Richmond, N Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site currently grazing paddocks. No recent planning history. Pre-App discussions have taken place. North –Grazing Land East – House & Gardens, Agricultural building South – Grazing land West – Stream & Grazing farmland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (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 at some boundaries. Stream runs along western boundary and small part of this is identified at risk of surface water flooding (1 in 30yr). Site is located within Ravensworth conservation area.
<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 adopted highway likely to be achievable subject to ability to provide visibility splays. Services likely to be available from neighbouring housing and road.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of landowner who is making available and seeking to bring forward for development.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No significant abnormal costs likely to be associated with the development of this site. Pre-app discussions have taken place and planning application anticipated.

<b>Overall Deliverability and Developability</b>	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 adjacent to existing development limits (CP4) and is developable subject to achievement of an appropriate access; mitigation of surface water flooding; and; suitable consideration of its location in the conservation area.</p>			

