Site Reference	295
Site Name & Location	Oswin Grove, Gilling West, Richmond, N Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site of former Sheltered Housing building now demolished. Planning permission for demolition of building. Public Consultation and Pre-App discussions held regarding affordable housing development. North – Gilling Beck & Farmland East – High St & Housing South – Bungalows West – Grazing land.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is within existing development limits and is previously used. Site is generally flat. Trees and hedgerows at some boundaries. Gilling Beck runs along northern boundary and most of site is located in floodzone 3. Site is located within Gilling West conservation area.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Existing access on to High Street likely to be suitable. Services available on site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of Council who are seeking to bring site back in to use for affordable housing with a housing association.

Site Achievability & Economic Viability (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. Housing Association seeking to develop for affordable homes. Planning application expected 2015.

Overall Deliverability and Developability	0-5 Years ☒	6-10 Years ☐	11-15 Years ☐	Discounted ☐
	This site is previously used and within existing development limits. It is deliverable and developable with a housing association seeking to bring forward for affordable housing development subject to appropriate flood mitigation and consideration of its impact on conservation area.			

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
- Floodzone2 v201508
- Floodzone3 v201508
- Conservation Areas

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