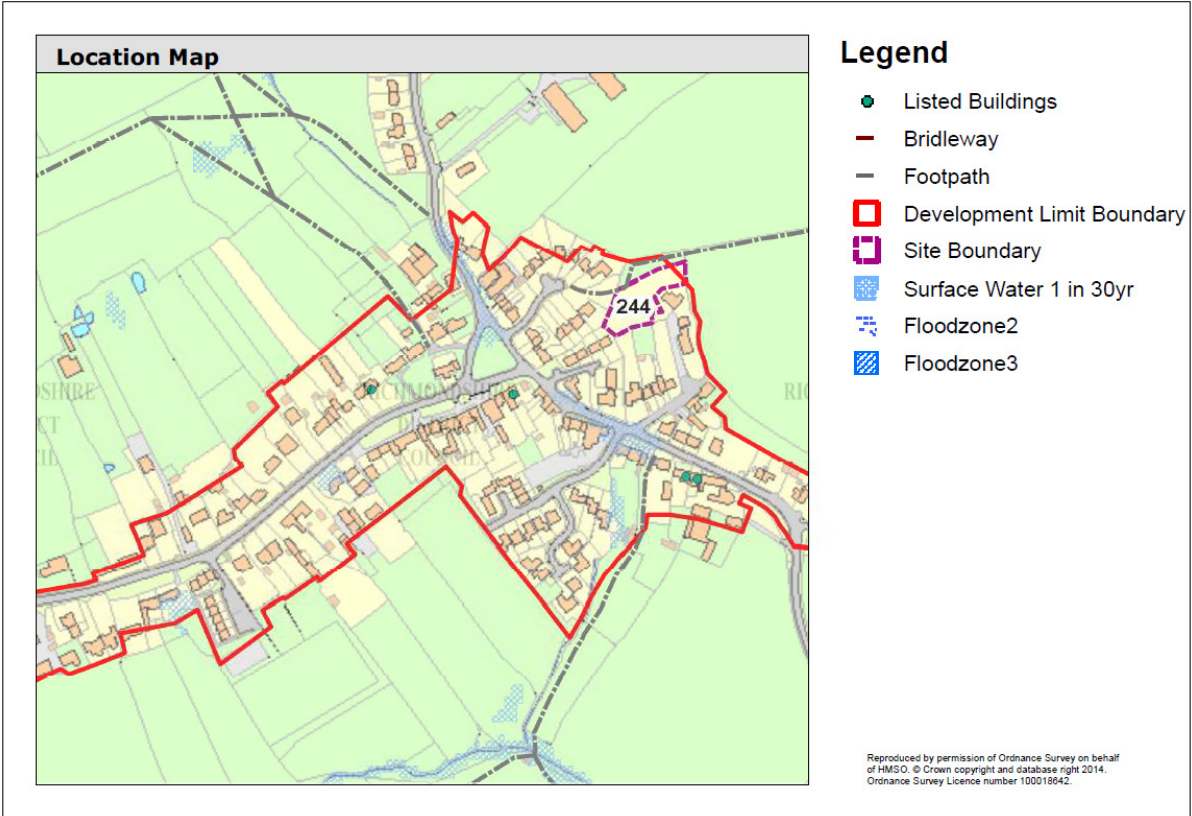
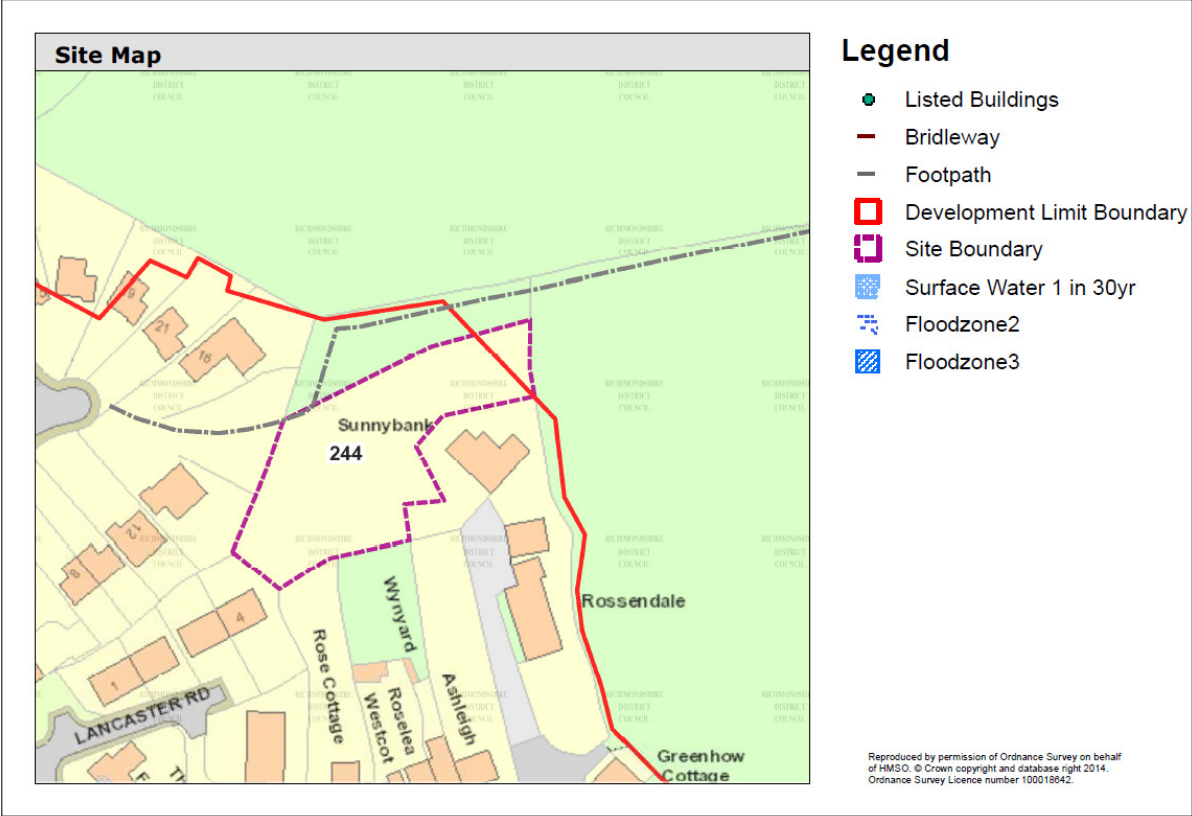


| | |
|---|---|
| Site Reference | 244 |
| Site Name & Location | Land at Sunnybank, North Cowton, Richmond, N Yorks |
| Land Use & Planning History (Existing Use, Adjacent Uses, Planning History) | Paddock. No recent planning history North – Grazing Farmland East – House & Grazing Paddock South – House & Gardens West – House & Gardens |
| Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features) | Site is mainly within and partly adjacent to existing development limits. Site is generally flat. Trees and hedgerows along boundaries and within. |
| Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services) | Existing access on to Silver Hill may be suitable subject to appropriate enhancement. Footpath runs along northern boundary. Services likely to be available from neighbouring housing. |
| Site Availability (Ownership, Timescales, Tenancies, Legal Matters) | Site is 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 costs other than access provision likely to be associated with development of this site. No known developer interest. |

| | | | | |
|--|--|---|---|--|
| Overall Deliverability and Developability | 0-5 Years <input type="checkbox"/> | 6-10 Years <input checked="" type="checkbox"/> | 11-15 Years <input type="checkbox"/> | Discounted <input type="checkbox"/> |
| | This site is mainly located within existing development limits and is developable subject to achievement of an appropriate access. | | | |



| | |
|---|---|
| Site Reference | 246 |
| Site Name & Location | Former School Allocation, North Cowton, Richmond, N Yorks |
| Land Use & Planning History (Existing Use, Adjacent Uses, Planning History) | Paddock. Site was identified and reserved for new primary school in Local Plan 1999-2006 which is no longer saved. North – Housing & Gardens East – Housing & Gardens, Anvil Way South – Grazing farmland 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 limits (CP4). Site is gently sloping. Trees and hedgerows along boundaries. |
| Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services) | Direct access from Anvil Way available for an appropriate scale of development subject to its capacity. Footpath runs along southern boundary. Services likely to be available from neighbouring housing. |
| Site Availability (Ownership, Timescales, Tenancies, Legal Matters) | Site is 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 costs likely to be associated with development of this site. No known developer interest. |

| | | | | |
|--|---|---|---|--|
| Overall Deliverability and Developability | 0-5 Years <input type="checkbox"/> | 6-10 Years <input checked="" type="checkbox"/> | 11-15 Years <input type="checkbox"/> | Discounted <input type="checkbox"/> |
| | This site is directly adjacent to existing development limits and is no longer allocated for a Primary School and is developable for housing. | | | |

