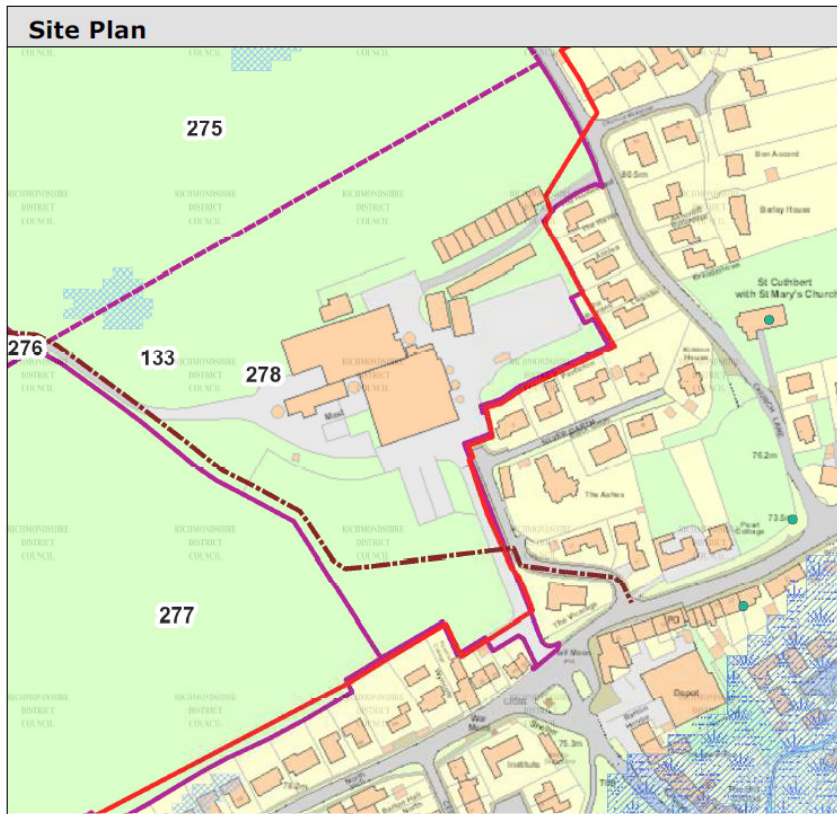


Site Reference	133
Site Name & Location	Ashes Farm, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural Farm Buildings and associated land – farm stead is in process of being re-located away from village centre. No recent planning history on site. North – Arable Farmland(Site 275) East – Housing South – Housing West – Arable Farmland (Site 277)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4). Existing farm buildings to clear from site. Site and existing farm buildings including silos is relatively flat but occupy an elevated position above Barton with southern end of site sloping away to existing housing. Hedgerows along some perimeters. Small area of 1 in 30yr surface water flood risk in North Western corner of site.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	There are two/three potential accesses from the site which are likely to require upgrading. This is likely to be achievable as substantial road frontage is in same ownership as site. Public Bridleway running along western boundary of site to accommodate. Services available on site. Overhead high voltage electricity pylon in north western part of site to move.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner who no longer requires and is making available for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest and initial discussions have taken place. Site is likely to be achievable as any abnormal costs are unlikely to significantly impact upon viability of the site.

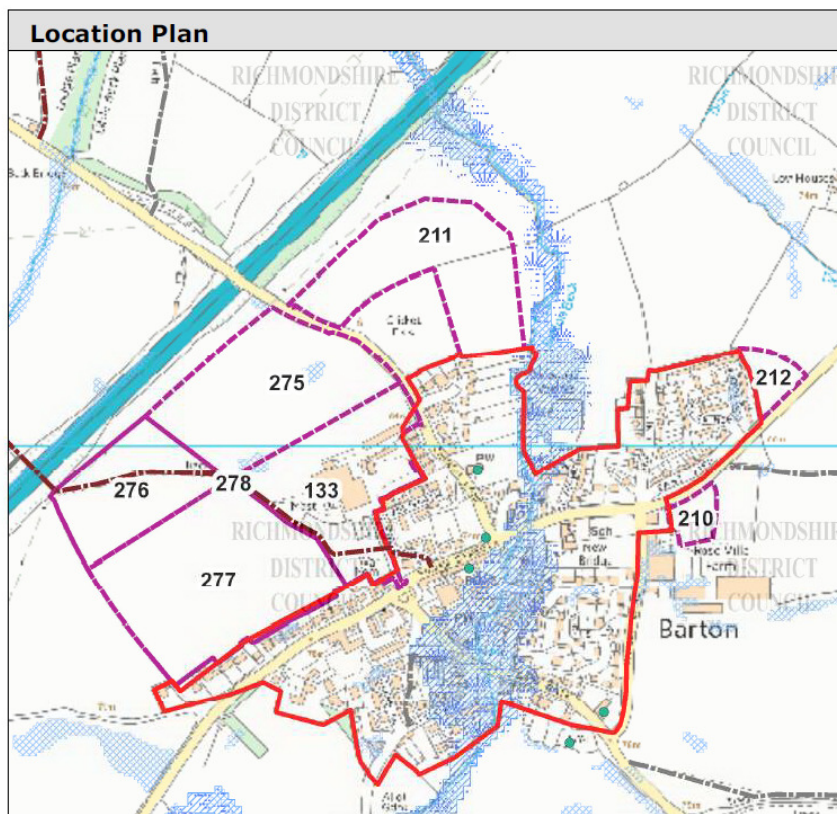
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is located adjacent to the existing development limit and is well related to Barton. It is no longer required as a farmstead and is available for development with initial developer interest. The site is developable for an appropriate scale of development subject to achievement of an appropriate access and clearance of the site.</p>			



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



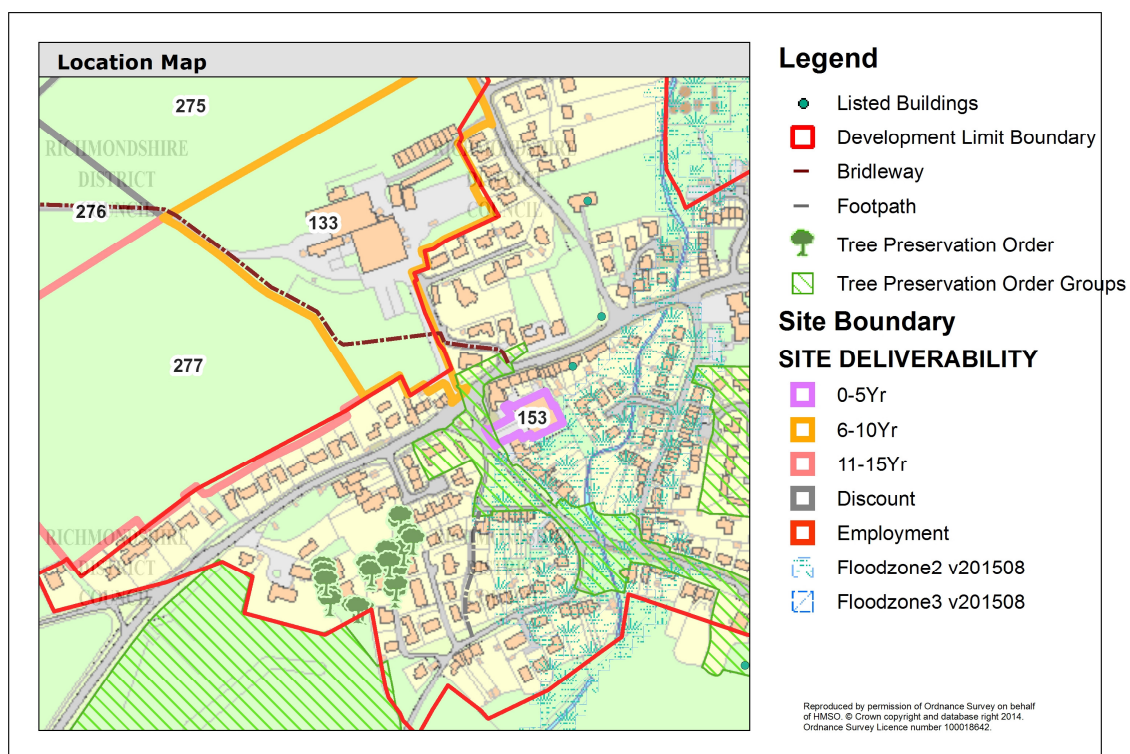
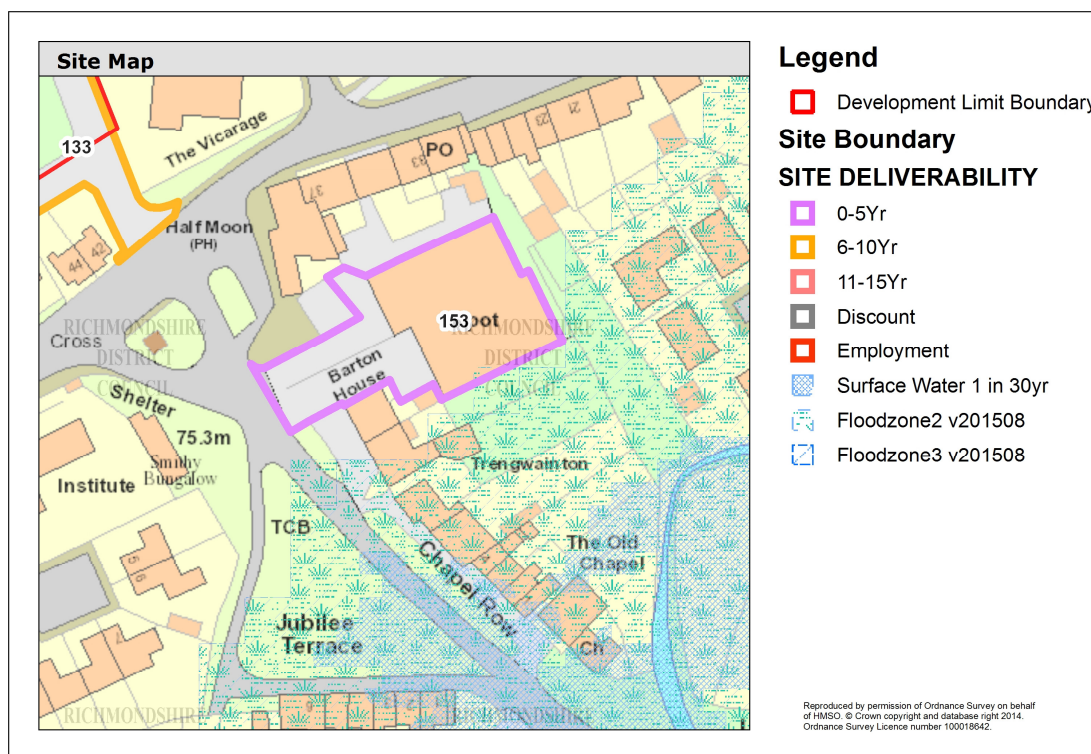
Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

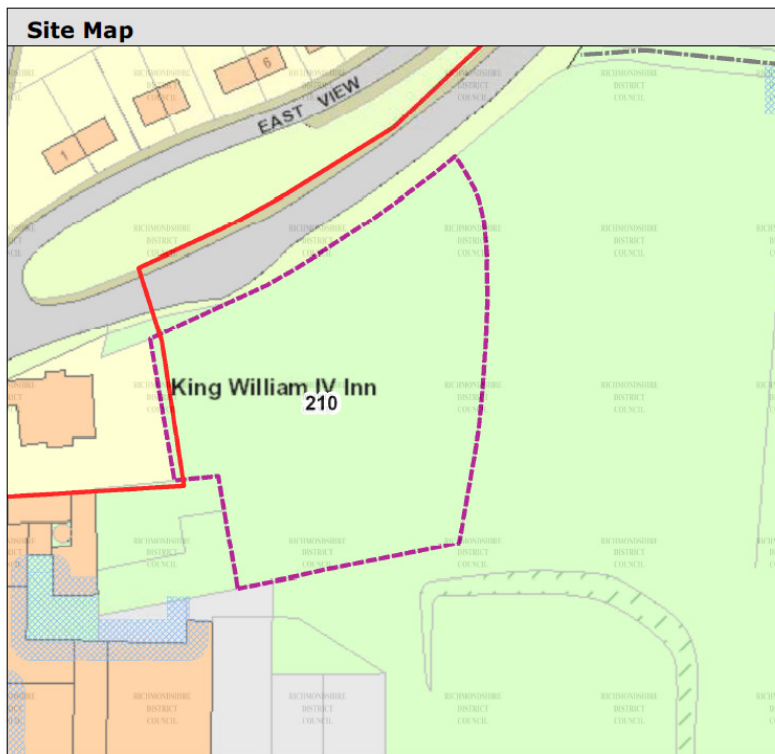
Site Reference	153
Site Name & Location	Former Haulage Depot, Marygate, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Former Haulage Depot Buildings in state of disrepair and no longer required for this use. North – Housing, Pub and Shop South – Housing and associated gardens East – Housing and associated gardens West – Road and green area 01/00594/FULL Permission granted for six dwellings has now expired but new application (14/00917/FULL) for six dwellings is currently under consideration.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Previously developed site located within existing development limits. Site is generally flat and located just outside of floodzone 2 and 3. Fuel tanks and potential contaminants associated with previous use will require appropriate mitigation.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access likely to be available on to Marygate. Services available on site. Located within village centre in close proximity to Pub, Shop and School.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site in ownership of developer who is now seeking to redevelop. Negotiations have been resolved to enable access over the village green at front of site.

Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is in ownership of a developer who is seeking to bring forward. Abnormal costs will not make development of site unviable.			
Overall Deliverability and Developability	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	This site is deliverable and suitable for development. A developer is seeking to bring forward for development subject to obtaining full planning permission.			



Site Reference	210
Site Name & Location	Land adjacent King William Pub, Barton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing Land, No recent planning history. North – Silver Street & Housing, South – Rose Villa Farm, East – Arable farmland West – Pub & Garden, Car Park, Farm Buildings
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 generally flat with perimeter hedgerows and trees. Site is directly adjacent to a working dairy farm and its large slurry tank which may present odour issues.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access is likely to be achievable from Silver Street. Services are likely to be available nearby road and housing.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of developer who is seeking to bring forward for development in near future.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is unlikely to present any significant abnormal costs associated with its development. Site in ownership of developer who is seeking to bring forward for development.

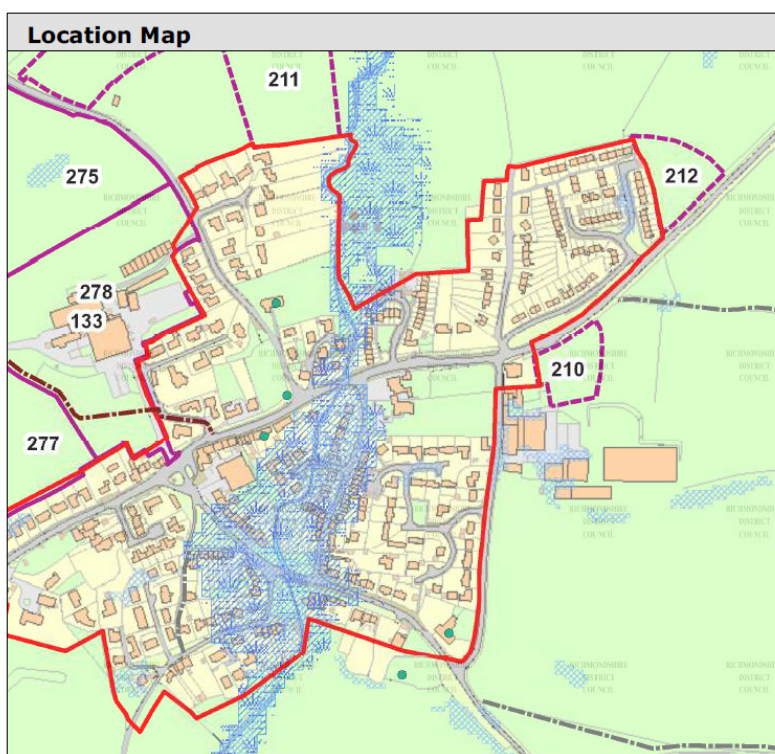
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is adjacent to existing development limits (CP4) and is developable subject to the achievement of an appropriate access and mitigation of any odour issues due to the sites proximity to a working dairy farm and its associated slurry tanks.</p>			



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



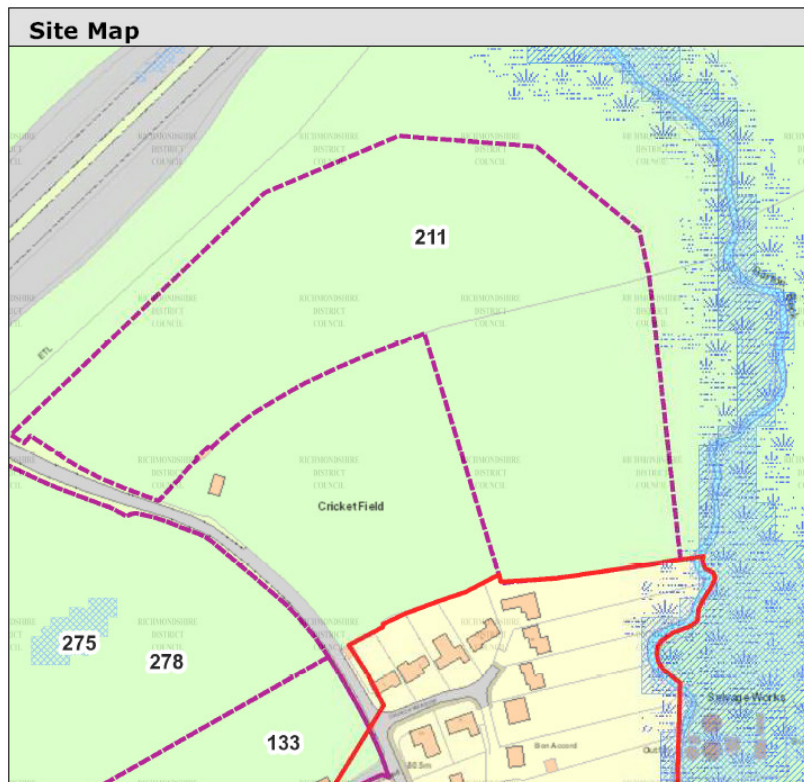
Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	211
Site Name & Location	Land East of Church Lane, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable Agricultural Land, No recent planning history. North – A1(M), East – Beck and Agricultural Land, South – Housing and Cricket Field, West – Cricket Field, Church Lane
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Southern part of site is adjacent to existing development limits (CP4) however direct access to this area from Church Lane is restricted by cricket field. Northern part of site beyond cricket field is distant from village and removed from existing development limit. Site is generally flat with perimeter hedgerows and trees.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Northern part of site, subject to capacity, can be accessed from Church Lane with limited access to Southern part. Services are likely to be available nearby. Overhead power lines run across northern part of site. Northern part of site is in close proximity to A1(m).
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in 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)	Site is unlikely to present any significant abnormal costs associated with its development. No known developer interest.

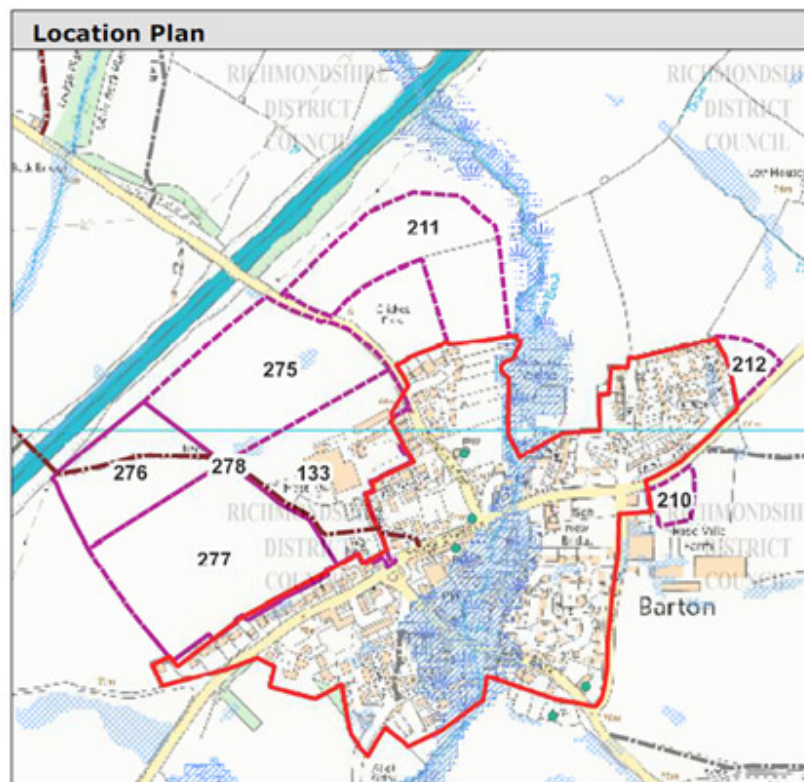
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>This site should not be included in the SHLAA as the southern part of the site which is adjacent to existing development limits is not viably accessible without development of the northern part of the site which is located beyond existing development limits and distant from village centre and is not suitable for development in the current plan period.</p>			



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	212
Site Name & Location	Land to the East of Barton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing Land, No recent planning history. North – Farmland South – Silver Street & Arable Farmland East – Grazing farmland West – Housing
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 west to east with perimeter hedgerows and trees.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access is likely to be achievable from Silver Street. Services are likely to be available nearby road and housing. Site is distant from village centre.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner making available for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is unlikely to present any significant abnormal costs associated with its development. No known developer interest.

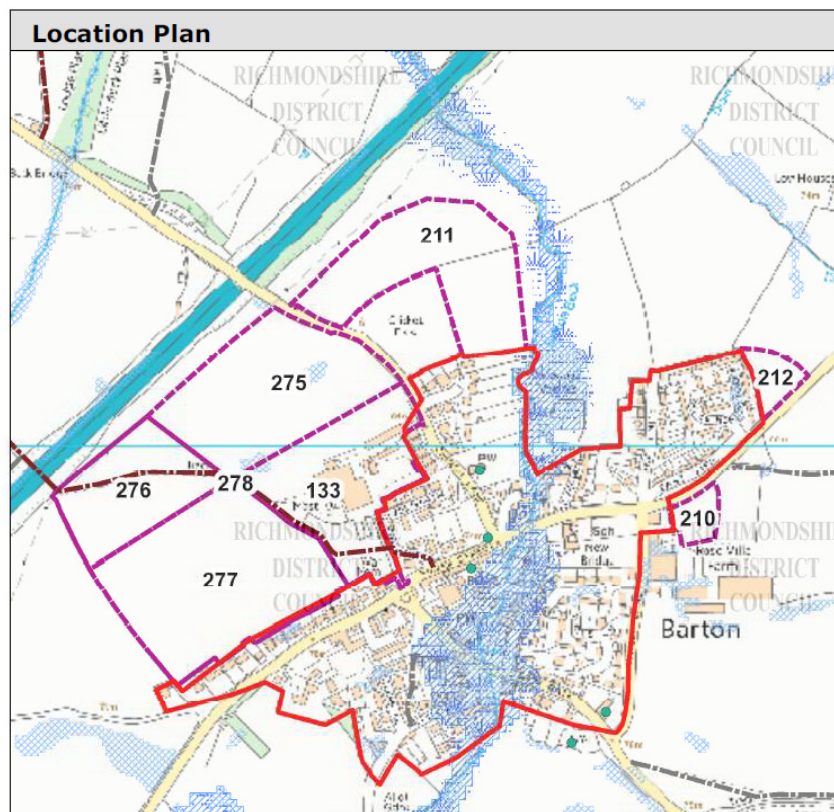
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is adjacent to existing development limits (CP4), although quite distant from village centre. This site may be developable subject to achievement of an appropriate access.</p>			



Legend

- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



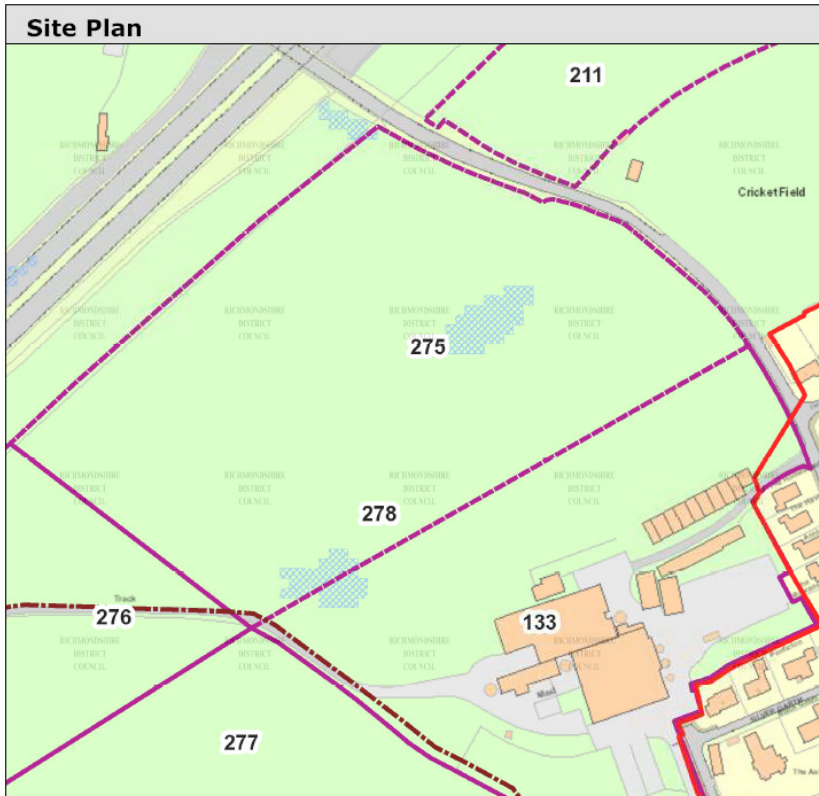
Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	275
Site Name & Location	Land North of Ashes Farm, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable Agricultural Land, No recent planning history North – A1(m) East – Road, Agricultural Land (Site 211), Cricket Field South – Ashes Farm (Site 133) West – Agricultural Land (Site 276)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of and not adjacent to existing development limits. Site is generally flat but is elevated over village. Small areas of 1 in 30yr surface water flood risk in eastern and south western parts of site. Hedgerows and trees along perimeters.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access available on to Church Lane subject to capacity of narrow section south of site in village. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Small section of public bridleway in south western corner. Overhead high voltage electricity line along northern boundary.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development with no tenancies.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest and initial discussions have taken place. Development of site is likely to be achievable as any abnormal costs are unlikely to significantly impact upon viability of the site.

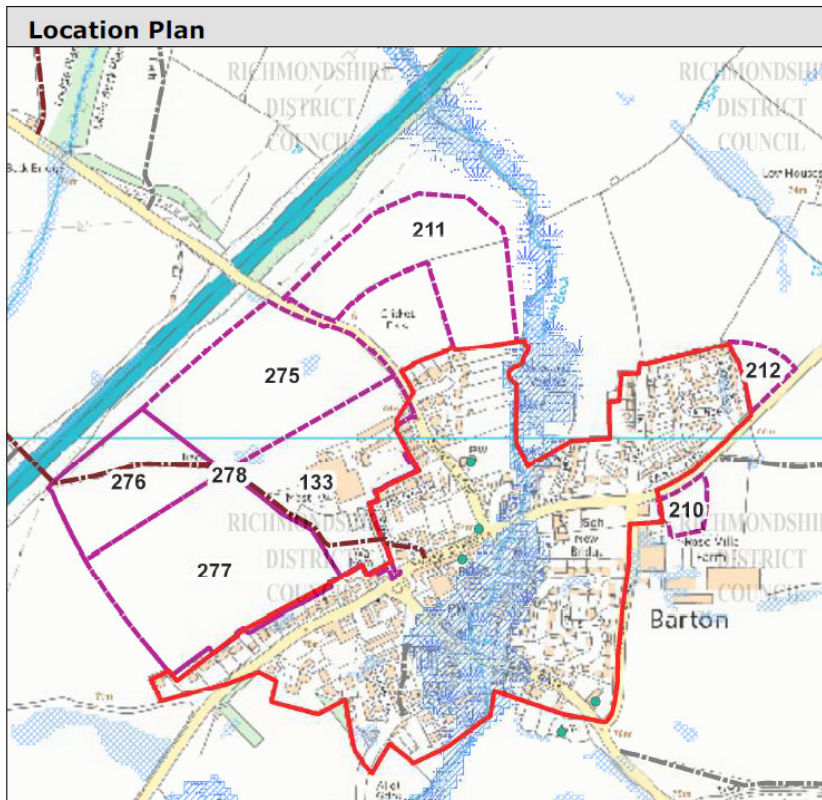
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>This site is located beyond existing development limits and distant from village centre and is not suitable for development in the current plan period.</p>			



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



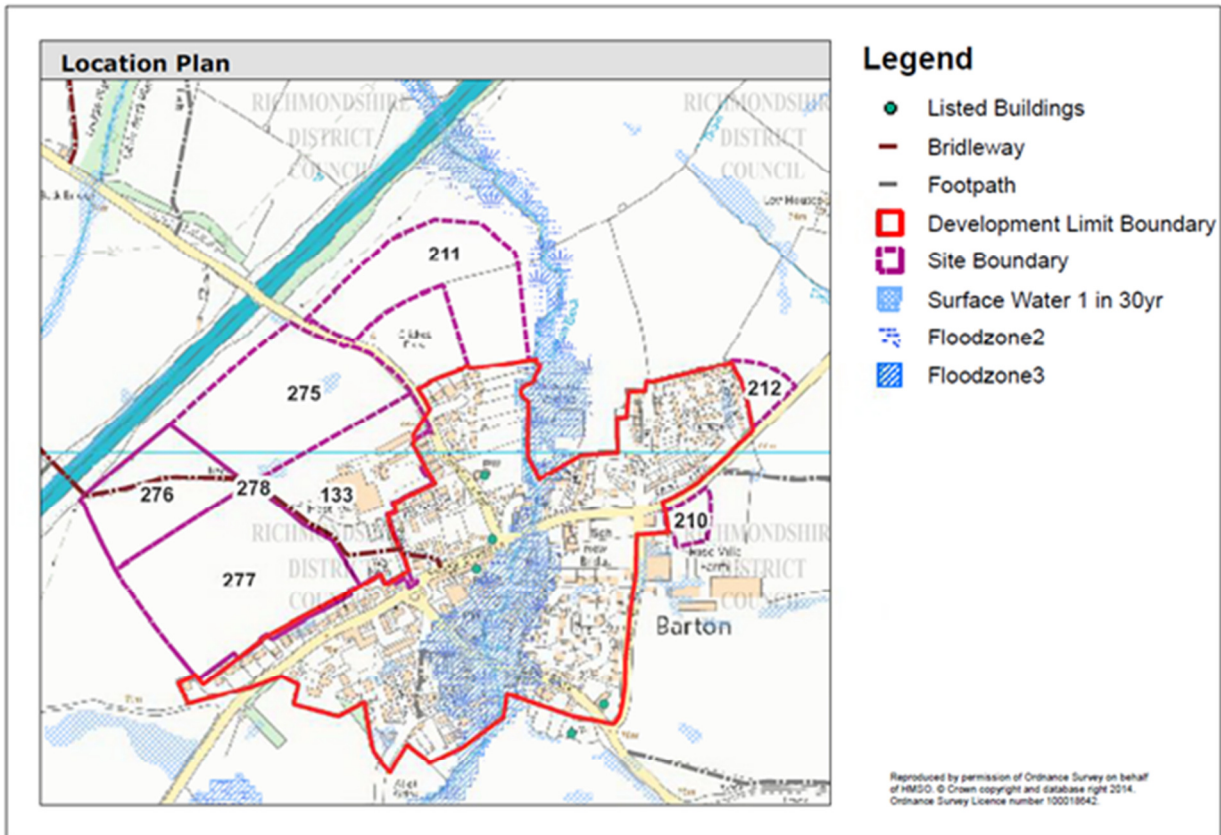
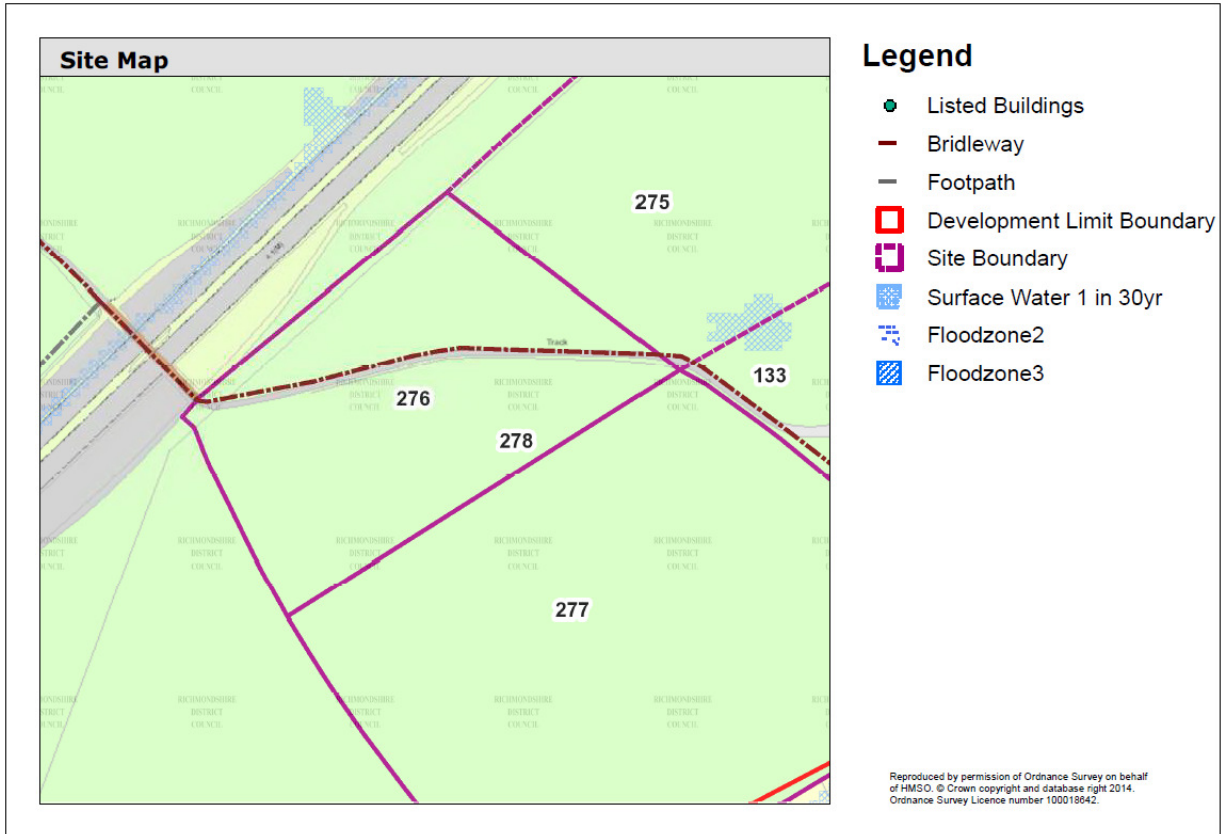
Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

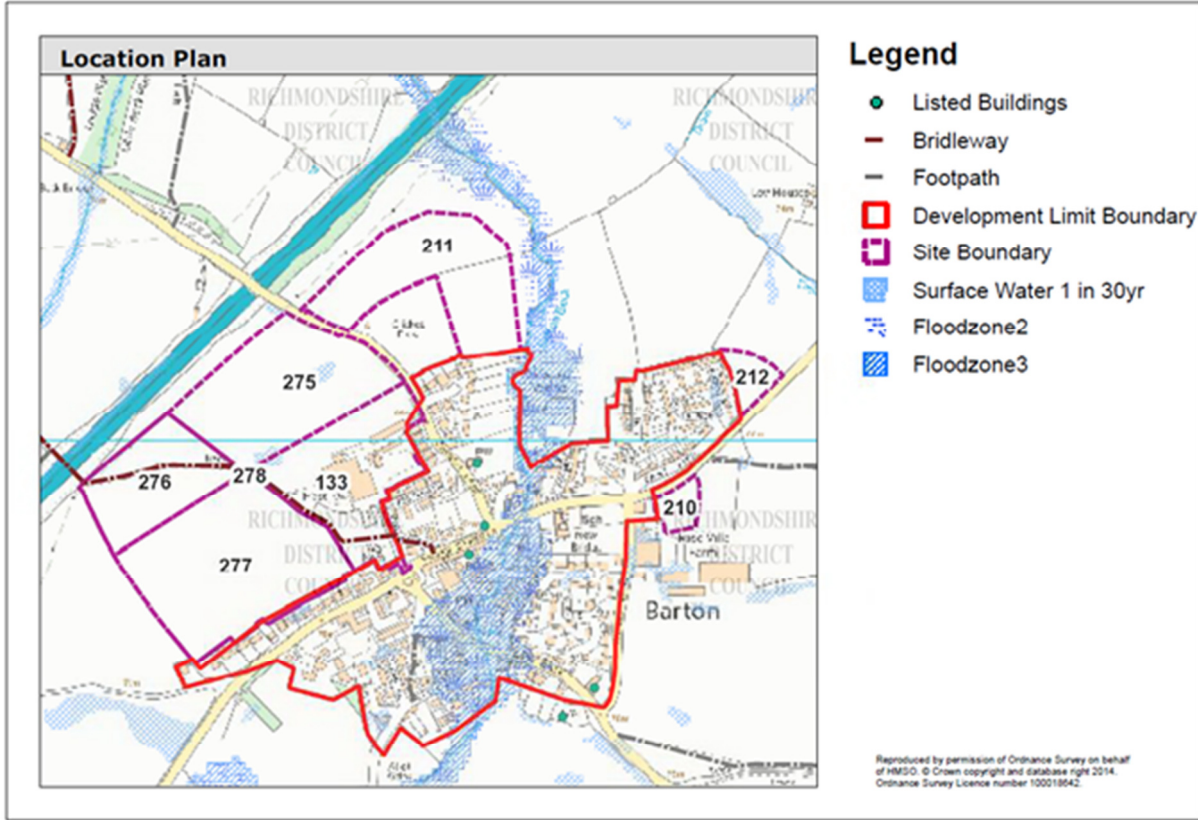
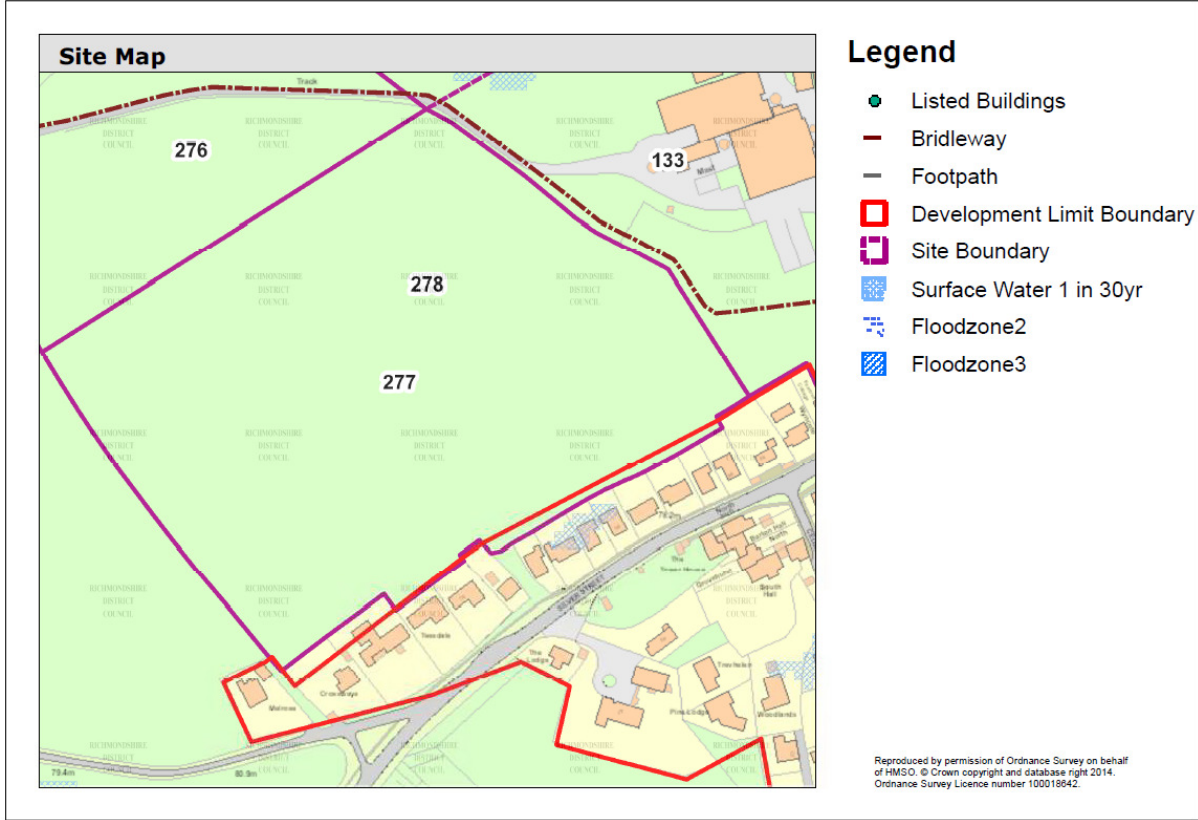
Site Reference	276
Site Name & Location	Land North West of Ashes Farm, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable Agricultural Land, No recent planning history North – A1(m) East – Agricultural Land (Site 275) South – Agricultural Land (Site 277) West – Agricultural Land
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of and not adjacent to existing development limits. Site is generally flat but is elevated over village. Hedgerows and trees along perimeters.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	No direct access on to existing road network. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Public bridleway runs through centre of site. Overhead high voltage electricity line along northern boundary and smaller line through centre.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development with no tenancies.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest and initial discussions have taken place. Development of site is likely to be achievable as any abnormal costs are unlikely to significantly impact upon viability of the site.

Overall Deliverability and Developability	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 located beyond existing development limits and distant from village centre and is not suitable for development in the current plan period.</p>			



Site Reference	277
Site Name & Location	Land West of Ashes Farm, Barton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable Agricultural Land, No recent planning history North – Agricultural Land (Site 276) East – Ashes Farm(Site 133) South – Housing West – Agricultural Land
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. Site is generally flat but sloping away from village and elevated above village. Hedgerows along some of perimeters. The site
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	No direct access on to existing road network. Site in close proximity to A1(M) at north western boundary. Services likely to be available from farm and housing to south. Distant from centre of village. Public bridleway runs along eastern boundary of site. Overhead high voltage electricity line along northern boundary and smaller line through centre.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development with no tenancies.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest and initial discussions have taken place. Development of site is likely to be achievable as any abnormal costs are unlikely to significantly impact upon viability of the site.

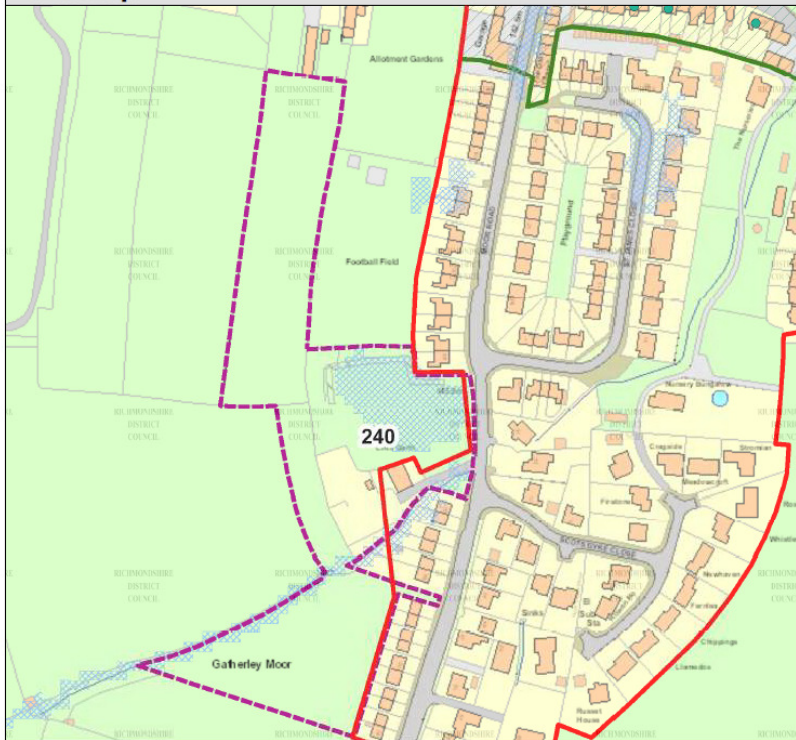
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site is located beyond existing development limits and distant from village centre and is not suitable for development in the current plan period.</p>			



Site Reference	240
Site Name & Location	Land West of Moor Road, Melsonby, Richmond, N Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently grazing paddocks and contains former quarry.</p> <p>North – Housing & Gardens, Playing Field</p> <p>East – Housing & Gardens, Playing Field, Allotments, Moor Rd</p> <p>South – Grazing paddock,</p> <p>West – Farmland.</p> <p>Full Planning application (15/00721/FULL) for 45 homes, village hall and village green submitted and under consideration.</p>
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is directly adjacent to existing development limit (CP4). Site is generally flat although quarried area proposed as village green is sloping. Trees and hedgerows along existing field boundaries and within site. Quarried part of site proposed as village green is within area of surface water flood risk (1 in 30yr) along with small area along south western boundary.</p>
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Suitable access meeting highways requirements likely to be achievable from Moor Road. Services will be available from neighbouring housing and road subject to capacity of existing waste water works. Bridleway along northern boundary of site.</p>
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is under option to a developer who has submitted a full planning application.</p>

Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is under option to a developer who is seeking to bring forward a viable development.			
Overall Deliverability and Developability	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	This site is deliverable and developable with a full planning application under consideration. An appropriate access, mitigation of surface water flooding and appropriate waste water capacity will be necessary.			

Site Map

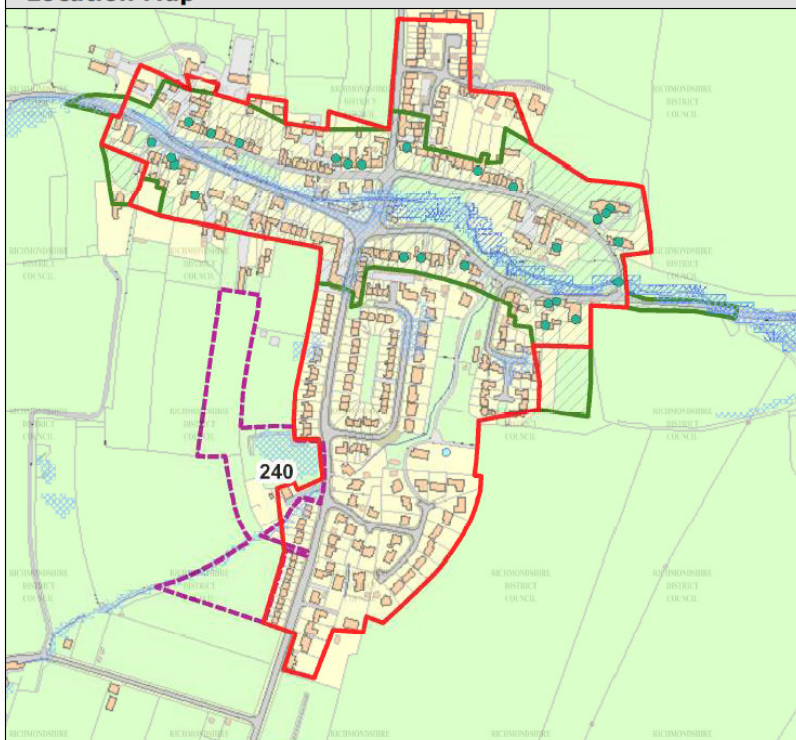


Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Location Map



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	149
Site Name & Location	Land East Rosehill Farm, Middleton Tyas Lane, Middleton Tyas
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing. North – Agricultural grazing, East –Garden and house, grazing paddock South –Middleton Tyas Lane & Housing, West – Paddocks and Houses. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Southern part of site is adjacent to existing development limit (CP4). Site is located within conservation area and is forms part of the open paddocks which are identified as playing a particularly important role in defining the overall structure of the village and the setting of individual buildings, for example adjacent to Village Farm and Rose Hill. Site is sloping northwards. Trees and hedgerows along boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access meeting highways requirements likely to be achievable from Middleton Tyas Lane. Services will be available nearby within village.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site has no tenancies and landowner has made available for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No known developer interest. Unlikely to be any significant abnormal costs.

Overall Deliverability and Developability	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 adjacent to existing development limits (CP4). However it is located within Middleton Tyas conservation area and is identified as particularly important in defining the overall structure of the village and the setting of nearby buildings and is therefore not suitable for inclusion in the SHLAA.</p>			

Site Map

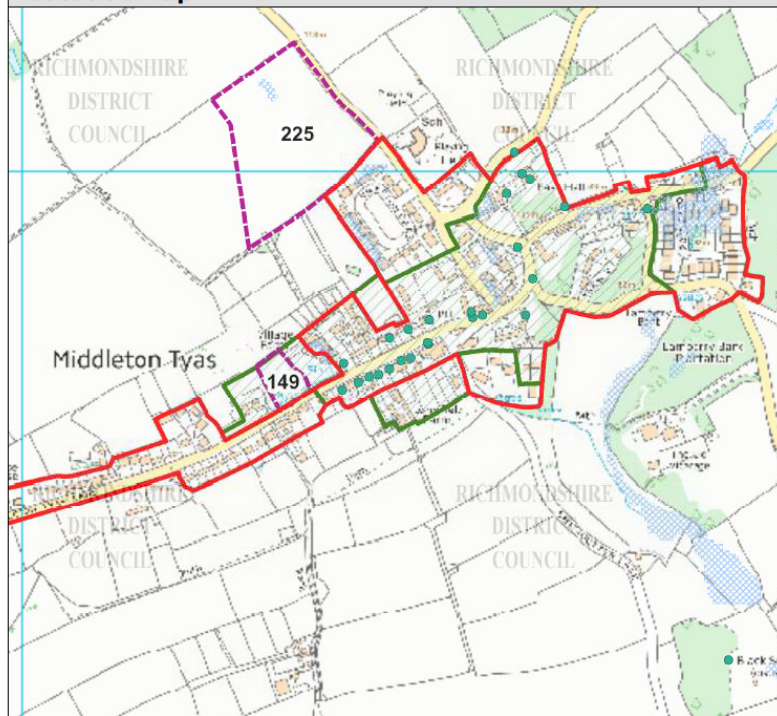


Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Location Map



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	225
Site Name & Location	Land at Kneeton Lane, Middleton Tyas
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently arable farmland. North – Farmland, East – Kneeton Lane and Playing Fields, South – Housing (Kneeton Park) and paddock, West – Farmland. Outline Planning application (14/00779/OUT) for 35 homes granted at committee subject to S106a.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is directly adjacent to existing development limit (CP4). Site is generally flat. Trees and hedgerows along existing field boundaries. Part of site is within area of surface water flood risk (1 in 30yr) with wider surface water flows draining from higher ground up to the A1 crossing this site towards Kneeton Lane increasing the risk of flooding at times of high or sustained rainfall and has seen water run from Kneeton Park down the road system, over the Slough to the lowest point into the stream running through Oakfields when storm drains are blocked or overwhelmed.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access meeting highways requirements achievable from Kneeton Lane. Services will be available from neighbouring housing. Bridleway along northern boundary of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner with no tenancies who has made available for development demonstrated by planning application.

Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is owned by developer who is bringing forward for development. Site is achievable and development can accommodate additional costs associated with addressing surface water flooding issues.			
Overall Deliverability and Developability	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	This site is deliverable with an outline planning permission subject to s106a which is considered to include an effective and viable drainage strategy that addresses the surface water problems affecting this area.			

