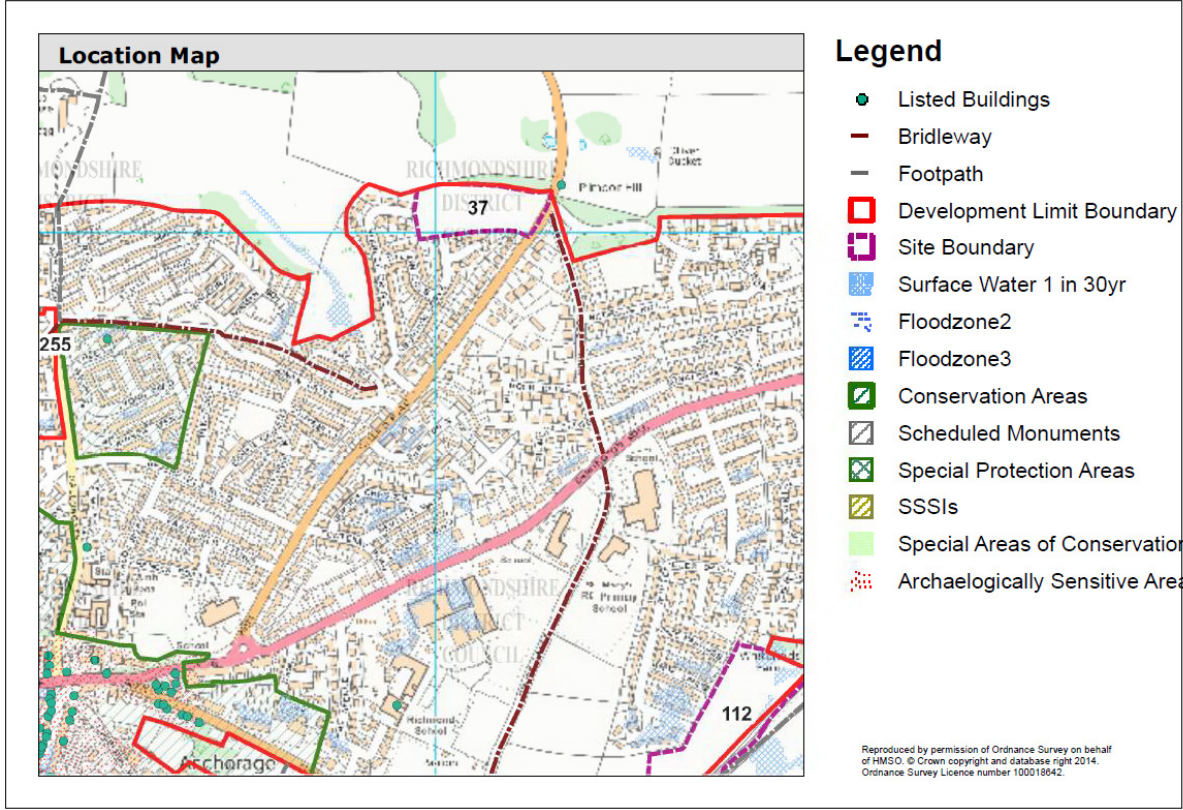
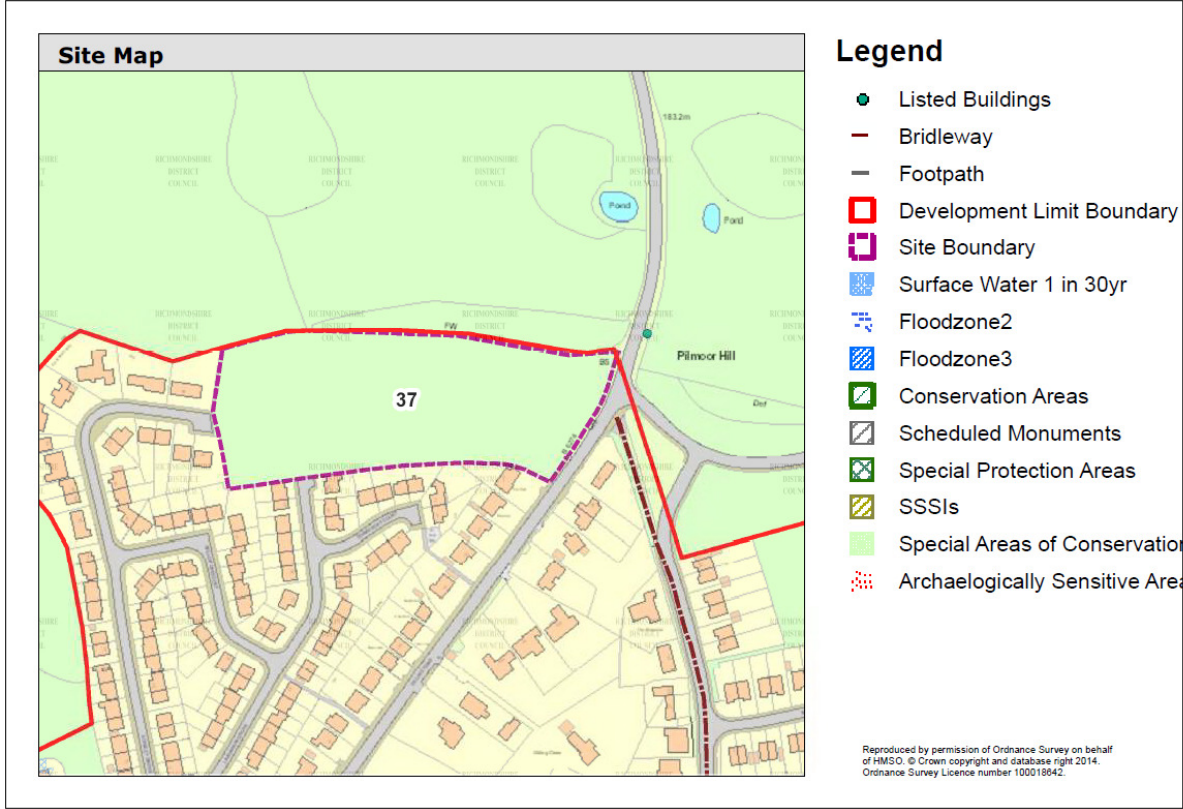


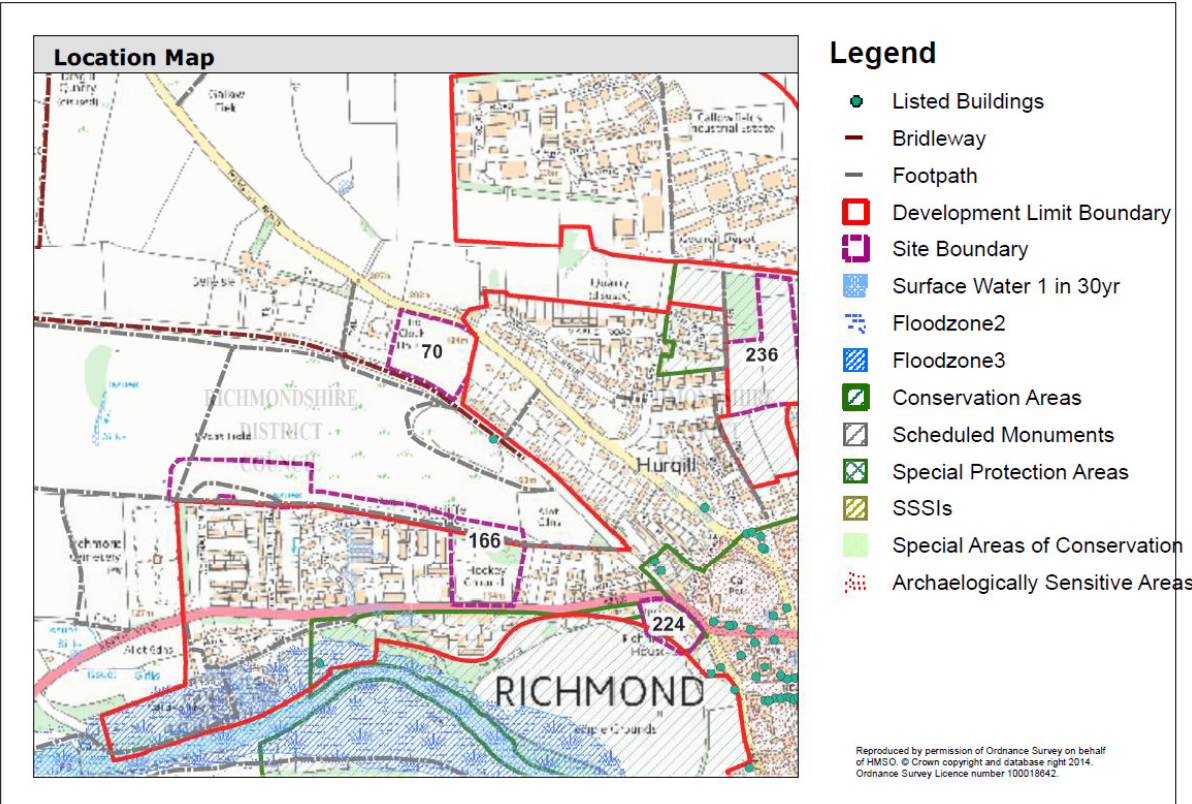
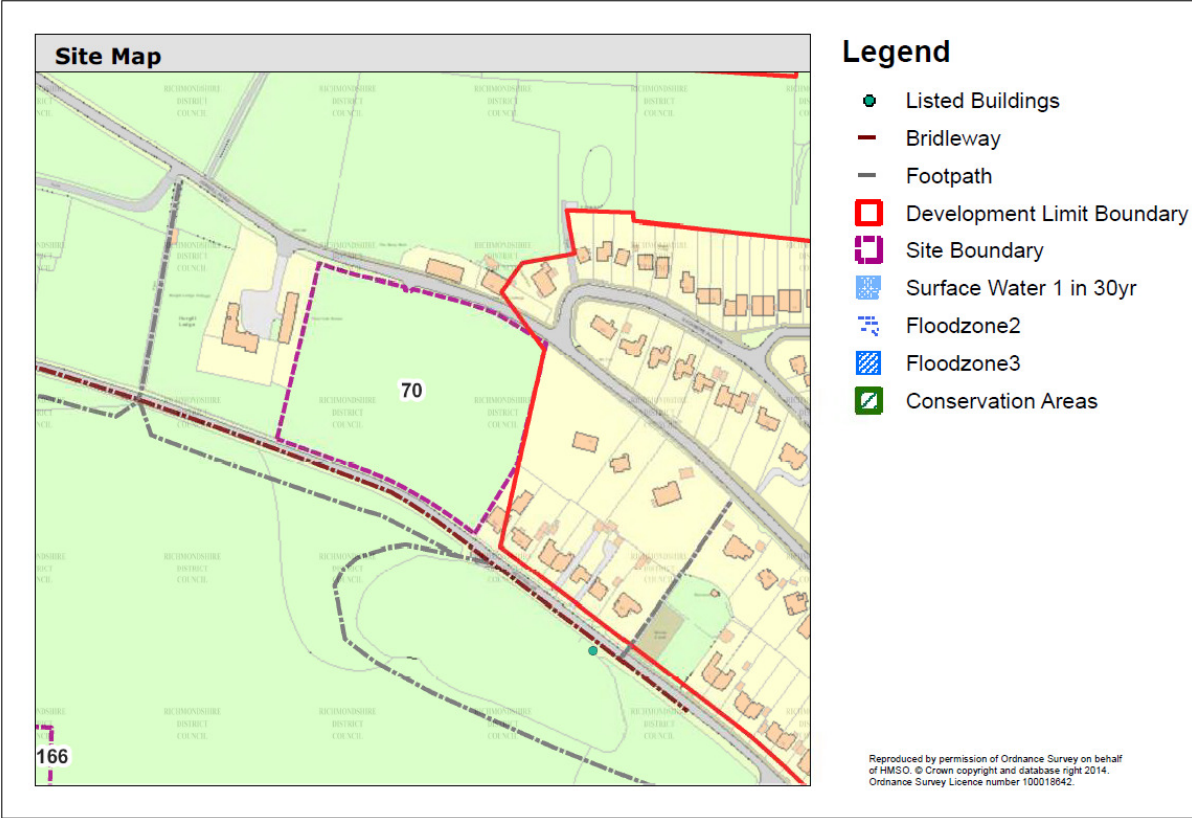
Site Reference	37
Site Name & Location	Pilmoor Hill, Gilling Rd, Richmond,
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing Land. North – Tree Belt, Grazing Land & Parkland, East – Gilling Road, South – Housing, West – Housing. Previous outline planning permission (08/00971/OUT) for erection of up to 48 dwellings now expired.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within existing development limits and was previously allocated for housing in former Local Plan (1999-2006) demonstrates that this site is suitable for development.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development with previous permission demonstrating that appropriate infrastructure and access could be provided.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owner is no longer seeking to make available for development in the immediate future.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable for development with no significant abnormal costs. No known current 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"/>
	Site is located within development limits and is developable subject to landowner making available for development.			



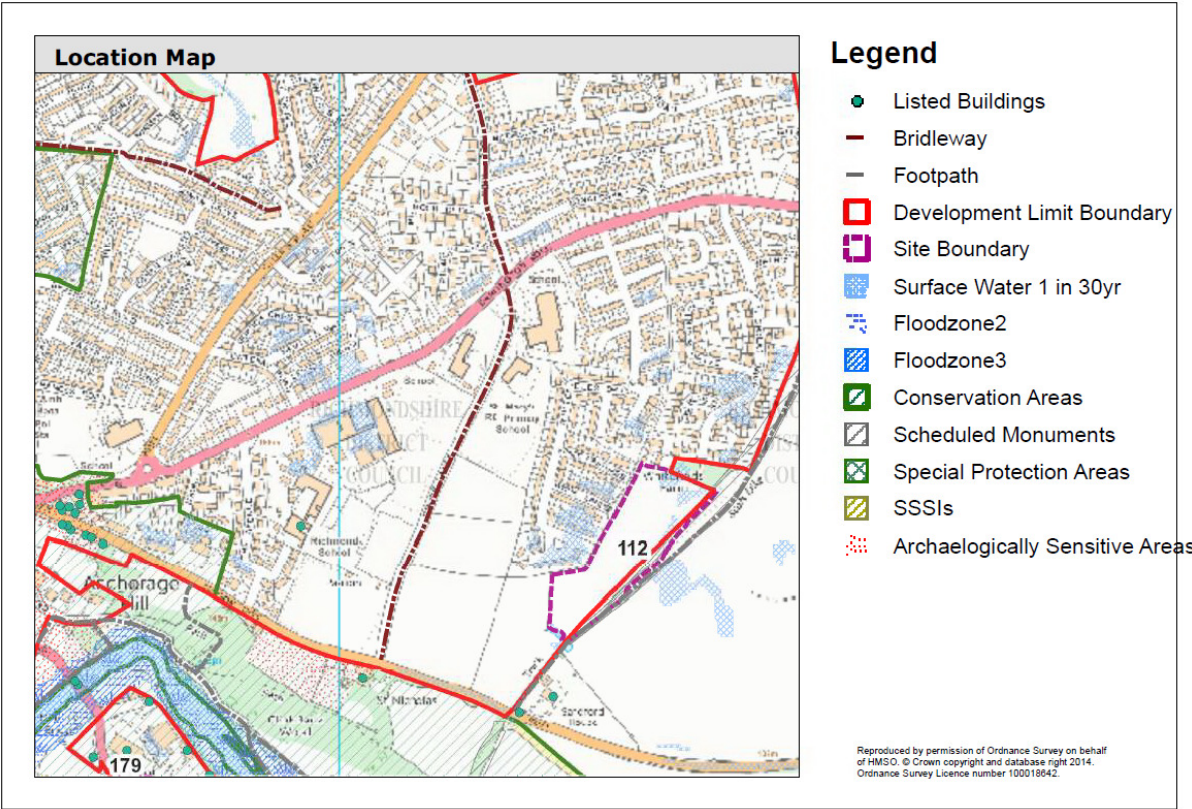
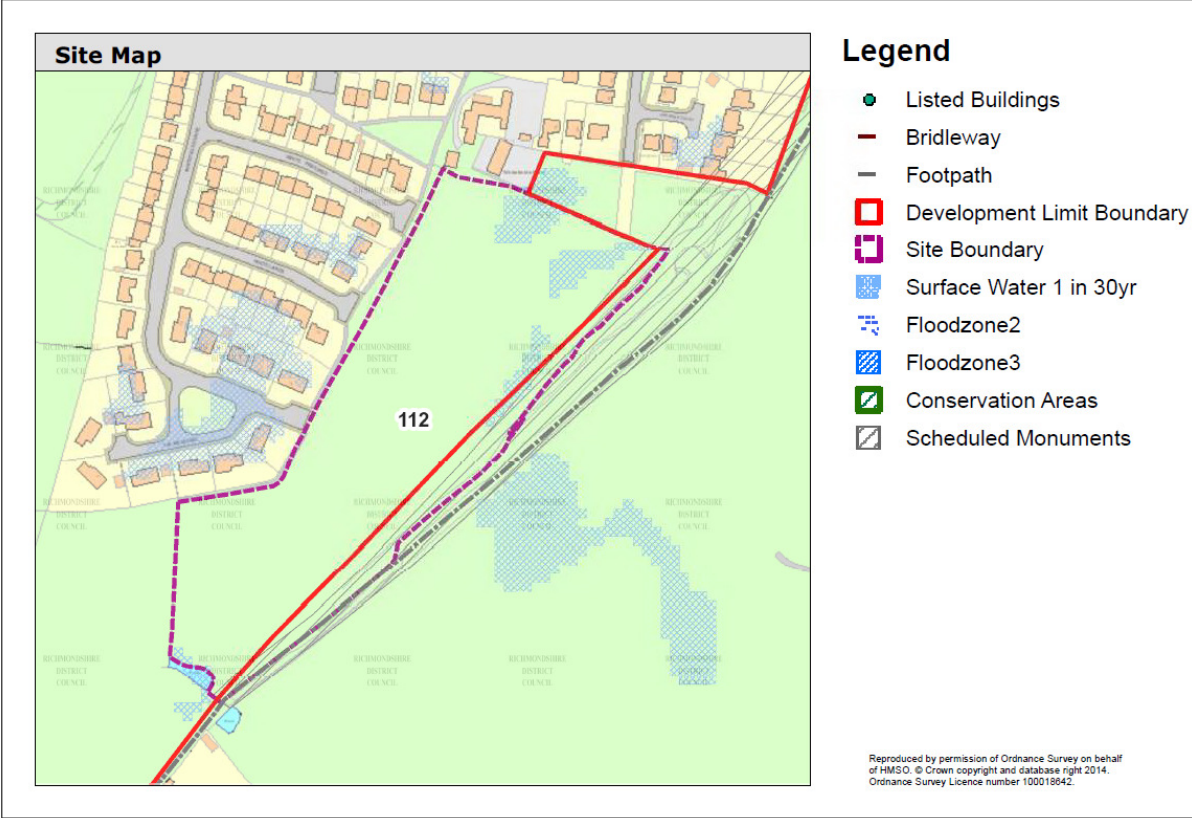
Site Reference	70
Site Name & Location	Hurgill Lodge Stables, Hurgill Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Former Stables currently grass paddocks. North – Hurgill Rd, Housing & Grazing land, East – Housing and gardens, South – Westfields & Grazing land West – Hurgill Lodge & Grounds. No recent planning history.
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 sloping both north to south and west to east. Trees and hedgerows along boundaries
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services available nearby. Suitable access(es) may be achievable from Hurgill Road and/or Westfields
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is no longer making available for development in the immediate 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 development. Developer interest in the past.

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>Site is located adjacent to development limits and is likely to be developable subject to achievement of an appropriate access and design reflecting its location. This site is not currently deliverable as the landowner is not making available for development at this time.</p>			



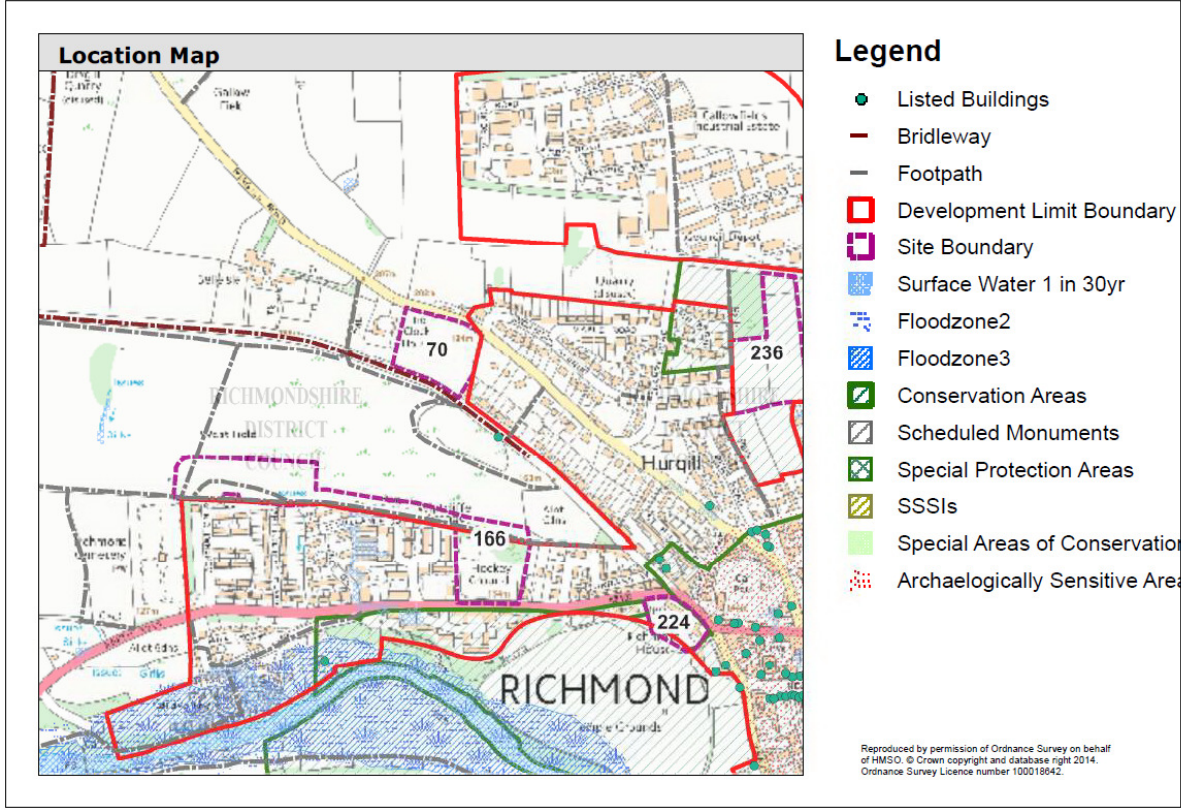
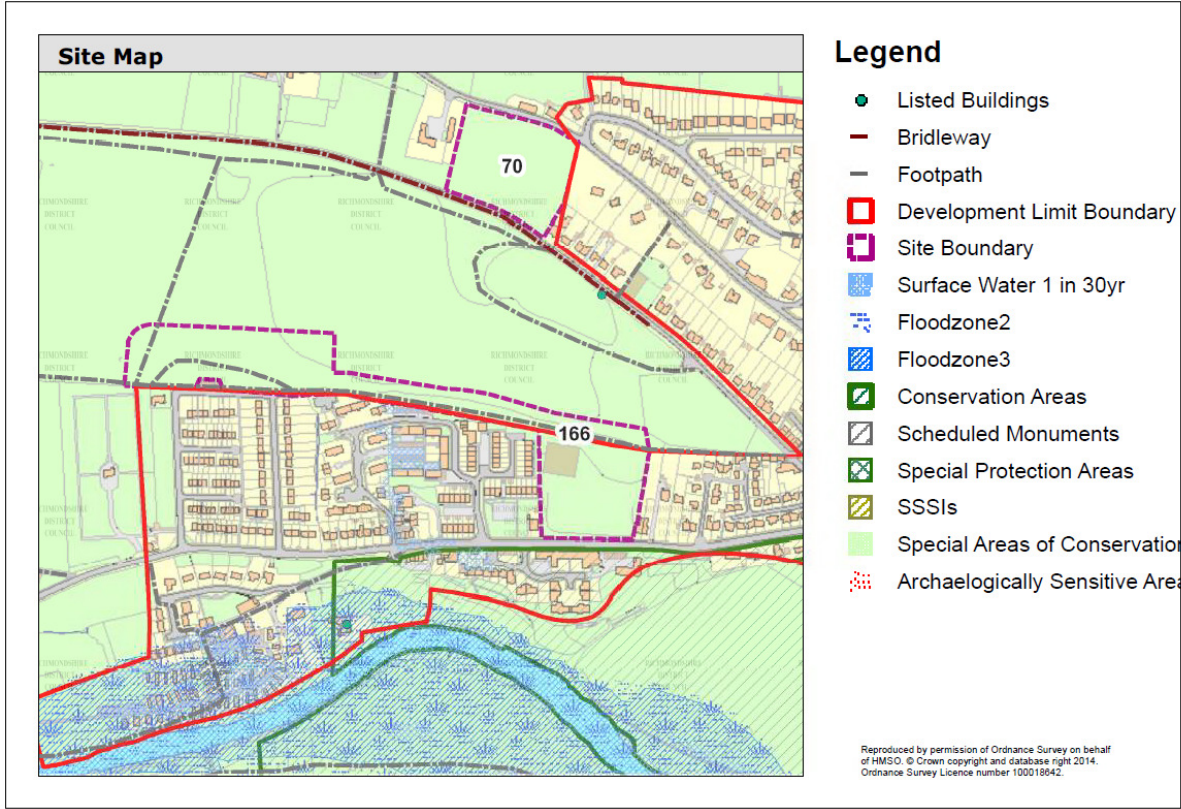
Site Reference	112
Site Name & Location	Land to rear of Whitefields Farm, Richmond, DL10 4JE
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is former agricultural field. North – Tree Belt & Housing, East – Scots Dyke & Agricultural Land South – Playing Field & Sandford House and gardens, West – Housing & School Playing Fields. Outline planning permission (14/00079/OUT) for erection of 9 dwellings granted 6 th November 2014.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within existing development limits and outline permission in agreement with English Heritage protects Scots Dyke Scheduled Ancient Monument by keeping development away from it and includes a unilateral undertaking for the transfer of undeveloped land including monument to Richmondshire Landscape Trust for future management.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development with existing permission providing appropriate infrastructure and accessibility.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of developer who has sought and received outline planning permission with a further detailed application anticipated in the near future.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable and is in ownership of developer.

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"/>
	<p>Site is deliverable and developable with an outline application and a detailed planning application anticipated in near future. Site is in ownership of a developer.</p>			



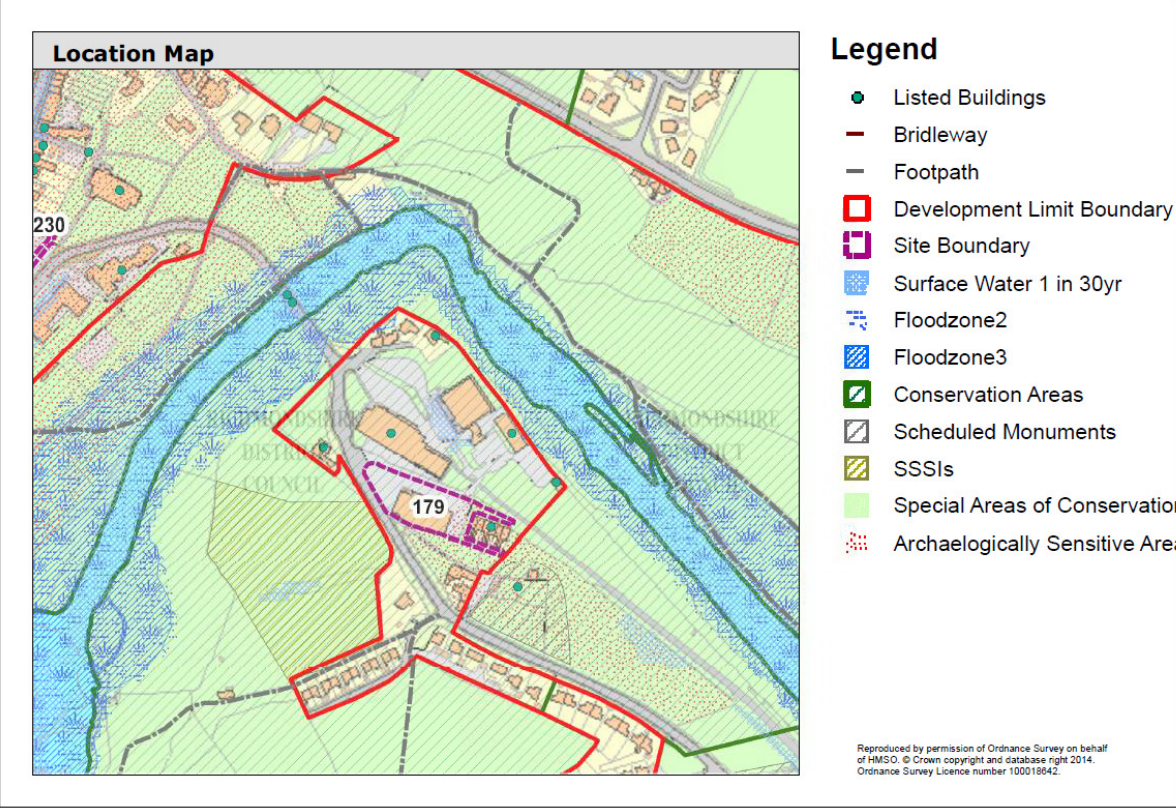
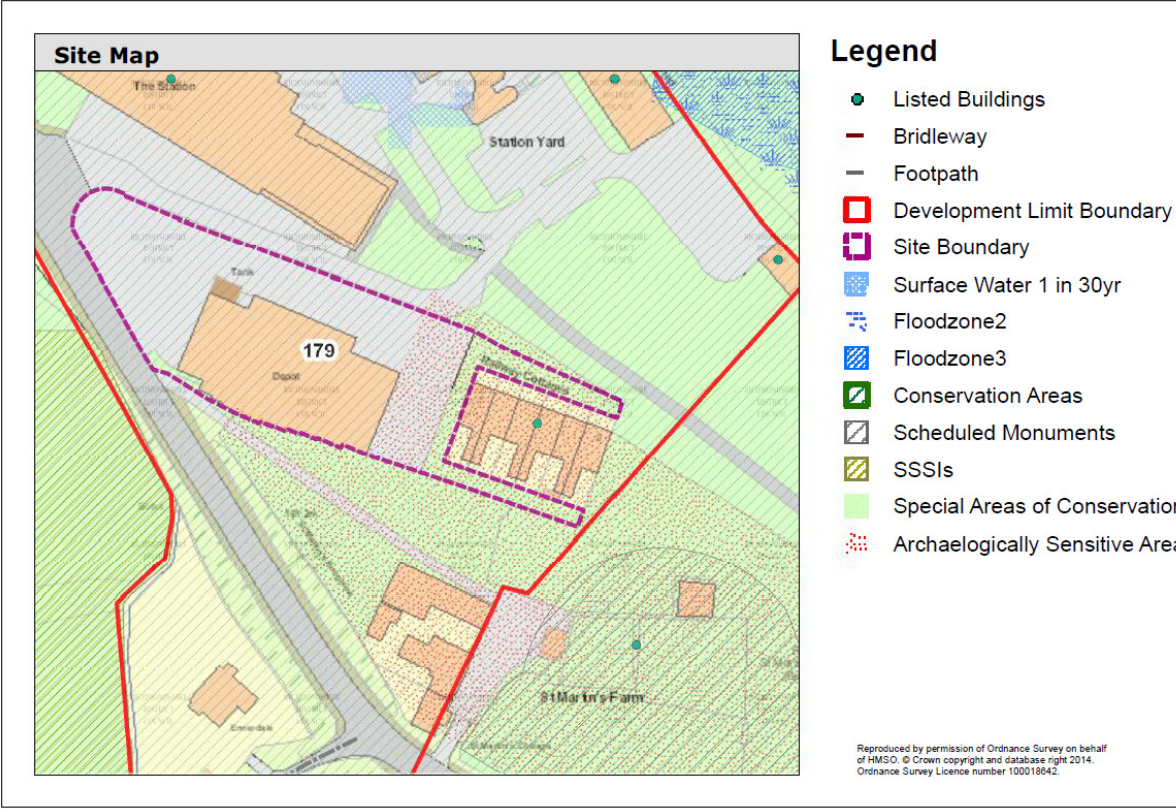
Site Reference	166
Site Name & Location	Former Hockey Field, Reeth Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Former hockey field currently overgrown grassland with small area of hardstanding. North – Agricultural grazing & allotments, East – Housing & Gardens, South – Reeth Rd, Former Convent now housing, West – Housing. Full Planning Permission (04/01596/FULL) previously granted now expired for 48 dwellings.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within existing development limit and is suitable for development. Site is sloping North to South. Trees and hedgerows along boundaries with preservation orders on those along northern boundary. Site is adjacent to Richmond Conservation Area.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services will be available from nearby housing. Suitable access will be achievable from Reeth Rd
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and has now been purchased by a developer who is seeking to bring forward for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable without any significant abnormal costs except groundworks and foundations reflecting embankments on site. Site is in ownership of developer who is seeking to bring forward for 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"/>
	Site is deliverable and developable and is in ownership of a developer who is seeking to bring forward for development in the near future.			



Site Reference	179
Site Name & Location	Priory House, The Station, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site was former bus depot. Development in progress implementing full planning permission for development of 24 apartments.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development and is under construction.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development and is under construction.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is Under Construction
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is Under Construction

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"/>
	Site is deliverable and developable and is currently under construction.			



Site Reference	214/285
Site Name & Location	Land South of Green Howards Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields with a. North –Green Howards Rd, New service reservoir and agricultural grazing fields, East – Housing at Alexandra Way & Olav Rd, South –Housing and grounds, West – Agricultural grazing fields. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Parts of site are adjacent to existing development limit (CP4) as sites forms part of gap between existing development. Site is located on a steep incline which slopes north to south and sharply in places. Site is located within Richmond conservation area and forms part of the Bolton Crofts area recognised in the conservation area statement as an impressive backcloth to the town and a green swathe reaching deep in to the heart of the town, which is still a particularly striking and important characteristic of Richmond. Site is visible from Castle Keep, an identified (CP12) historic public viewpoint although protected trees to the south screen much of this area. Trees and hedges along boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services will be available from nearby housing. Suitable access for a small scale of development likely to be achievable from Bolton Avenue and Green Howards Rd subject to capacity of existing road network including Gallowgate junction & Quakers Lane. Footpath along eastern boundary.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of multiple landowners who are making available for development.

<p>Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No known developer interest.</p>			
<p>Overall Deliverability and Developability</p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input checked="" type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>Site is adjacent to existing development limits and the largely screened southern part of site may offer scope for a limited scale of development in the longer term subject to appropriate design and landscaping which takes account of topography and its sensitive location and the importance of this area within the Richmond Conservation Area and mitigates sky lining from key historic viewpoints including Castle Keep. Development of this site would also have to ensure an appropriate access and sufficient capacity within existing road network including Gallowgate junction and Quakers Lane.</p>			

