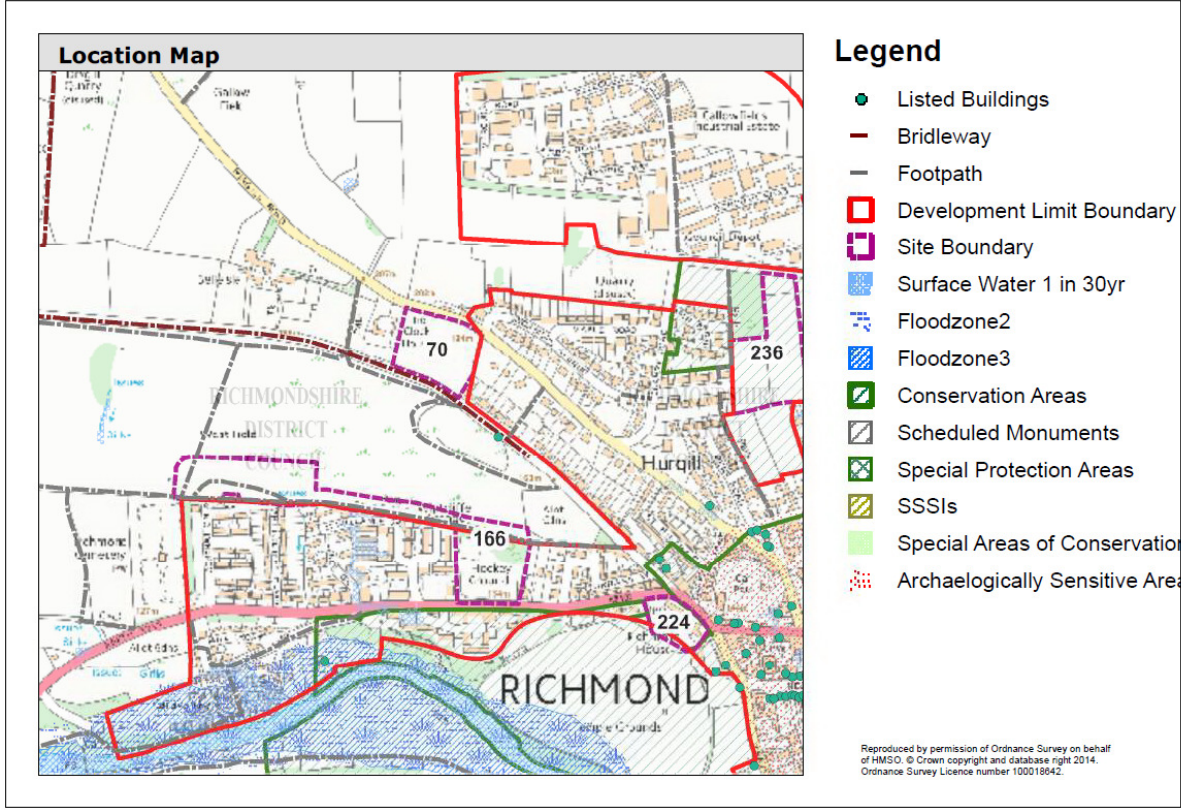
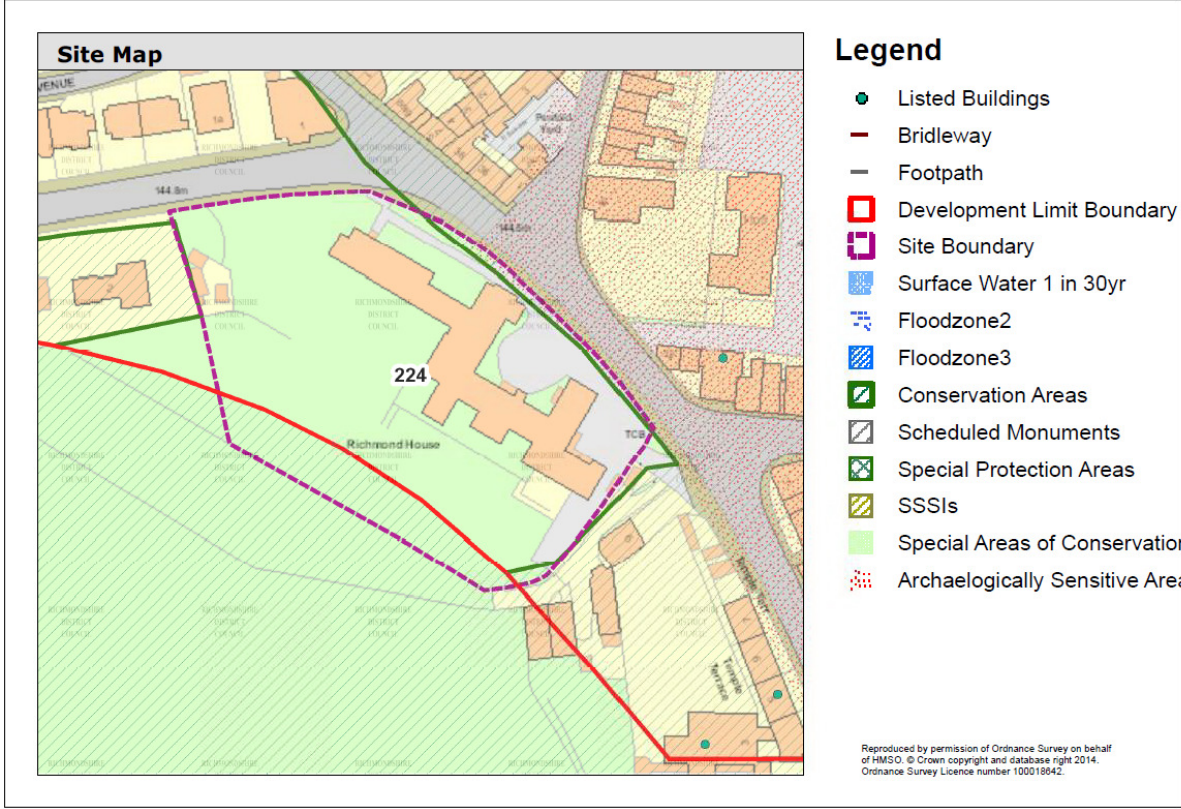


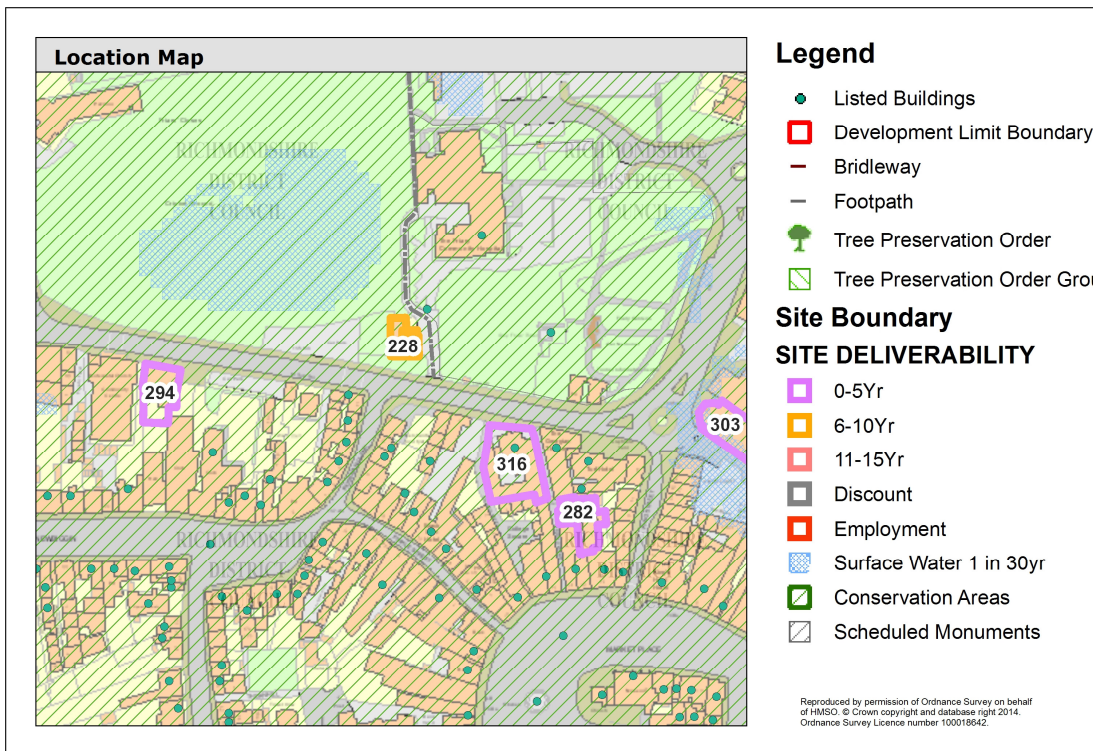
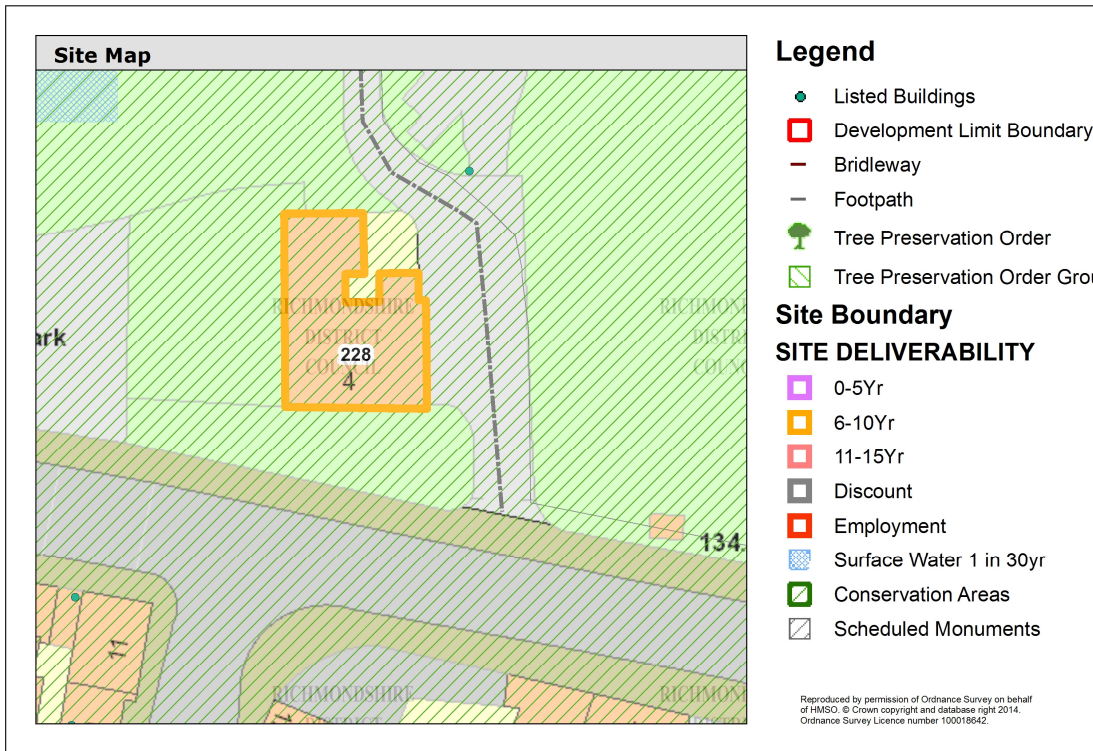
Site Reference	224
Site Name & Location	Richmond House, Reeth Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site was former care home. Development in progress implementing full planning permission 14/00208/FULL for development of 12 houses and 8 apartments.
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	228
Site Name & Location	Friary Lodge, Victoria Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Former NHS building last used as an office now vacant. North – Cricket Club, Park & Hospital, East – Park, South – Victoria Rd & Retail premises, West – Car Park and Cricket Pitch. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Building is located within existing development limit. Grade II Listed Building located within Richmond Conservation Area. Numerous trees in grounds surrounding building.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services will be available on site. Existing access from Victoria Rd likely to be suitable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and NHS property services are making available for development as no longer required for previous uses.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Conversion is likely to be achievable subject to taking in to account its listing. Site owners are making available for development.

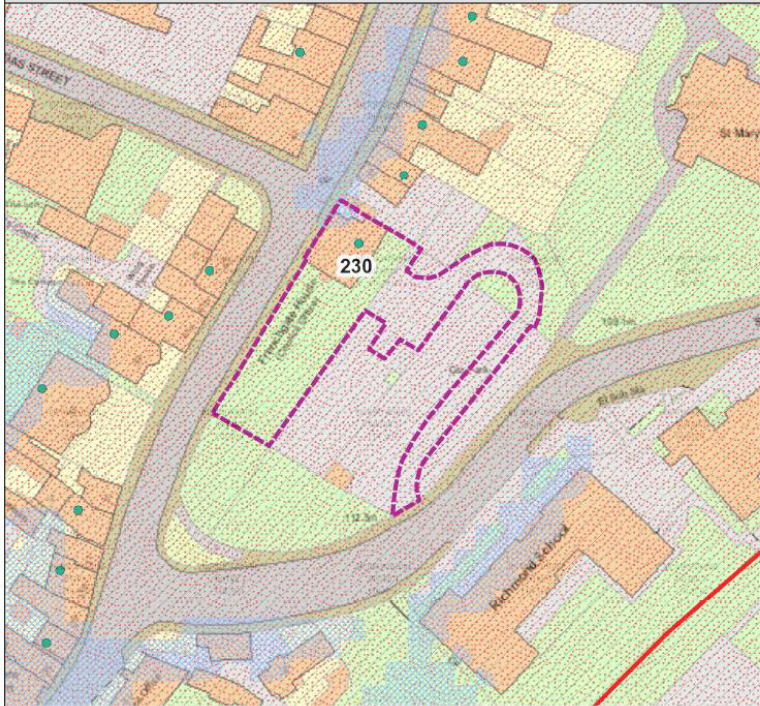
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is likely to be developable for conversion in to housing subject to appropriate consideration of its Grade II listing and location in the conservation area and is no longer required by its owner.</p>			



Site Reference	230
Site Name & Location	Frenchgate House, Frenchgate, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site was former council offices. Development in progress implementing full planning permission 14/00246/FULL for conversion in to 4 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 currently being converted.
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 currently being converted.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Building is currently being converted
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Building is currently being converted

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 being converted.			

Site Map

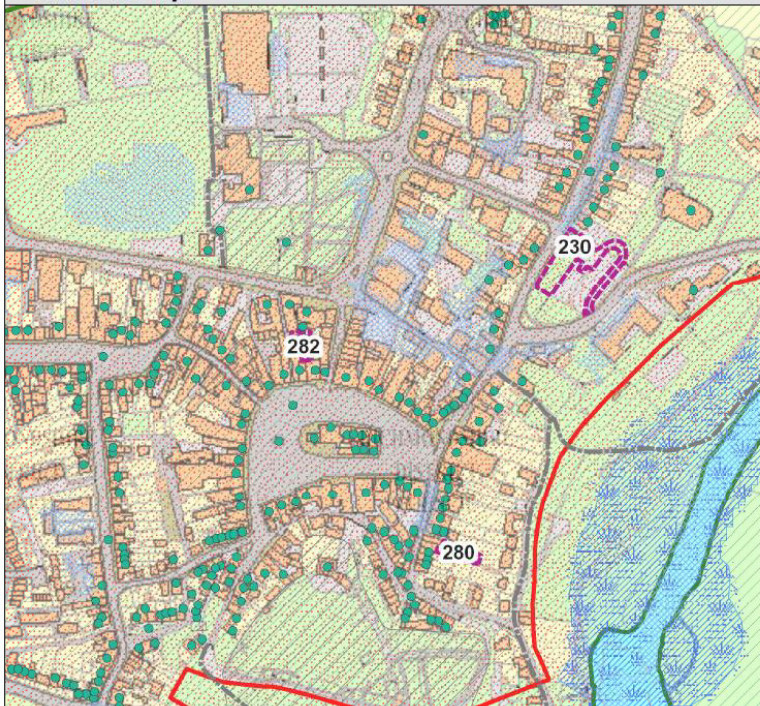


Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- SSSIs
- Special Areas of Conservation
- Archaeologically Sensitive Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018042.

Location Map



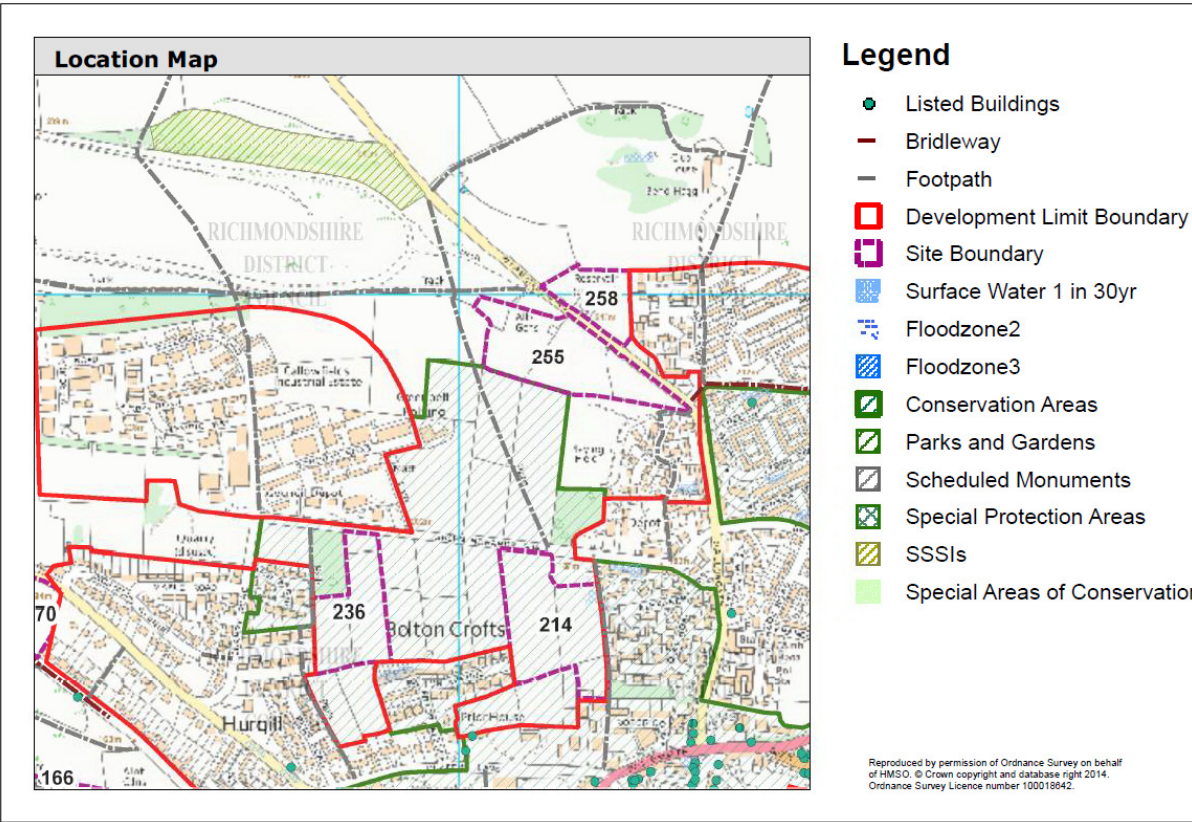
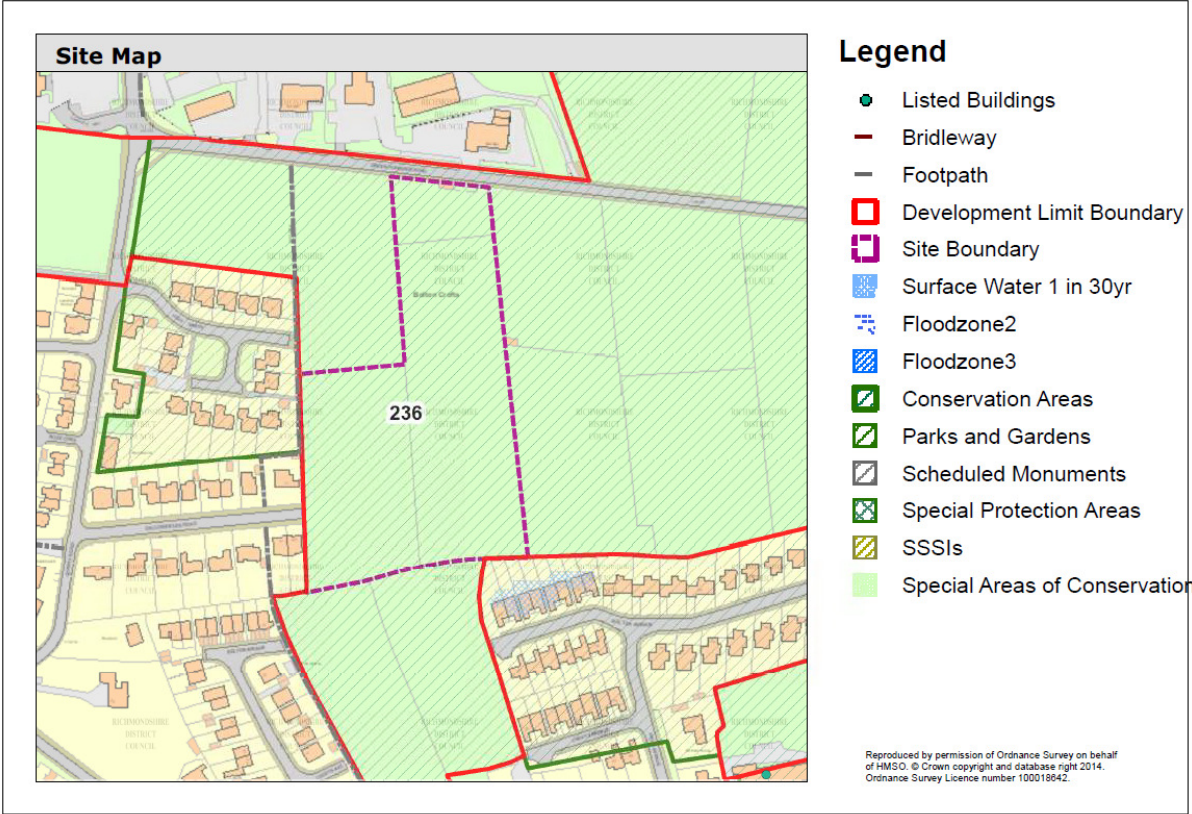
Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- SSSIs
- Special Areas of Conservation
- Archaeologically Sensitive Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018042.

Site Reference	236
Site Name & Location	Bolton Crofts West, Green Howards Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields. North – Green Howards Rd & Industrial Units, East – Agricultural grazing fields, South – Agricultural grazing fields & Housing, West – Agricultural grazing field, Woodland and Housing. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western and Southern 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 directly visible and particularly prominent from Castle Keep, an identified (CP12) historic public viewpoint. 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 an appropriate scale of development likely to be achievable from Gallowfields Rd subject to capacity of existing road network including Quakers Lane & Gallowgate junction. Footpath along part of western boundary.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of landowner who is making available for development.

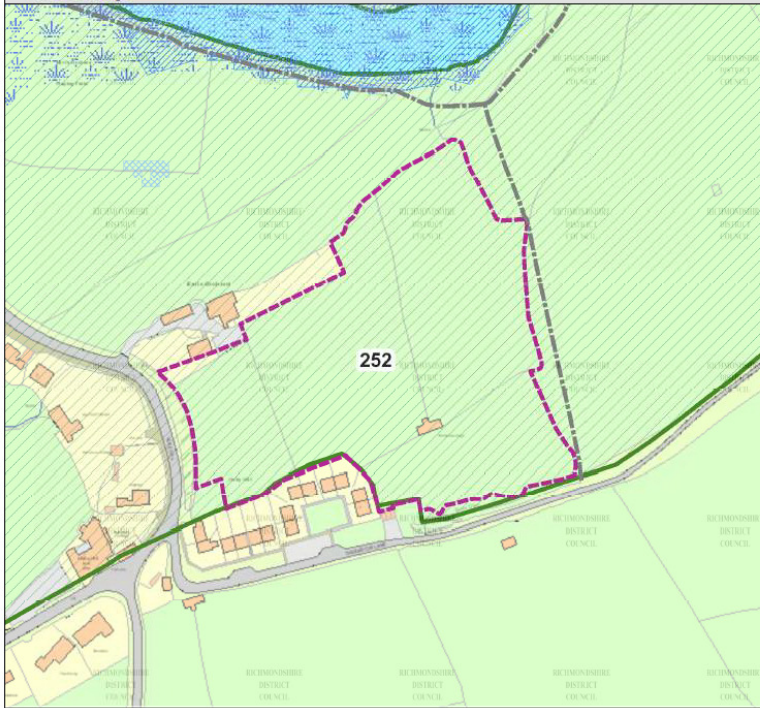
<p>Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Development of site would have to take in to account its topography, sensitive location and achievement of appropriate access. No known 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 type="checkbox"/></p>	<p>Discounted <input checked="" type="checkbox"/></p>
<p>Site is adjacent to existing development limits. However this site is prominently located in an area that is identified as an important characteristic of the Richmond Conservation Area and is particularly visible from the identified historic viewpoints including the Castle Keep. This site is therefore not suitable for development or inclusion in the SHLAA.</p>				



Site Reference	252
Site Name & Location	Land at Slegill, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural grazing land, Cottage and garden. North – Woodland, Earls Orchard & Grounds, River, South – Housing and Theakston Lane, East – Agricultural grazing land, West – Slegill Road & Houses and Gardens. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located in open countryside and is not adjacent to existing development limits. Site is located within Richmond Conservation Area and is prominent in views from identified (CP12) historic public viewpoints including the Castle Keep and Slegill. This site is also identified as forming part of the landscape which contributes to the significance of the Scheduled Monument of Richmond Castle. Local Site of Importance for Nature Conservation to North East. Woodland to North is protected by Tree Preservation Order. Site is sloping south to north.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available on site or from nearby housing. Access may be achievable from Theakston Lane subject to capacity. Footpath along eastern boundary.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and land owner is making available for development subject to tenancies.

Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Not likely to be any significant abnormal costs associated with 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"/>
	This site is unsuitable for development as it is located in the open countryside distant from the development limits of Richmond and development of this site would impact upon the landscape which contributes to the significance of the Scheduled Monument of Richmond Castle and in views from identified (CP12) historic public viewpoints including the Castle Keep and Slegill.			

Site Map

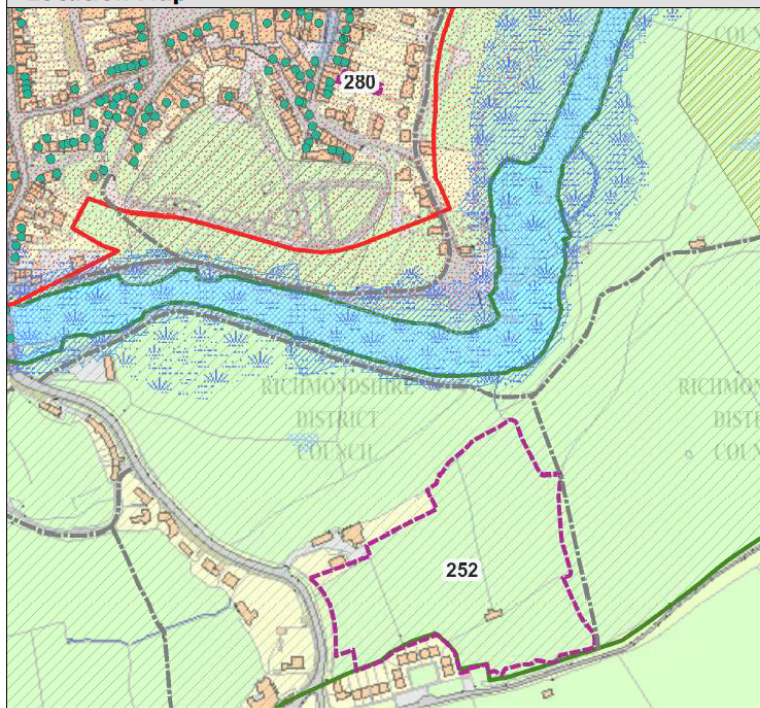


Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- Special Protection Areas
- SSSIs
- Special Areas of Conservation
- Archaeologically Sensitive Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018042.

Location Map



Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Scheduled Monuments
- Special Protection Areas
- SSSIs
- Special Areas of Conservation
- Archaeologically Sensitive Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018042.

Site Reference	255
Site Name & Location	Land South of Whashton Rd, Richmond
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields with a small number of agricultural field buildings. North – Whashton Rd, Former service reservoir and overgrown grassland (Site 258), Car Park, Housing, East – Housing and Gardens, South –Housing, Playing Field and agricultural grazing fields, West – Grassland including former racecourse. No planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Eastern part of site is in close proximity to existing development limit and built confines (CP4). Western part of site is located beyond ridge line and is generally flat. Eastern part of site is sloping west to east. Eastern part of site is located directly between Richmond and Richmond Racecourse conservation area. Trees and stone walls along boundaries. Development of eastern part of site is likely to be visible to some degree from key view points including Castle Keep.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available nearby. Suitable access likely to be achievable from Whashton Road. Extension of footpath to site required.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of multiple landowners who are making available for development but land assembly would be required.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is not likely to present any significant abnormal costs. No known developer interest.

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 in close proximity to existing development limits and built confines. Eastern part of site may be developable subject to appropriate design and landscaping reflecting its sensitive location in proximity to the conservation area and mitigating skylining from key viewpoints including Castle Keep.</p>			

