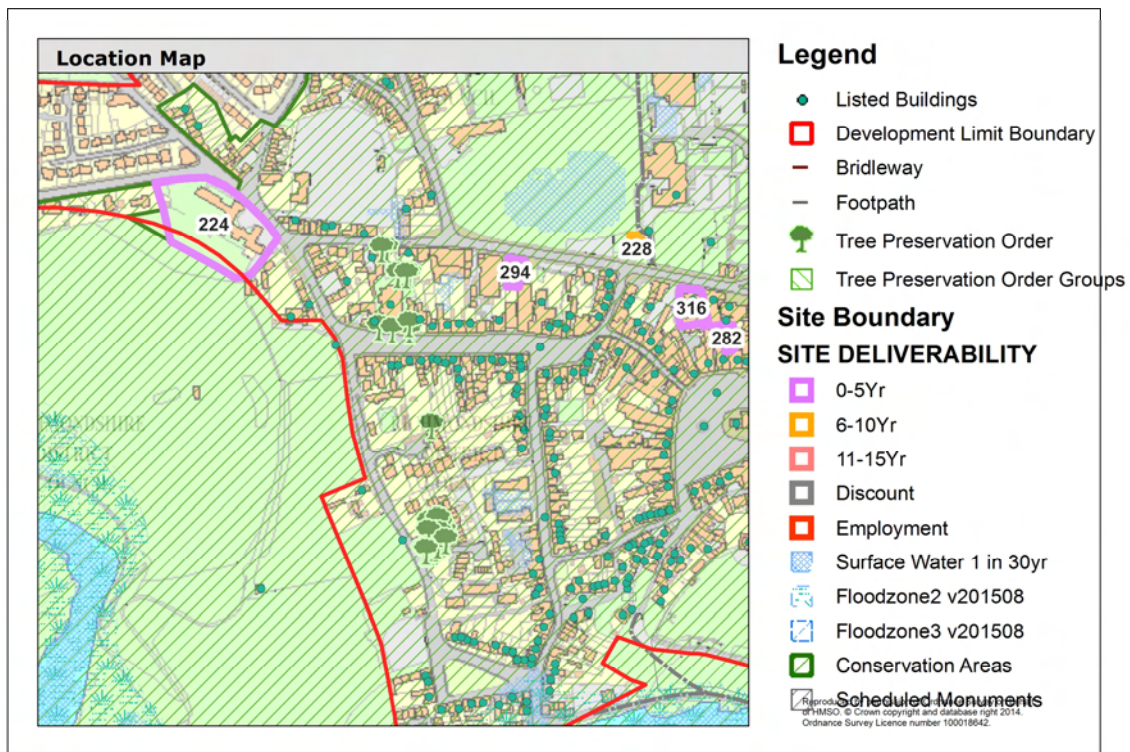
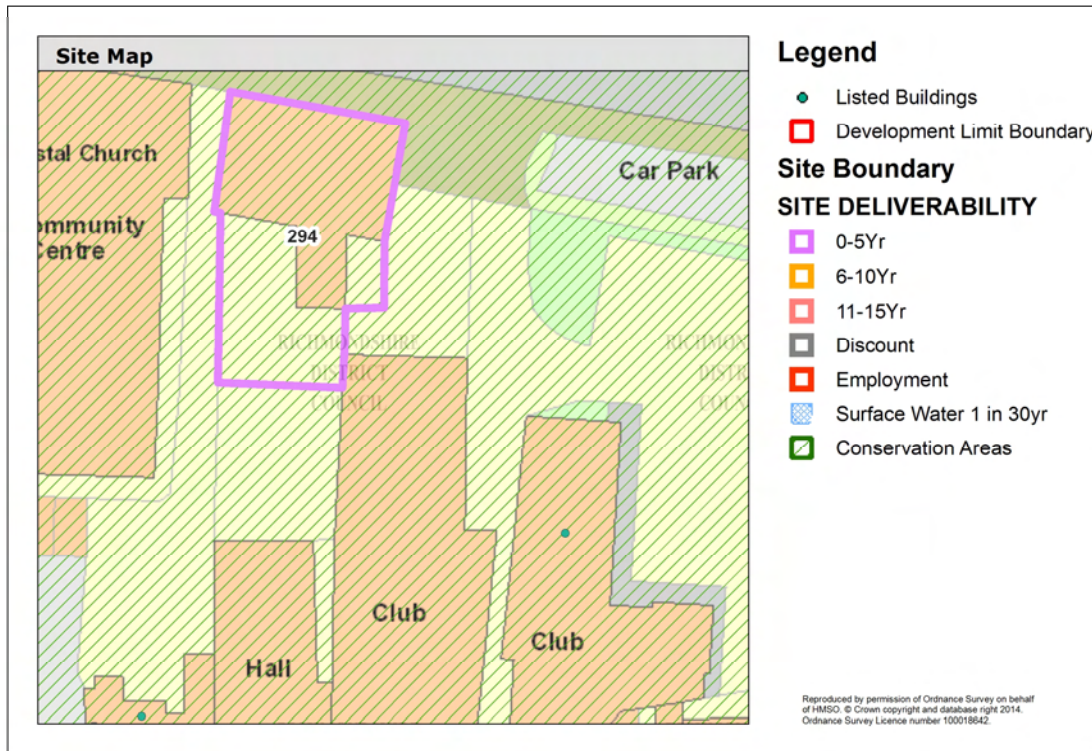


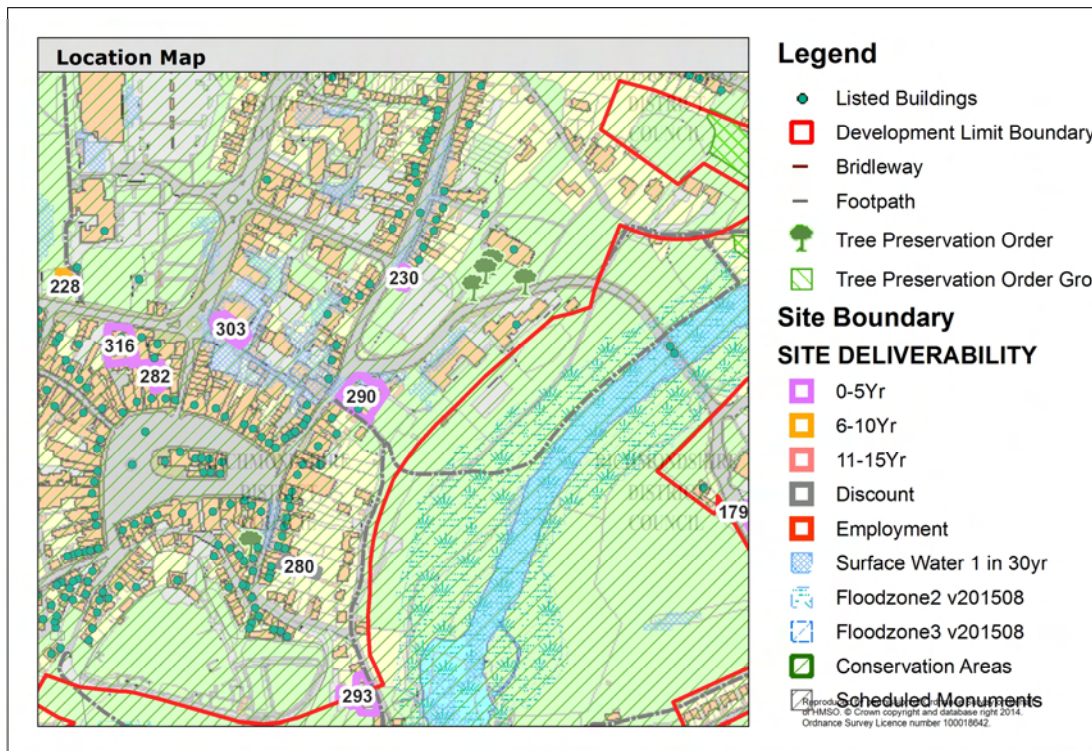
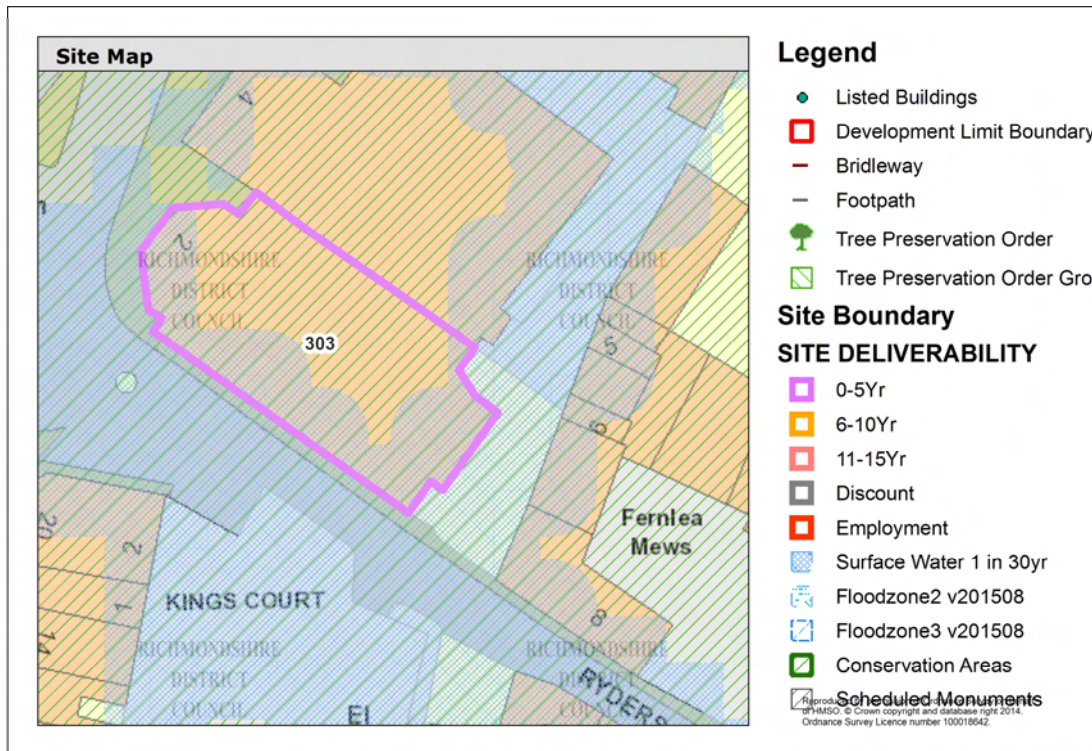
| | |
|---|--|
| Site Reference | 294 |
| Site Name & Location | Former Garage (Library Van Store), Victoria Rd, Richmond, DL10 4AS |
| Land Use & Planning History (Existing Use, Adjacent Uses, Planning History) | Site is a former garage. North – Cricket Club, South – Comrades Club, Job Centre & Conservative Club, East – Car Park, West – Pentecostal Church. Full planning permission (15/00189/FULL) for demolition of existing building and erection of 8 apartments granted 30 th April 2015. |
| 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 is suitable for development with an extant full permission subject to appropriate archaeological recording scheme. |
| 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 full planning permission with development expected to proceed in the near future. |
| Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply) | Site is achievable subject to achieving extant planning permission conditions of an archaeological recording scheme and road noise mitigation measures. |

| 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 a full planning permission and development expected to commence in near future.</p> | | | |



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| Site Reference | 303 |
| Site Name & Location | Former Rodbers DIY Store, Queens Rd, Richmond, DL10 4DN |
| Land Use & Planning History (Existing Use, Adjacent Uses, Planning History) | Site is a former DIY Store North – Carpet Store, South – Ryders Wynd, Chemist & Hotel Car Park, East – Housing & Museum, West – Queens Rd & Roundabout. Full planning permission (15/00178/FULL) for conversion of existing building in to 8 apartments and a shop granted 12 th November 2015. |
| 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 is suitable for development with an extant full permission. |
| 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 full planning permission with development expected to proceed 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 negotiations have sought to ensure a viable development can be brought forward. Owner going to re-develop. |

| 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 a full planning permission and development expected to commence in near future.</p> | | | |



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| Site Reference | 316 |
| Site Name & Location | The Fleece, Victoria Rd, Richmond, |
| Land Use & Planning History (Existing Use, Adjacent Uses, Planning History) | Site is a former Pub. North – Victoria Rd & Park, South – Retail Premises & Housing, , East – Theatre & Retail Premises, West – Pub & Retail Premises. Full planning application (15/00916/FULL) under consideration for conversion in to boutique hotel and 6 residential units. |
| 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 is likely to be suitable for appropriate conversion subject to appropriate consideration of its Grade II Listing. |
| Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services) | Site is likely to be suitable for development with access subject to the appropriate provision of parking. Site is located on edge of town centre and well related to existing services and public transport. |
| Site Availability (Ownership, Timescales, Tenancies, Legal Matters) | Site is in ownership of developer who is seeking to re-develop subject to receipt of planning permission. |
| Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply) | Site is likely to be achievable and negotiations are taking place to ensure a viable development can be brought forward. Owned by a 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"/> |
|--|---|--|---|--|
| | Site is deliverable and developable with development expected to proceed subject to receipt of planning permission. | | | |

