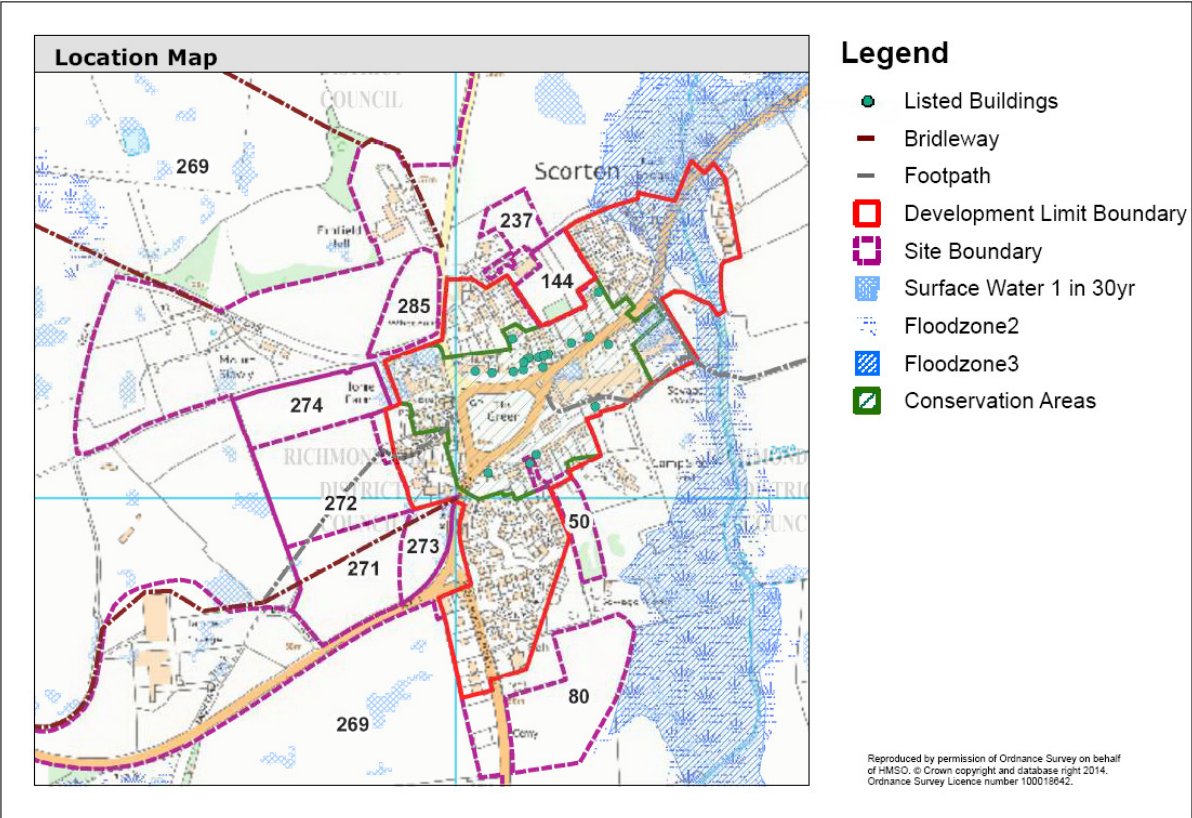
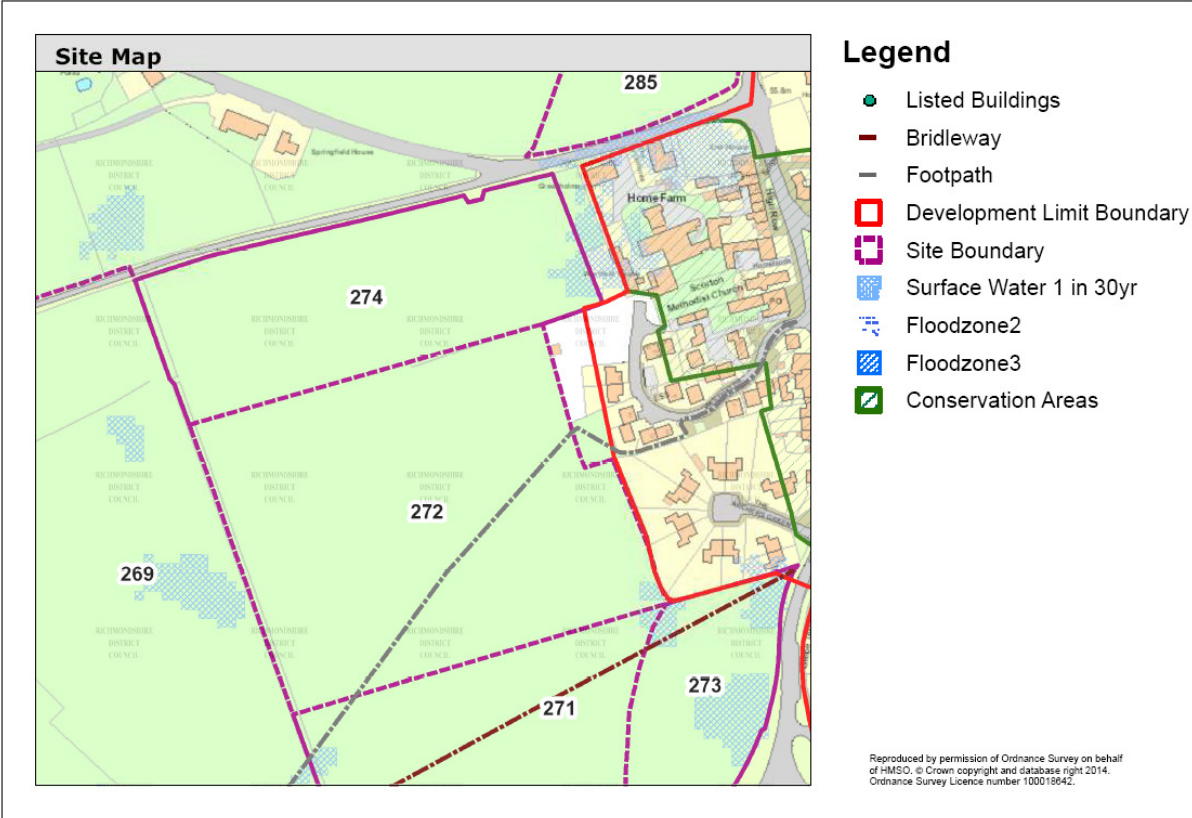


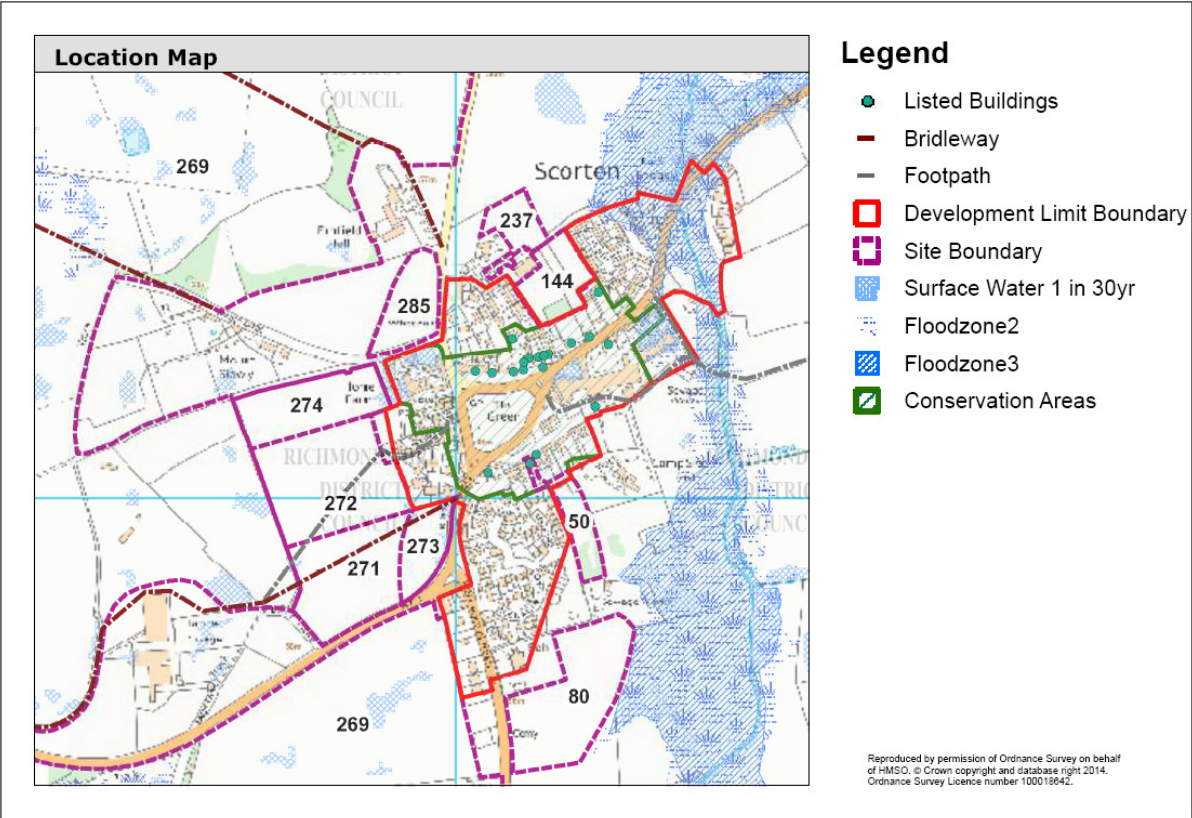
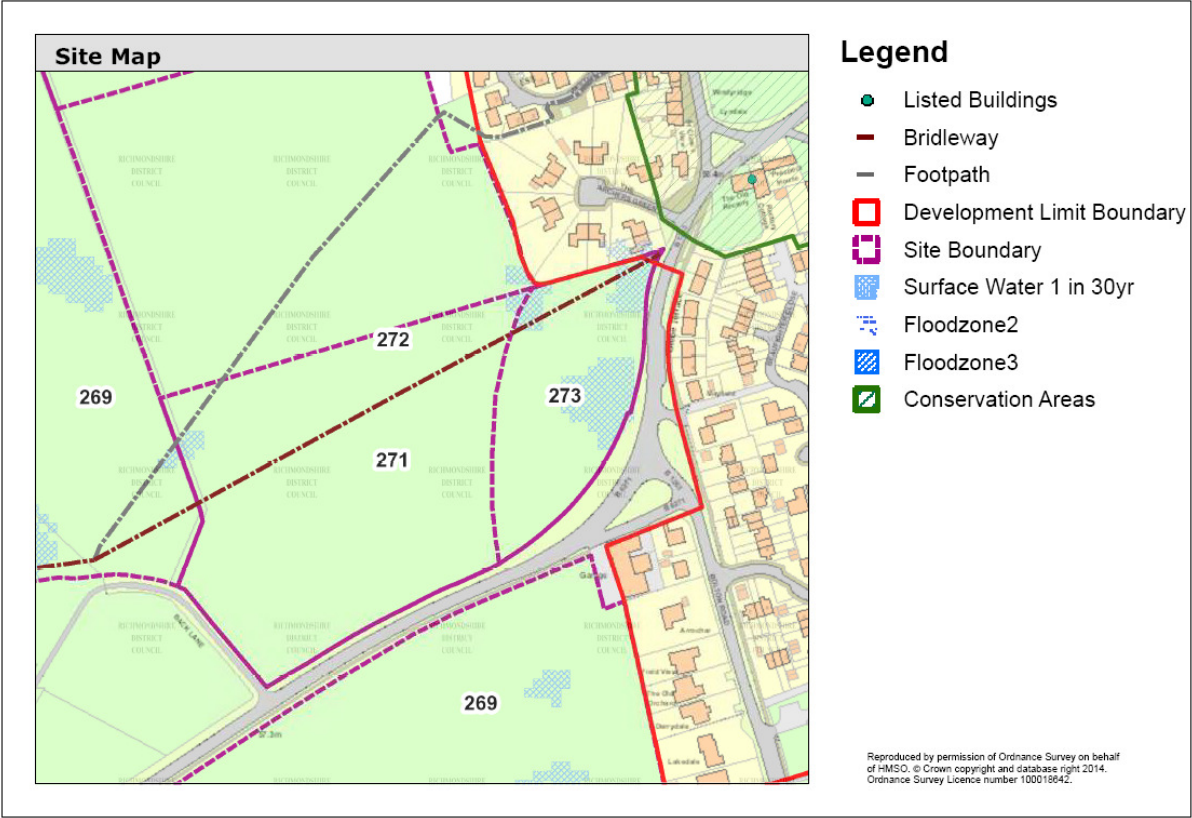
Site Reference	272
Site Name & Location	Land West of Westfields, Scorton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing paddocks. No recent planning history North – Grazing land & football field (Site 274) South – Grazing land (Site 271) East – Housing West – Grazing 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 limit (CP4). Site is generally flat. Trees and hedgerows along existing boundaries. Western part of site is used as a football field.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. Access will be required through one of adjacent sites (271 & 274). Bridleway crosses site
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)	Unlikely to be any significant abnormal costs associated with development of this site. 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 adjacent to existing settlement development limits (CP4) and is developable subject to provision of an appropriate access which is dependent upon development of one of adjoining sites to North or South (274 & 271).</p>			



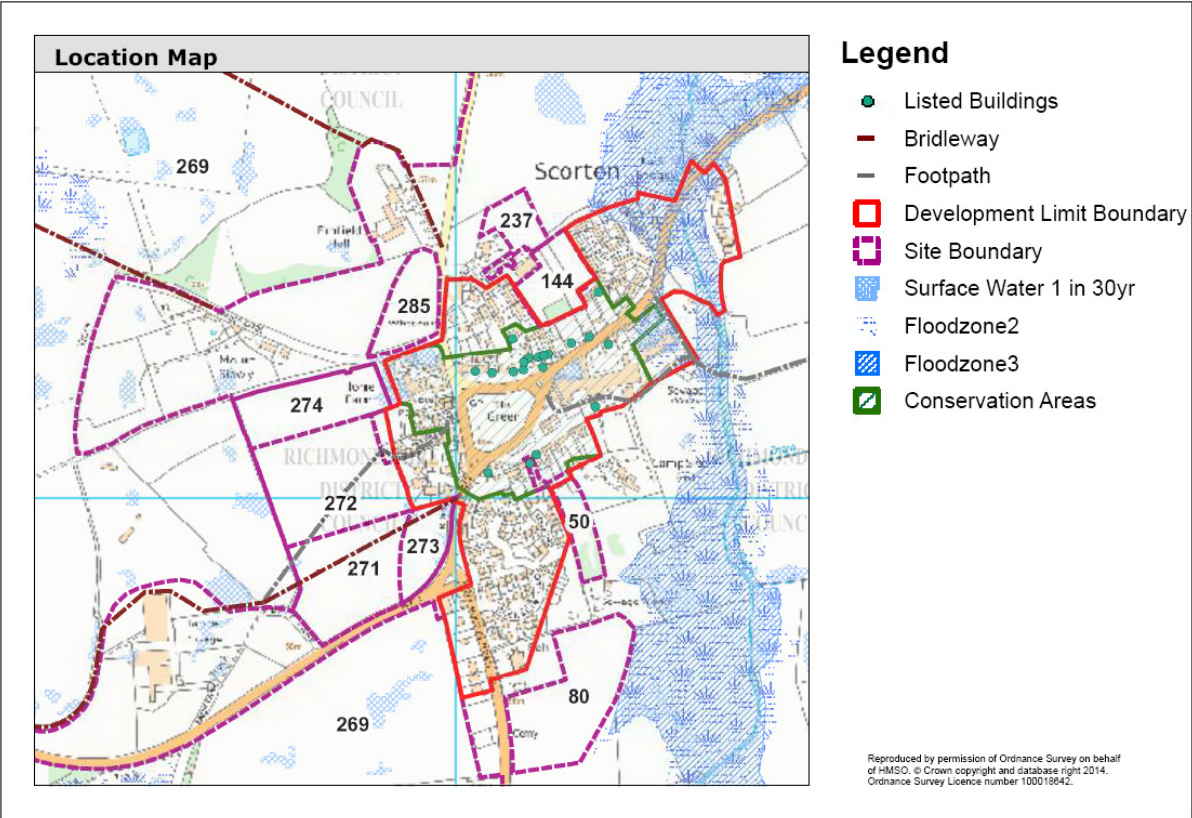
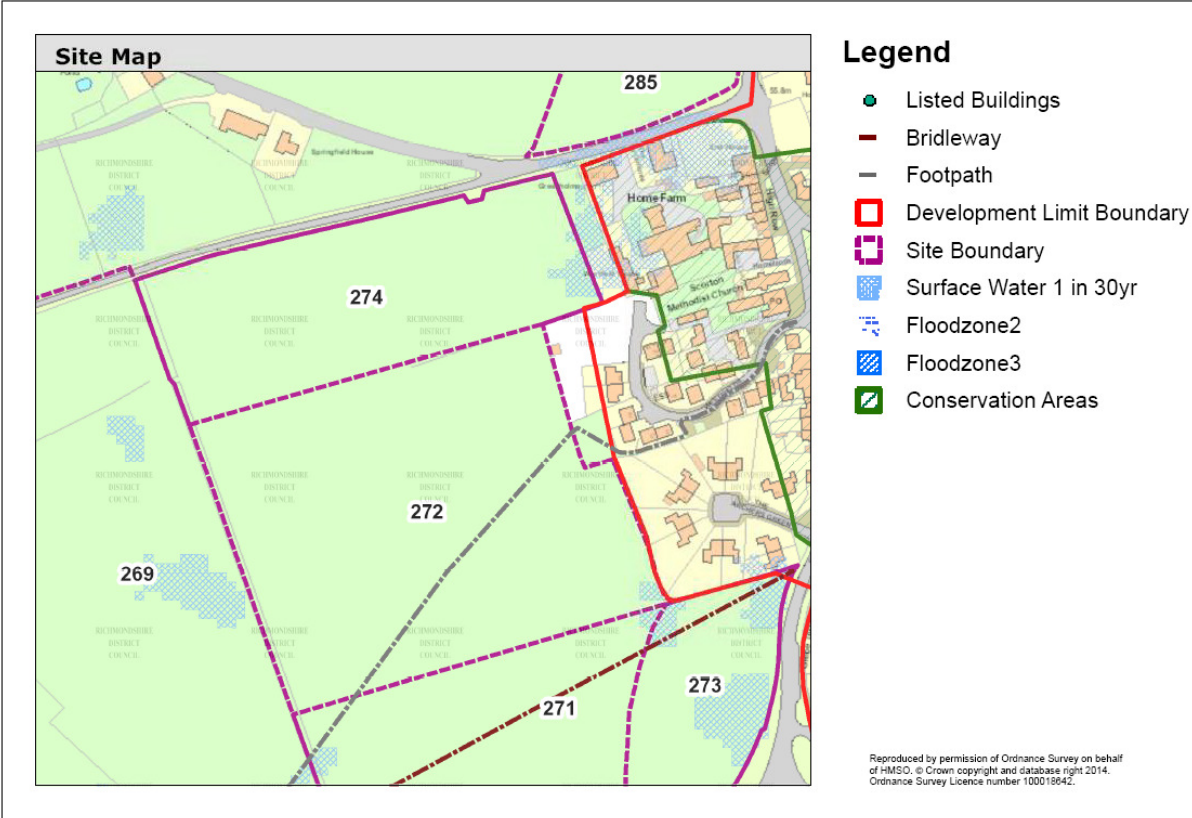
Site Reference	273
Site Name & Location	Land to South of Archers Green, Scorton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing paddocks. No recent planning history North – Housing South – B6271 & Garage East – B1263 & Housing West – Grazing land (Site 271)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limit (CP4) and prominently located on entrance to village. Site is generally flat. Trees and hedgerows along existing boundaries. Areas at risk of surface water flooding (1 in 30yr).
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access on to B6271 may be achievable. Small area at risk of surface water flooding. Bridleway crosses northern part of site.
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)	Unlikely to be any significant abnormal costs 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"/>
	<p>Site is adjacent to existing settlement development limits (CP4). Site is likely to be developable subject to development taking in to account prominent location on entrance to village, achievement of an appropriate access and mitigation of surface water flooding.</p>			



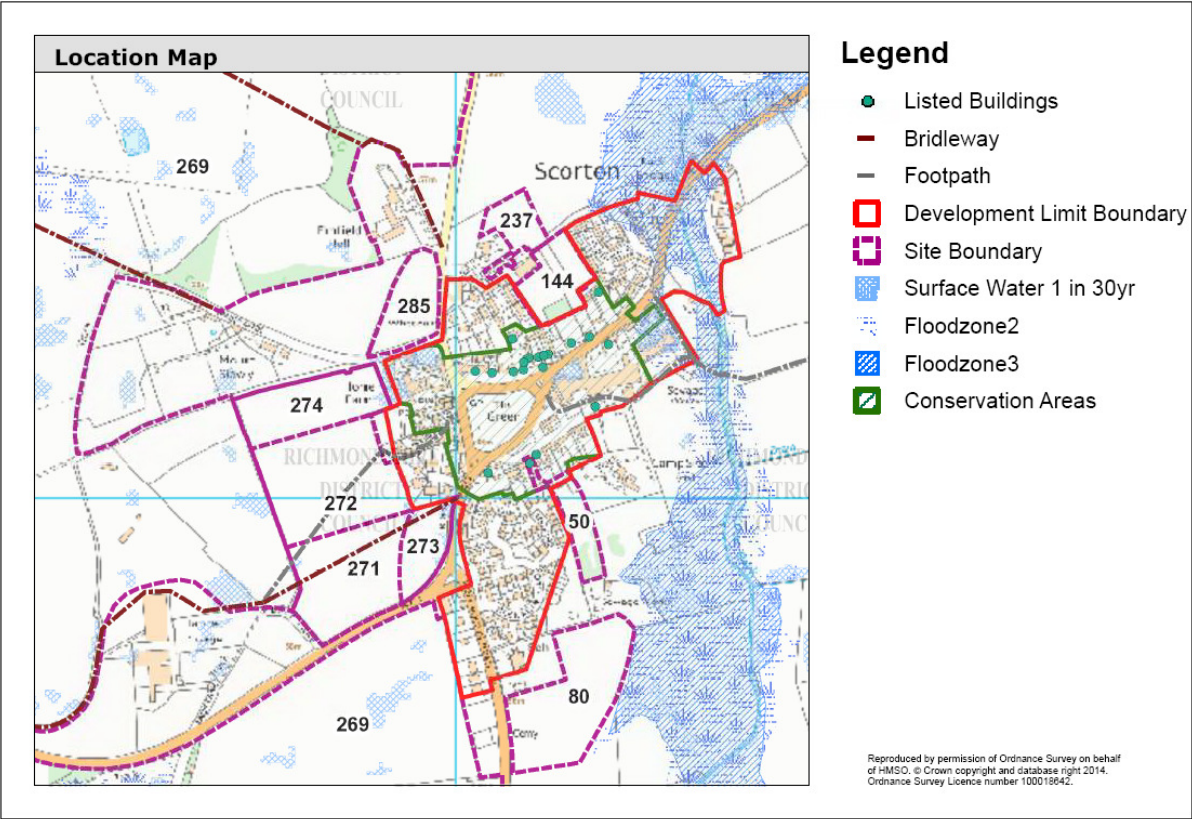
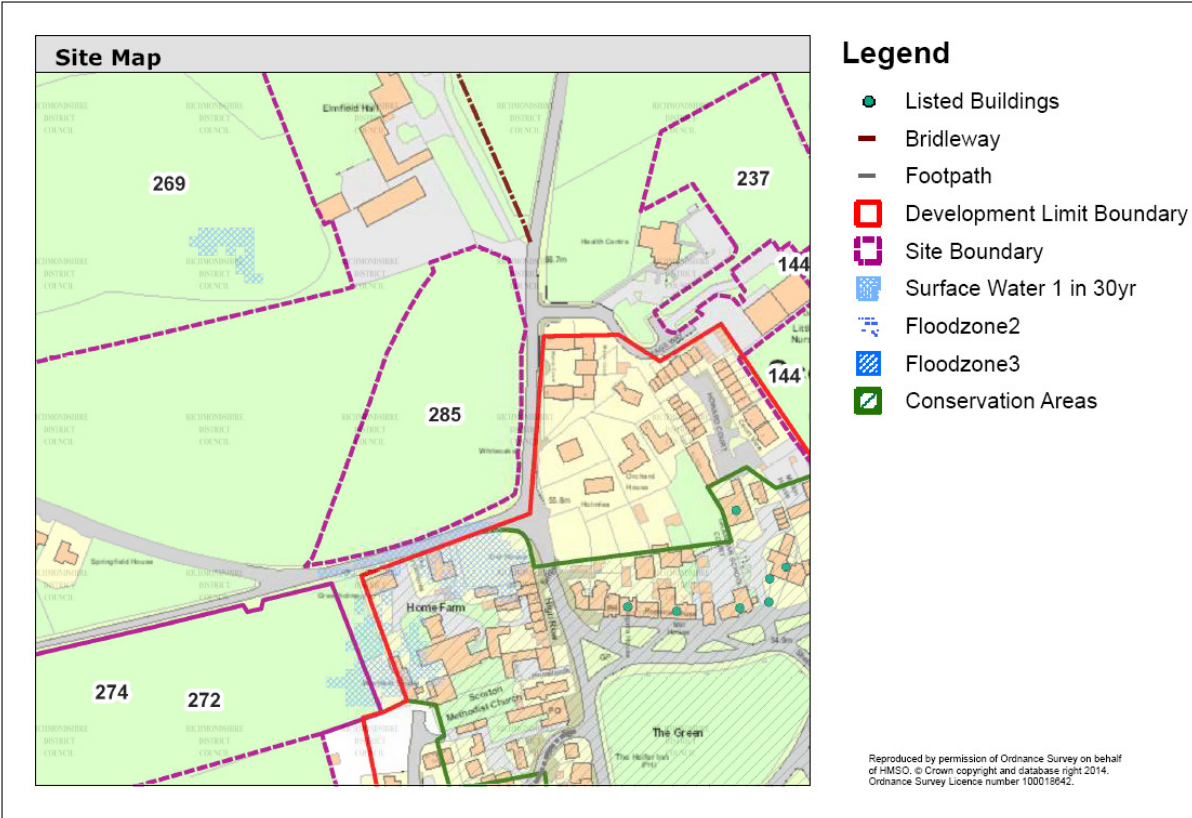
Site Reference	274
Site Name & Location	Land West of Home Farm, Scorton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Grazing paddocks partly used as playing field. No recent planning history North – Banks Lane South – Grazing land (Site 272), Housing and gardens East – Housing West – Grazing 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 limit (CP4). Site is generally flat. Trees and hedgerows along existing boundaries. Western part of site is used as a football field.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access on to Banks Lane likely to be achievable. Small area at risk of surface water flooding.
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)	Unlikely to be any significant abnormal costs 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"/>
	<p>Site is adjacent to existing settlement development limits (CP4) and eastern part of site (area not used as a football field) is developable for an appropriate scale of development subject to achievement of a suitable access.</p>			



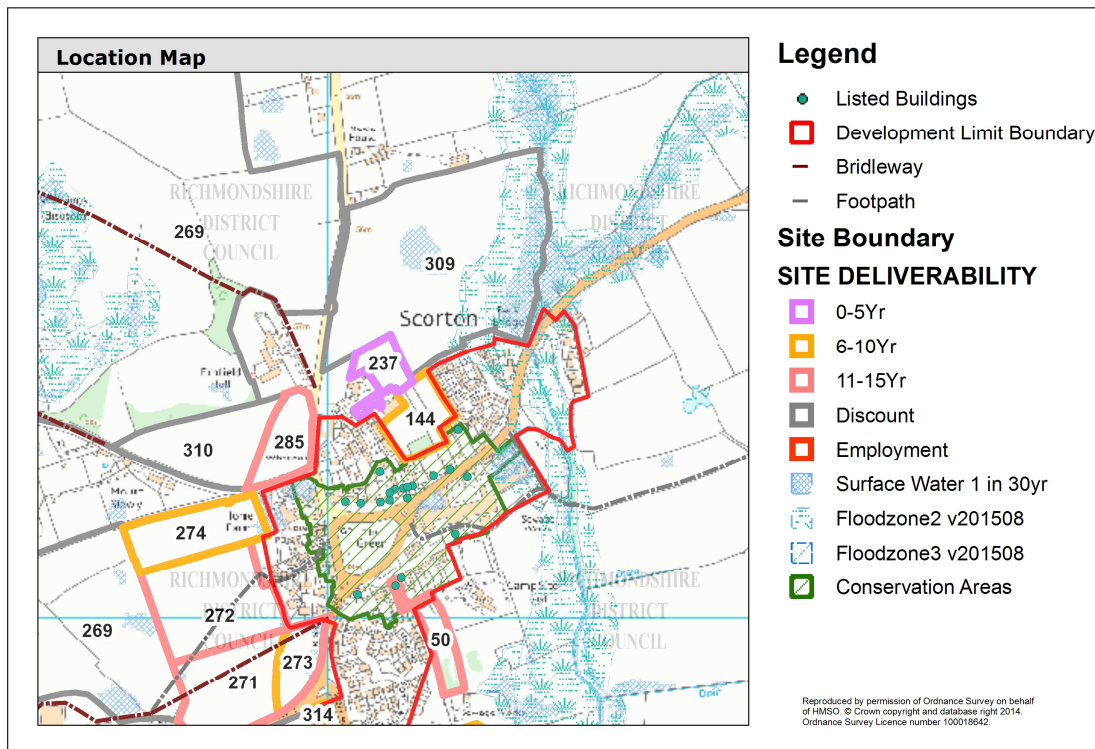
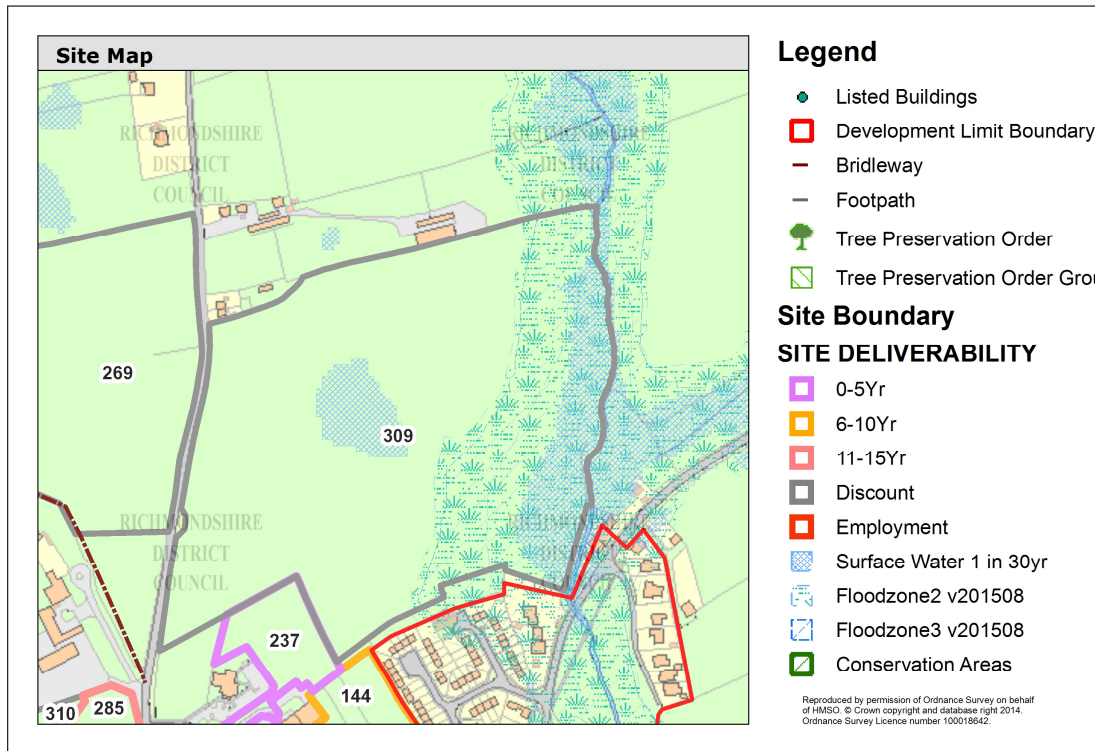
Site Reference	285
Site Name & Location	Land to North of Home Farm, Scorton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural arable land. No recent planning history North – Elmfield Hall and associated grounds South – Banks Lane, Farm & Housing East – Moulton Lane, Housing West – Arable 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 limit (CP4) and is situated within existing settlement form. Adjacent to Scorton conservation area. Site is generally flat. Trees and hedgerows along existing boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring road. Suitable access on to Moulton Lane directly or via Banks Lane and existing junction likely to be achievable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	UCF Site identified by officers. Site availability unknown.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of this site. 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 adjacent to existing settlement development limits (CP4) and is developable for an appropriate scale of development subject to its availability, suitable access and consideration of its adjacency to the conservation area.</p>			



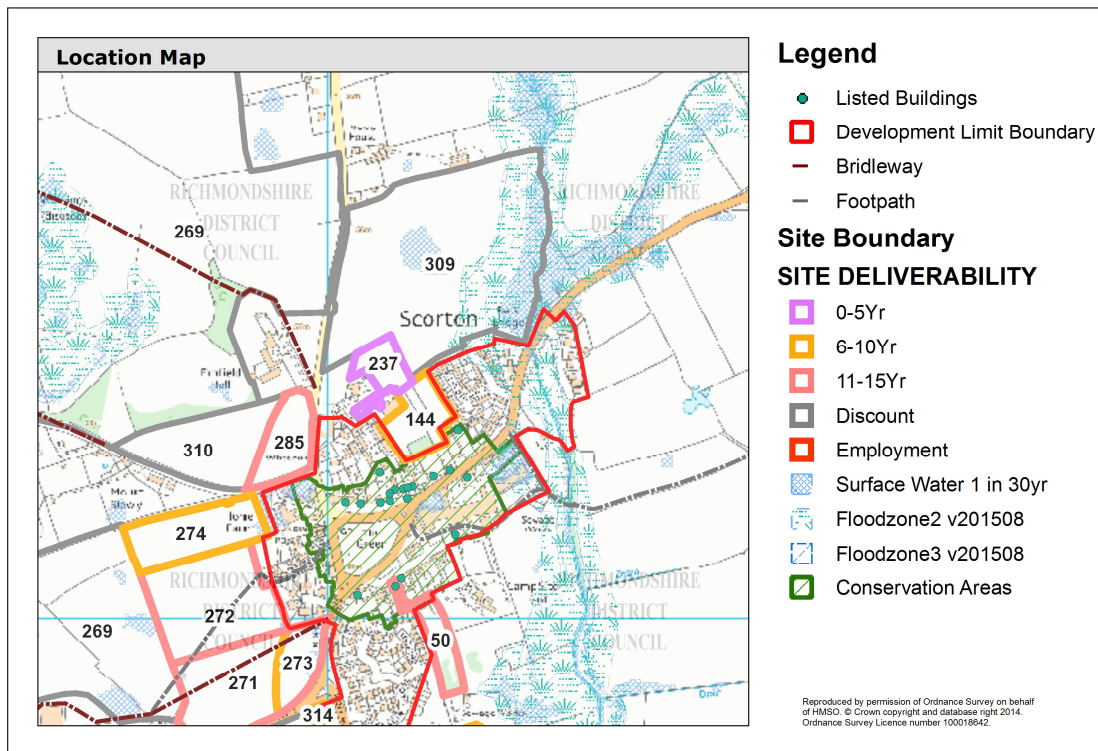
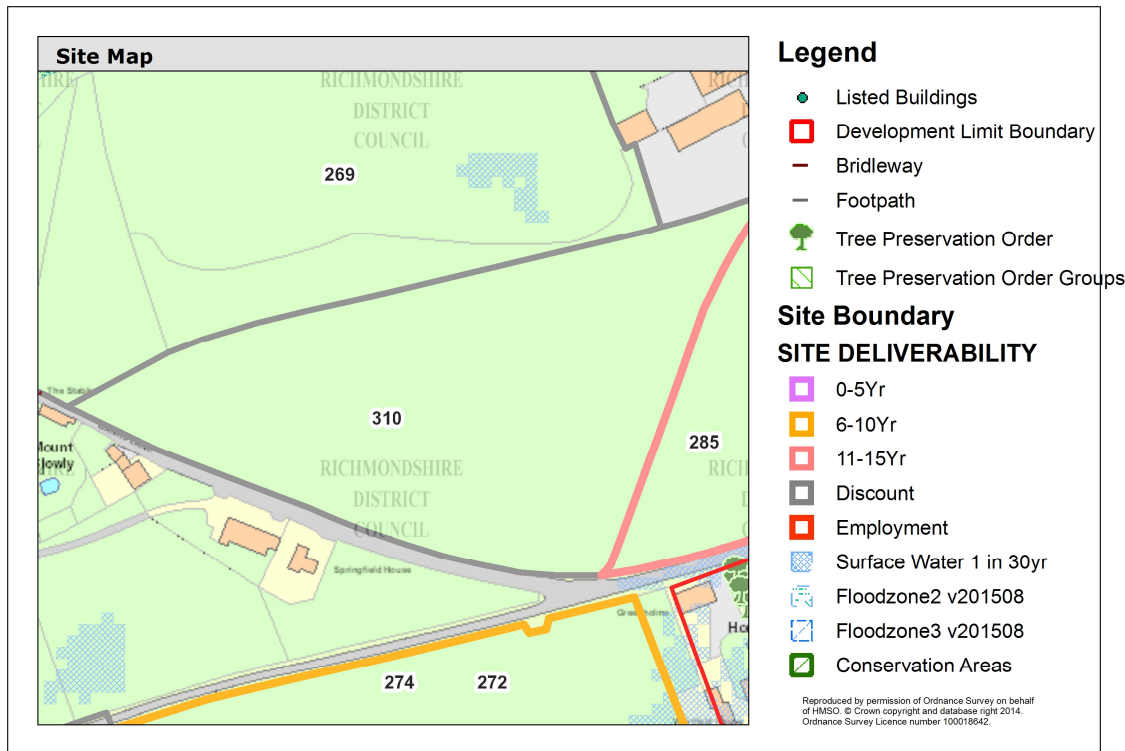
Site Reference	309/310
Site Name & Location	Land North of Banks Lane, Scorton, Richmond, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	

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"/>
	Site is outside of and not adjacent to existing development limits (CP4) and is not suitable for inclusion in SHLAA.			



Site Reference	310
Site Name & Location	Land to North of Scorton, Richmond, North Yorkshire
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural arable land. No recent planning history North – Farm, House and grazing paddocks South – Grazing paddocks (237), Housing & Play Area East – Beck, Farmland West – Moulton Lane & Farmland
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	South western part of site is outside of and not adjacent to existing development limits. South Eastern Part of site is adjacent to existing development limit (CP4). Northern part of site is significantly distance from existing development limit and village centre. Site is generally flat. Trees and hedgerows along existing boundaries. Eastern part of site is adjacent to beck and located in floodzone 3. Central area of site subject to surface water flood risk.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring road. Western part of site is likely to be accessible from Moulton Lane. No direct access to eastern part of site and would likely require bridge over beck.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is being made available for development by owner.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal costs likely to include access provision, surface water and flood risk mitigation. 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 is not suitable for inclusion in the SHLAA as: the south eastern part of site is located in floodzone 3 and acts as floodplain for adjoining Scorton Beck; south western part of site is outside of and not adjacent to existing development limit (CP4); northern part of site is significantly distant from existing development limit (CP4).</p>			



Site Reference	314
Site Name & Location	Coates Garage, Scorton, Richmond, N Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Garage, Filling Station & associated parking. No planning history. North – B6271 East – House & Gardens South – House & Gardens West – Grazing Land
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. Current use includes as a petrol filling station which is identified as a community asset which Core Policy CP11 requires to demonstrate it is no longer required or redundant, it is no longer or cannot be made viable and satisfactory alternative provision can be made. Site is generally flat. Trees and hedgerows along boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Existing access likely to be suitable. Services available on site
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for re-development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal costs are likely to include remediation of any contamination from current use and removal or sealing of petrol tanks. Site owner is exploring redevelopment of 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 within existing development limits and may be developable for an appropriate scale of housing development subject to mitigation and remediation of past uses along with demonstrating it is no longer required or redundant, it is no longer or cannot be made viable and satisfactory alternative provision can be made.</p>				

