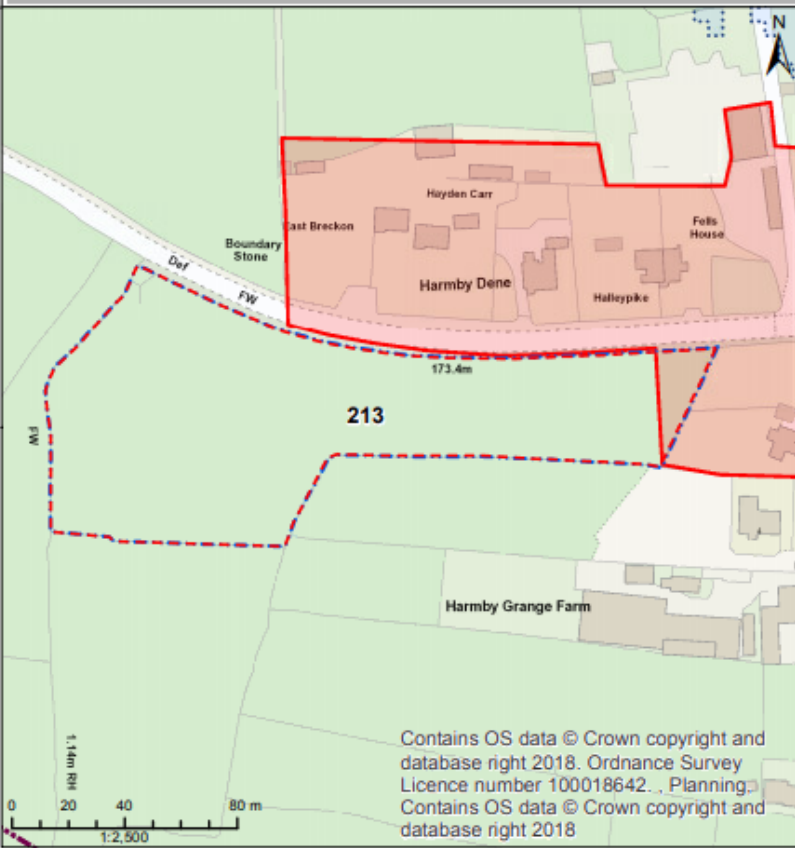


<b>Site Reference</b>	213			
<b>Site Name &amp; Location</b>	Land west of Curlew Close, Harmby, Leyburn, North Yorks			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing land.</p> <p>17/00654/OUT- Outline Planning Permission with All Matters Reserved for Proposed Residential Development (of up to 10 Residential Dwellings) – Withdrawn.</p> <p>North – A684, Housing &amp; Agricultural grazing  South – Agricultural grazing fields  East – Housing &amp; Gardens  West – Agricultural Grazing Fields</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is slightly within and adjacent to existing development limits (CP4) within secondary service village cluster. Site is generally flat and begins sloping southwards. Trees, hedgerows and stone walls along existing boundaries. Western part of site beyond existing settlement forms part of the gap between Leyburn and Harmby which Core Policy CP12 seeks to protect and enhance. Significant concerns regarding landscape impact.</p>			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	-			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>Site is slightly within and adjacent to existing development limits (CP4). Western part of site beyond existing settlement form is not suitable for development due to its location in the gap between Leyburn and Harmby and thus impact on the wider landscape and setting.</p>			

### ArcGIS Web Map

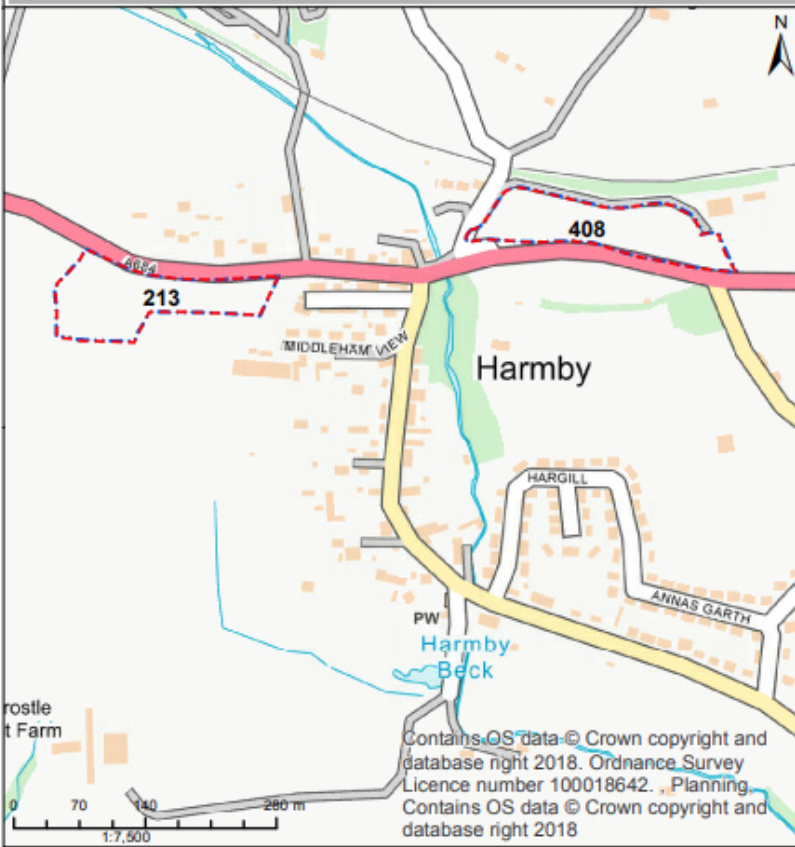


### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone 2 v201802
- Floodzone 3 v201802
- Conservation Areas
- District Boundary

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### ArcGIS Web Map



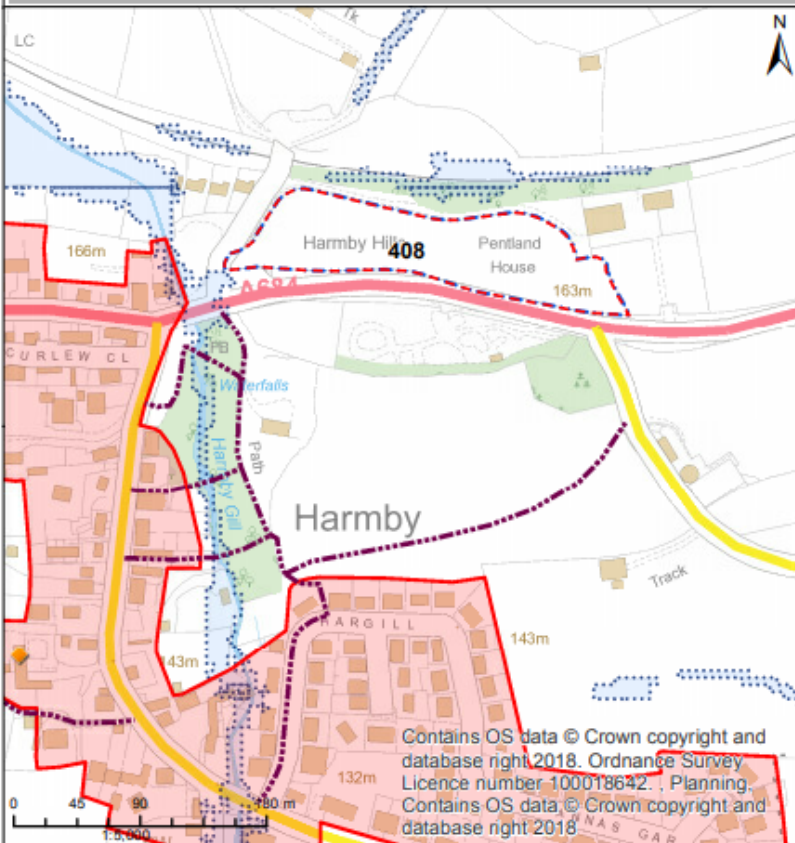
### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

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<b>Site Reference</b>	341			
<b>Site Name &amp; Location</b>	Harmby Hills (Land west of Pentland House), Harmby			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Currently used for agricultural purposes.</p> <p>No recent relevant planning history.</p> <p>North – Railway, Open Countryside, Access road to Pentland House  East – Pentland House, Open Countryside  South – A684, Scrap Yard  West – Highway, dwellings and pub beyond</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Harmby. Overhead lines run west to east through the centre of the site.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	-			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
<b>Overall Deliverability and Developability</b>	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 located in open countryside and is distant from existing Harmby development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

### ArcGIS Web Map

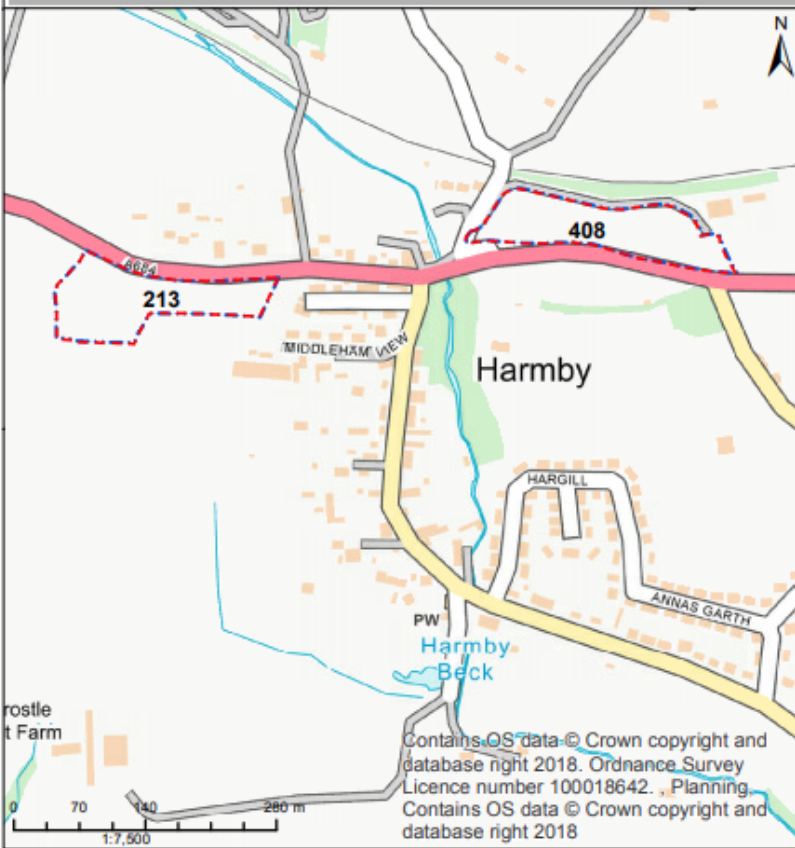


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### Legend

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- Floodzone3 v201802
- Conservation Areas
- District Boundary

### ArcGIS Web Map



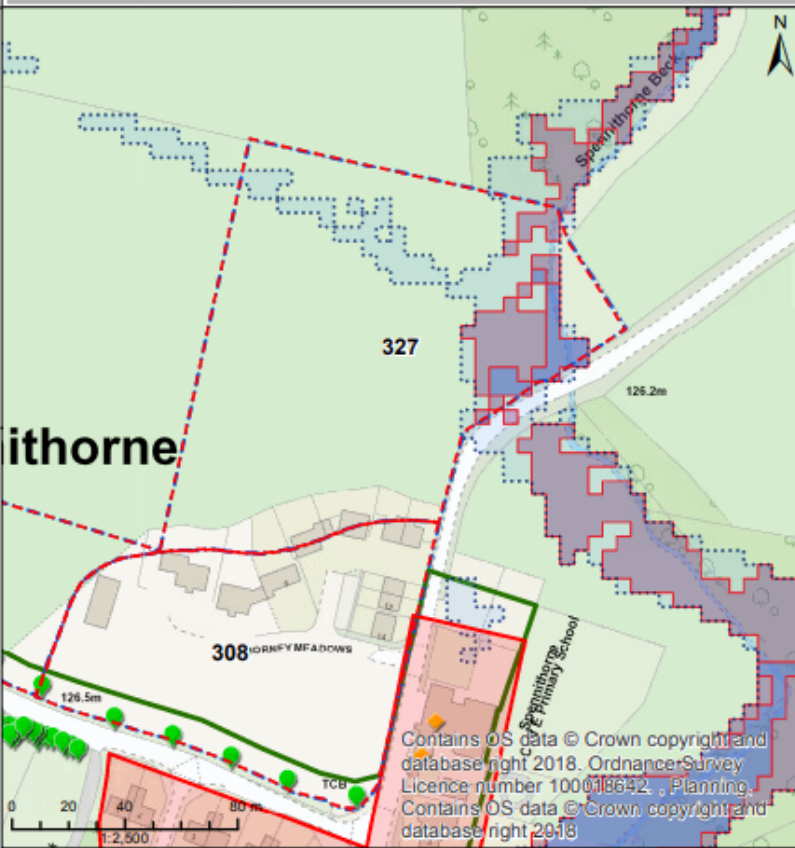
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### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	327			
<b>Site Name &amp; Location</b>	Site 1, Thorney Farm, Spennithorne			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Currently used for agricultural purposes/grassland.</p> <p>15/00934/FULL - Full Planning Permission for the Erection of 13 No. Dwelling Houses with Associated Access Roads, Garaging and Parking Facilities and Open Amenity Space.</p> <p>North – Open countryside  East – Open countryside, road  South – Thorney Meadows housing development, road and housing beyond  West – open countryside, Thorney House beyond</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Spennithorne.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	-			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
<b>Overall Deliverability and Developability</b>	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 located in open countryside and is distant from the Spennithorne development limit and built extent and is therefore not suitable for inclusion in the SHLAA.			

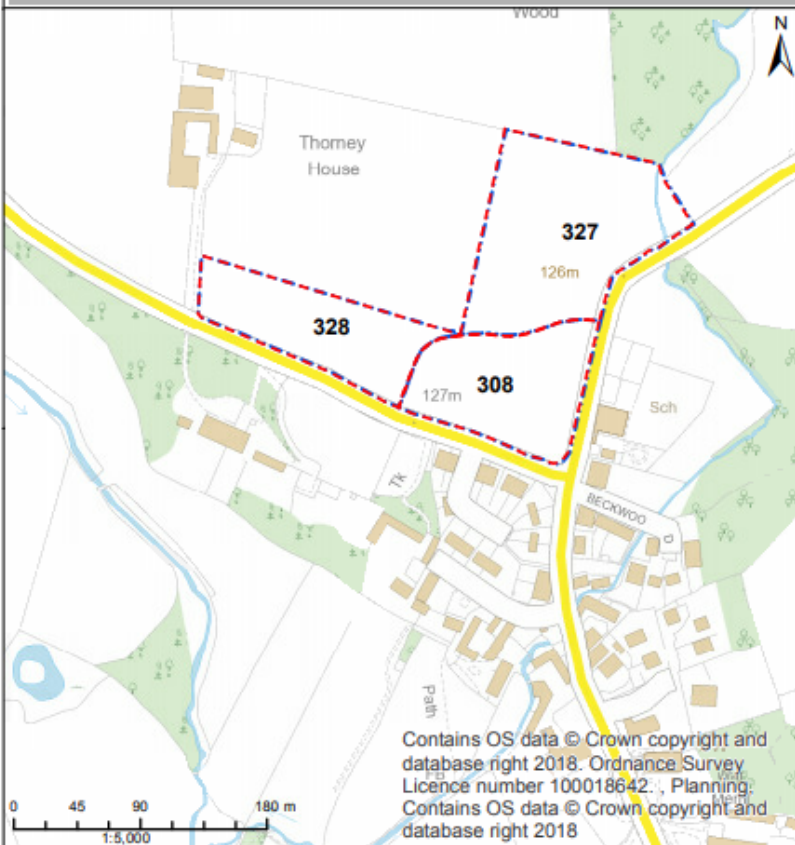
### ArcGIS Web Map



### Legend

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- Deep Surface Water 1in 30yr
- Deep Surface Water 1in 200yr
- District Boundary

### ArcGIS Web Map

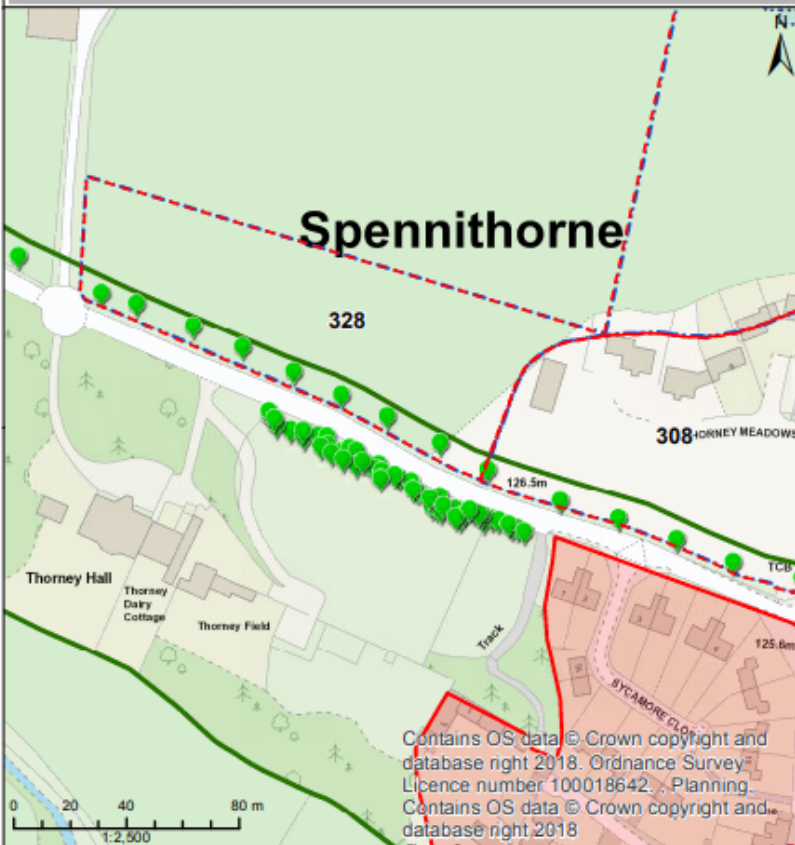


### Legend

- Call for sites 2017
- SHLAA 2017

<b>Site Reference</b>	328			
<b>Site Name &amp; Location</b>	Site 2, Thorney Farm, Spennithorne			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Currently used for agricultural purposes/grassland.</p> <p>15/00934/FULL - Full Planning Permission for the Erection of 13 No. Dwelling Houses with Associated Access Roads, Garaging and Parking Facilities and Open Amenity Space.</p> <p>North – Open countryside  East – Thorney Meadows housing development, road and school beyond  South – road, Thorney Hall  West – open countryside, access road to Thorney House</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Spennithorne.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	-			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	-			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	-			
<b>Overall Deliverability and Developability</b>	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site is located in open countryside and is distant from the Spennithorne development limit and built extent and is therefore not suitable for inclusion in the SHLAA.				

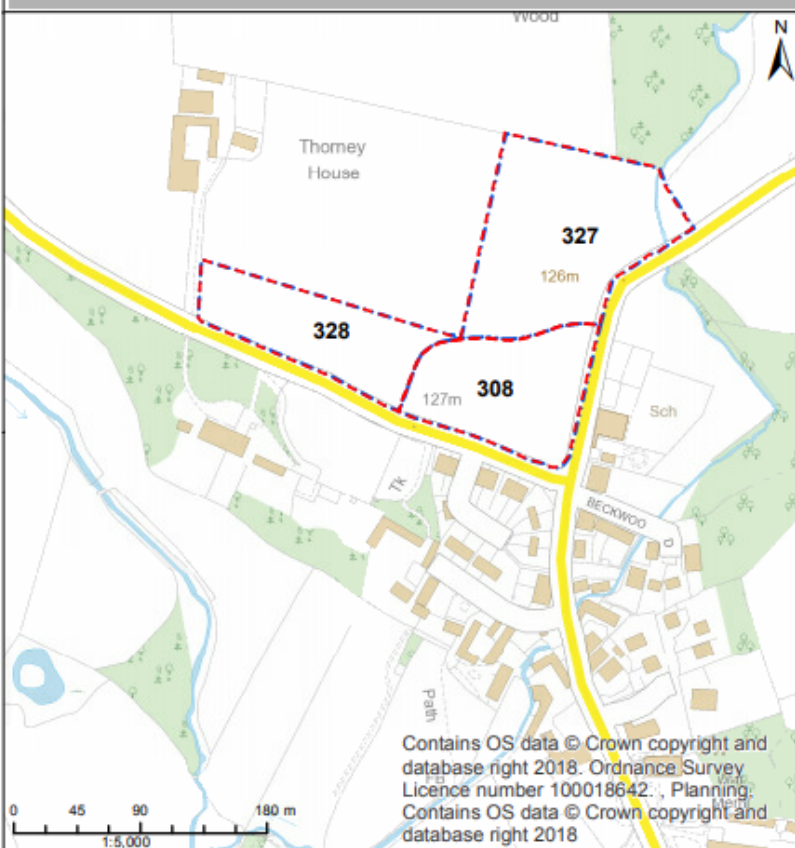
### ArcGIS Web Map



### Legend

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- Deep Surface Water 1in 200yr
- District Boundary

### ArcGIS Web Map



### Legend

- Call for sites 2017
- SHLAA 2017