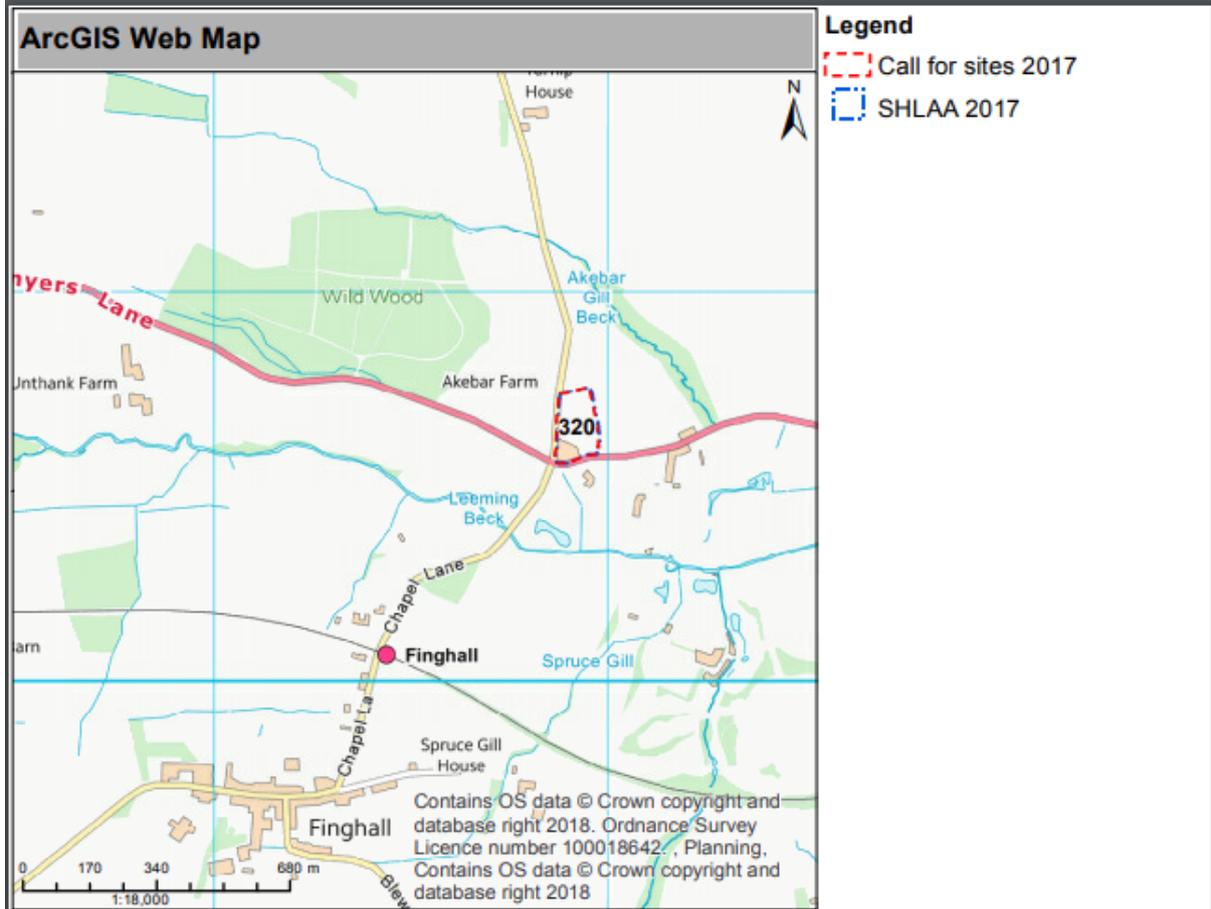
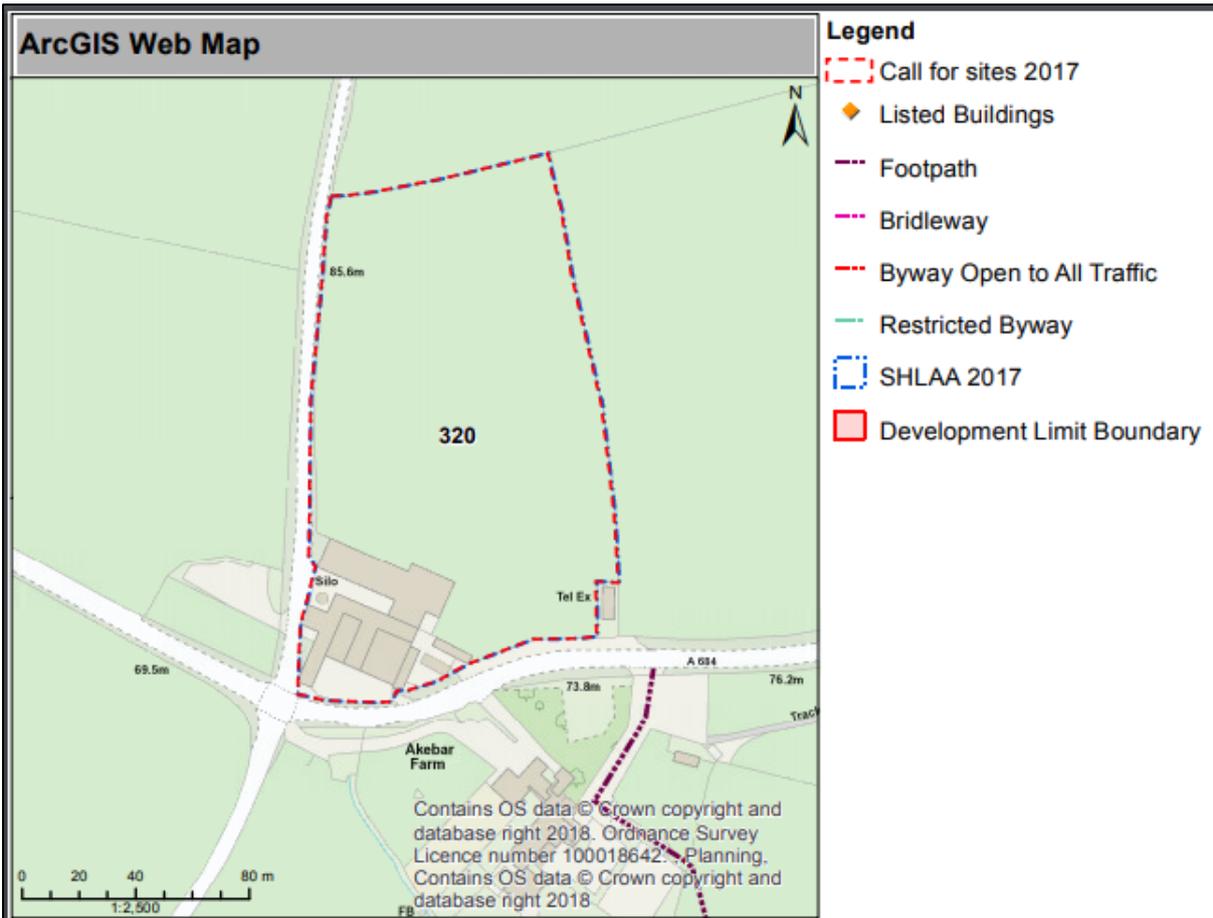
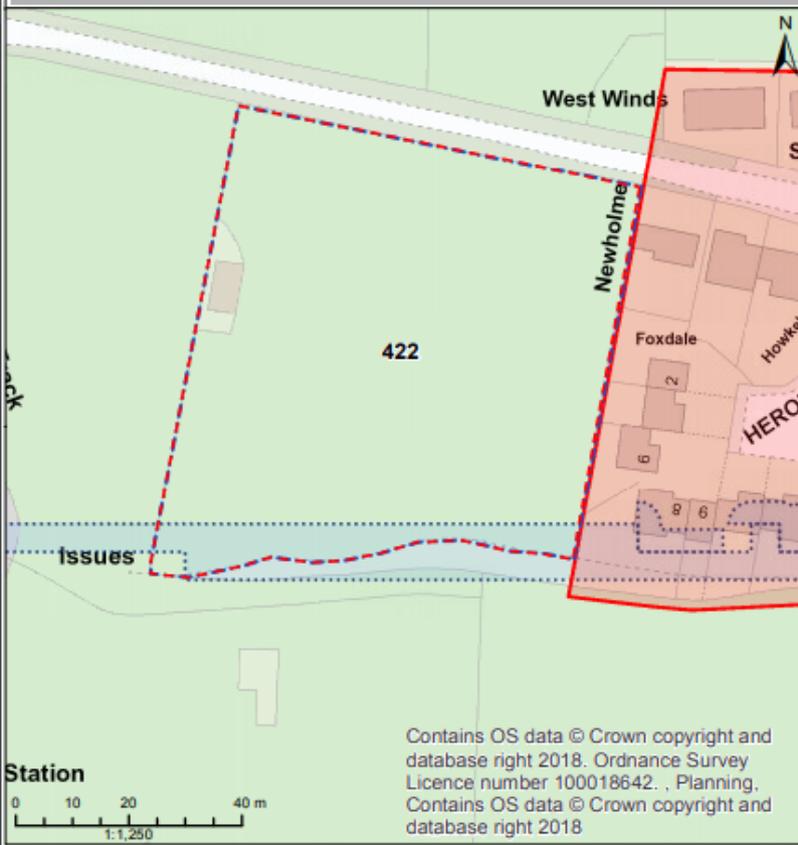


Site Reference	320			
Site Name & Location	Akebar Farm, Akebar			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Existing farm with agricultural buildings to the south of the site. Rest of field used for agricultural grazing.</p> <p>16/00447/FULL - Full Planning Permission for Demolition of Existing Modern Sheeted Farm Buildings. Conversion of Barn Complex into 5 Dwellings together with Garaging, Landscaping, Drainage Provisions and Associated Works – Awaiting Decision.</p> <p>North – Open countryside East – Open countryside South – Akebar Farm, A684 West – Road, open countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site looks to slope downwards towards the south. Site is outside of any development limits and is therefore not suitable for inclusion in the SHLAA. However the conversion of the barn buildings to form 5 dwellings may be acceptable subject to planning permission being granted.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>A684 to south and road to west potential access points. Site is outside of any development limits and is therefore not suitable for inclusion in the SHLAA. However the conversion of the barn buildings to form 5 dwellings may be acceptable subject to planning permission being granted.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Costs likely associated with the conversion of the existing barn buildings.</p>			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>The site (field) is located in open countryside and is distant from an existing development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA. The conversion of the agricultural buildings to the south of the site however may be appropriate for housing subject to planning permission being granted.</p>				



Site Reference	422			
Site Name & Location	Land adjacent to Newholme, Bellerby			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grassland.</p> <p>North – Open Countryside East - Housing South – Agricultural Grazing West – Agricultural Grazing</p> <p>No recent relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4). Site looks to be flat. Surface water (1 in 30 yrs) along the southern edge of the site.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available from nearby housing. Suitable access may be achievable from Moor Road.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is likely to be achievable with no significant abnormal costs likely to be associated with its development. However may be some costs associated with the potential alteration/relocation of the overhead wires.</p>			
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 development limit (CP4) is considered developable for an appropriate scale of development subject to achieving appropriate access which is satisfactory to the highways authority.</p>			

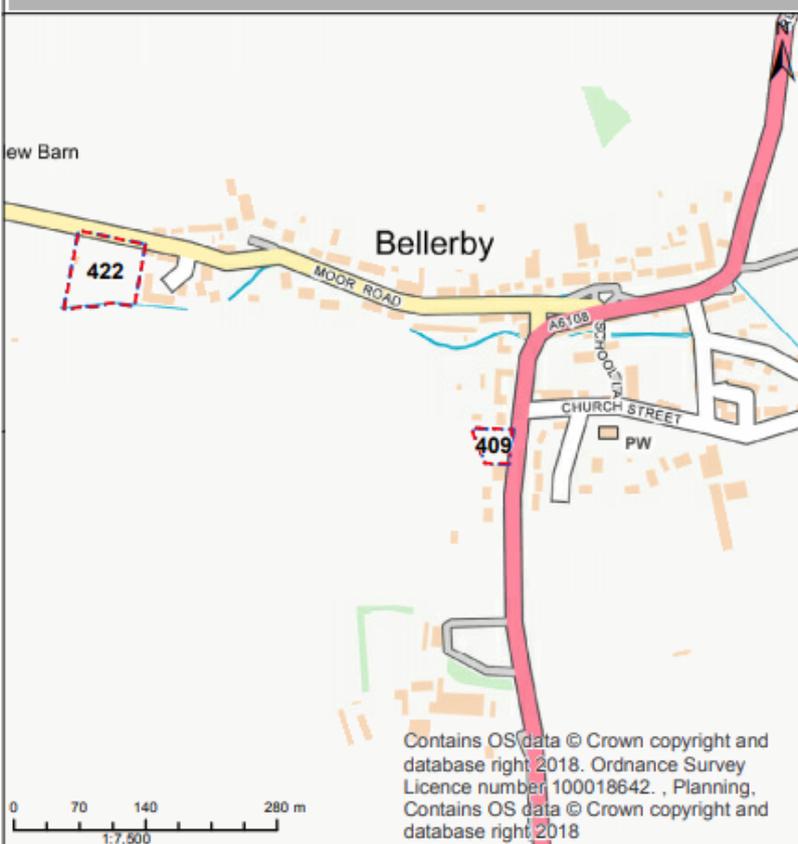
ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

ArcGIS Web Map

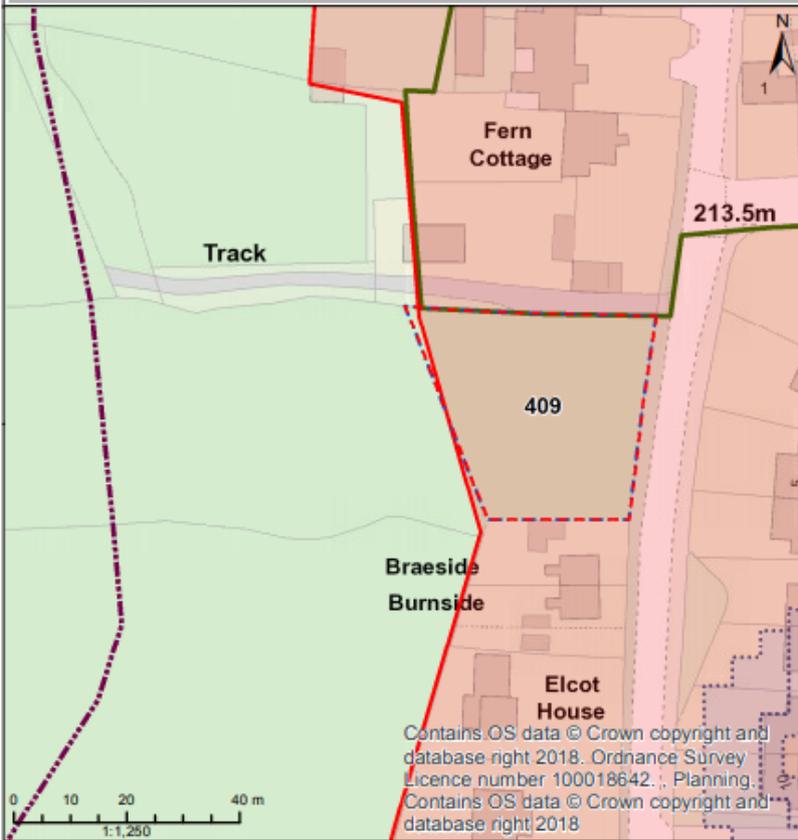


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	409			
Site Name & Location	Land adjacent to Fern Cottage, Bellerby			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural field.</p> <p>18/00103/FULL - Full Planning Permission for the Construction of 3 No Terraced 3 Bedroom Cottages and 1 No Detached 4 Bedroom Dwelling, Courtyard to the Rear with Single Garages for the Cottages and Double Garage for the Dwelling with Parking in Front. Awaiting Decision.</p> <p>North – Track, Housing East – A6108 Road, Housing beyond South – Housing West – Open Countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Within the existing development limit (CP4). Site looks to be flat. Site is partly adjacent to the designated conservation area.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access to the site from the A6108 road. Site is suitable for development subject to full planning permission being granted.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development subject to full planning permission being granted.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development subject to full planning permission being granted. Unlikely to be many abnormal costs, with services likely to be accessible from neighbouring housing.			
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"/>
	The site is within the existing development limits of Bellerby (CP4). The site is suitable for development subject to full planning permission being granted. Application currently under consideration.			

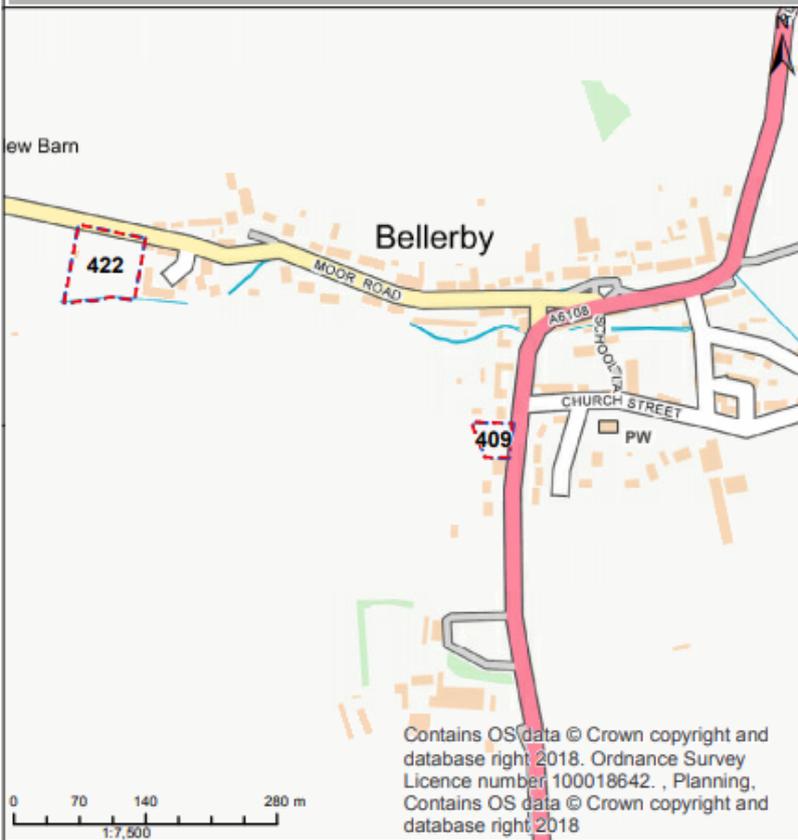
ArcGIS Web Map



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
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

ArcGIS Web Map



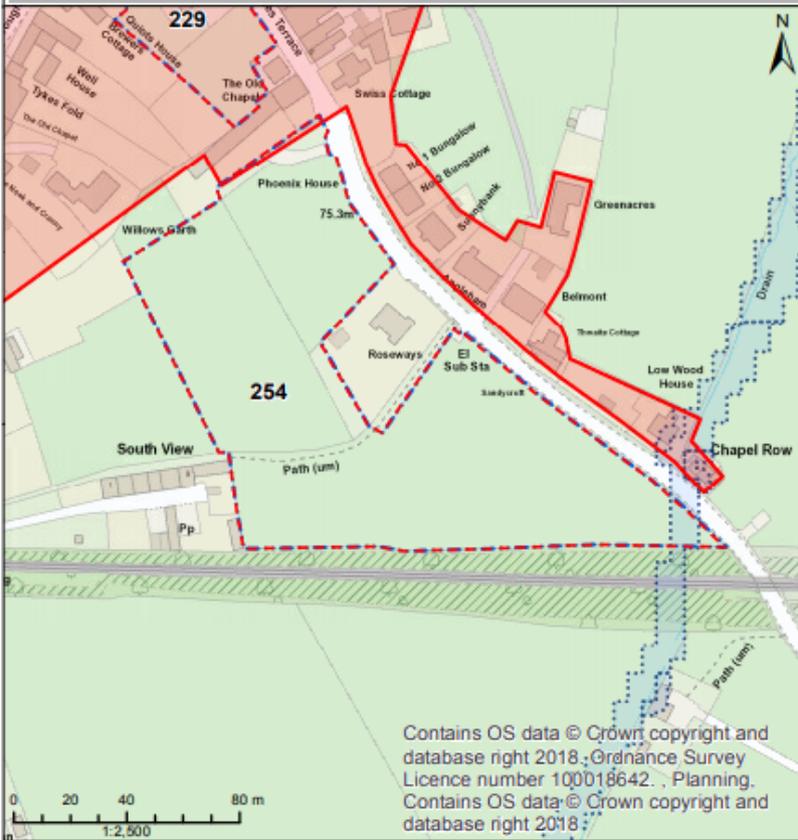
Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	100			
Site Name & Location	Land to west of Ashfield Close, Constable Burton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grassland.</p> <p>North & East – Housing and Gardens, South – Agricultural Grazing, West – Agricultural grazing.</p> <p>No recent relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4). Site is generally flat although undulating in places which whilst not designated may suggest past archaeological interest. Small northern western part of site is within conservation area. Trees and hedgerows along existing field boundaries including protected tree on southern boundary.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available from nearby housing. Suitable access may be achievable from either Ashfield Close or the A684. Public footpath across site.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of two landowners who are making available for development. A wayleave agreement is in place with Northern Powergrid for access over site to overhead electricity cable which can be relocated.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is likely to be achievable with no significant abnormal costs likely to be associated with its development. Owner is seeking to develop and initial pre-application discussions have taken place.</p>			
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 development limit (CP4) and part of this site (eastern side) is developable for an appropriate scale of development subject to achieving appropriate access which is satisfactory to the highways authority and takes in to account the setting of the conservation area.</p>			

Site Reference	254			
Site Name & Location	Land adjacent Brompton Rd, Newton Le Willows, Bedale, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently grazing paddocks.</p> <p>No recent relevant planning history.</p> <p>North – Housing & Paddocks South – Railway Line East – Brompton Rd & Housing West – Housing & Gardens & Paddocks</p>			
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) within an elsewhere settlement. Site is generally flat.			
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 to site is likely to be achievable from Brompton Rd. Public Footpath west to east across site. Low Voltage overhead cables cross site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Let on short-term grazing tenancy.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than re-routing of overhead power cables. 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"/>
	Site is adjacent to existing development limits (CP4) and is developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to achievement of an appropriate access and re-routing of overhead power cables.			

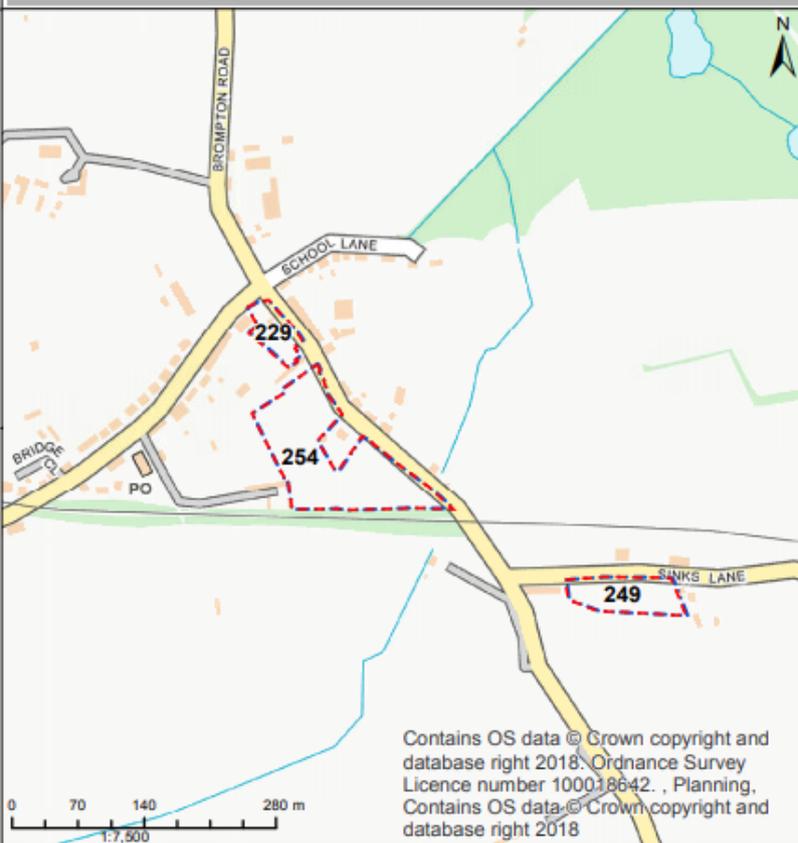
ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

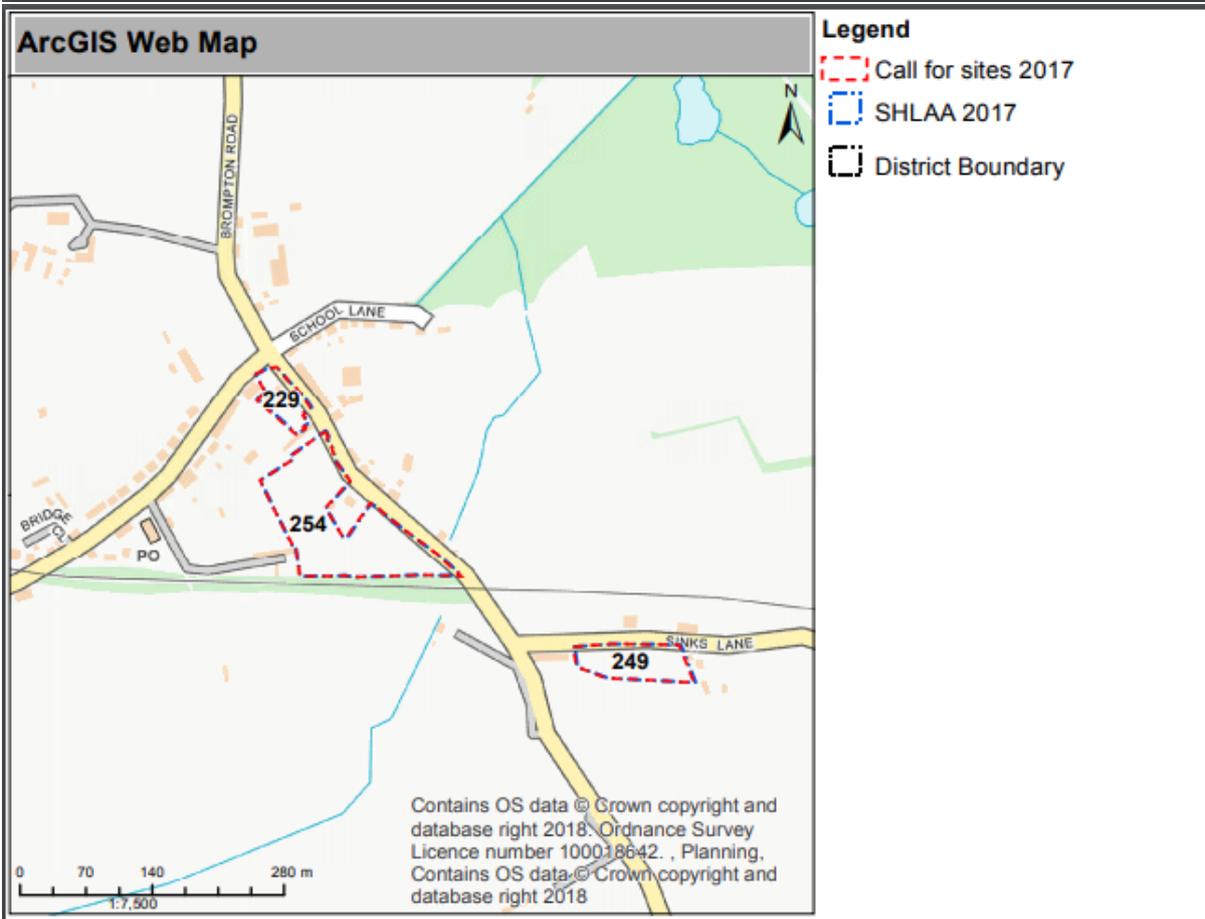
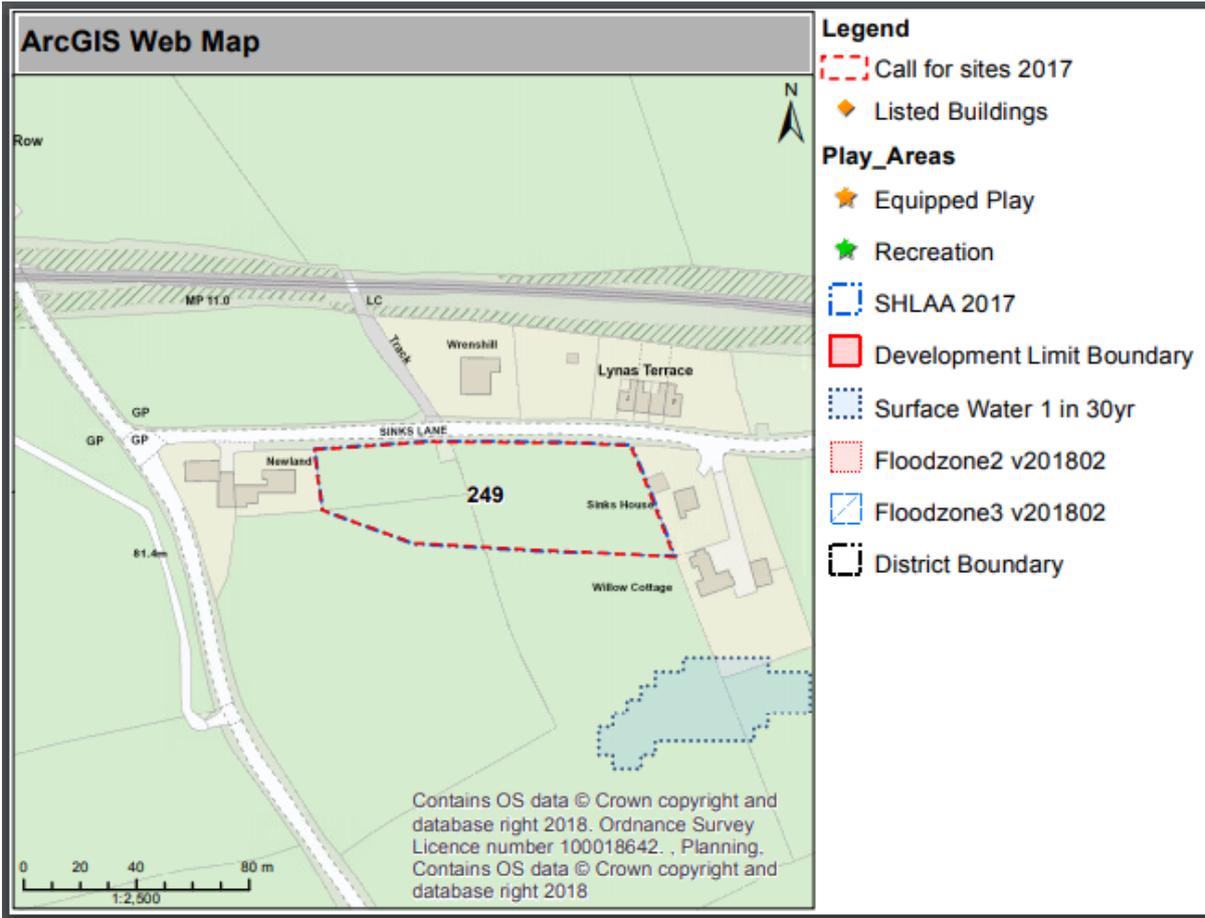
ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	249			
Site Name & Location	Land at Sinks Lane, Newton Le Willows, Bedale, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Active Farmstead.</p> <p>No recent relevant planning history.</p> <p>North- sinks lane, houses, railway line, open countryside East – house, open countryside South – open countryside West – houses, road, open countryside</p>			
Site Suitability - Policy Restrictions & Site Features (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 Newton-le-Willows.			
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 located in hamlet without development limit (CP4) and in open countryside and therefore not considered a suitable location for a scale of development required in order to be considered for inclusion within SHLAA.			



Site Reference	229			
Site Name & Location	Former Wheatsheaf Hotel, Brompton Rd, Newton Le Willows, Bedale, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is former pub and associated car park and land.</p> <p>Site has implemented full and reserved matters permissions (09/00985/AORM & 11/00439/FULL) for redevelopment in to a total of 10 houses.</p> <p>North – Roads (Crossroads) South – Church & Housing East – James Terrace & Housing West – Housing & Gardens</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Granted planning permissions demonstrate site is suitable for development.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Granted planning permissions have been considered to provide suitable access and infrastructure.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owner has implemented planning permission.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is achievable and is unlikely to present any significant abnormal costs other than demolition of existing building.			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site is developable with implemented planning permission.				

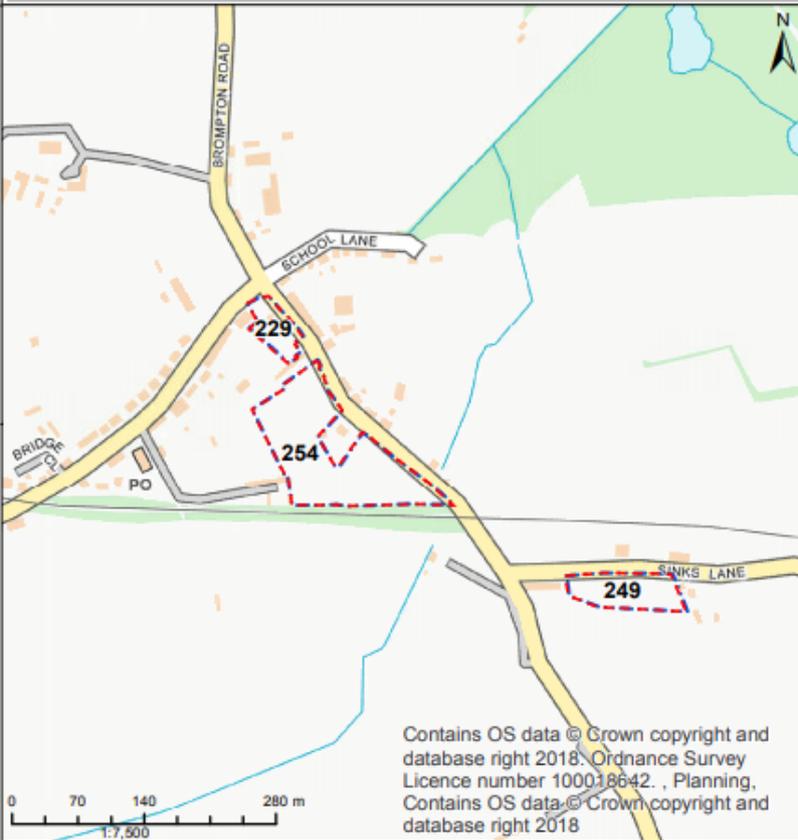
ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- Play_Areas**
 - Equipped Play
 - Recreation
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
- District Boundary

ArcGIS Web Map

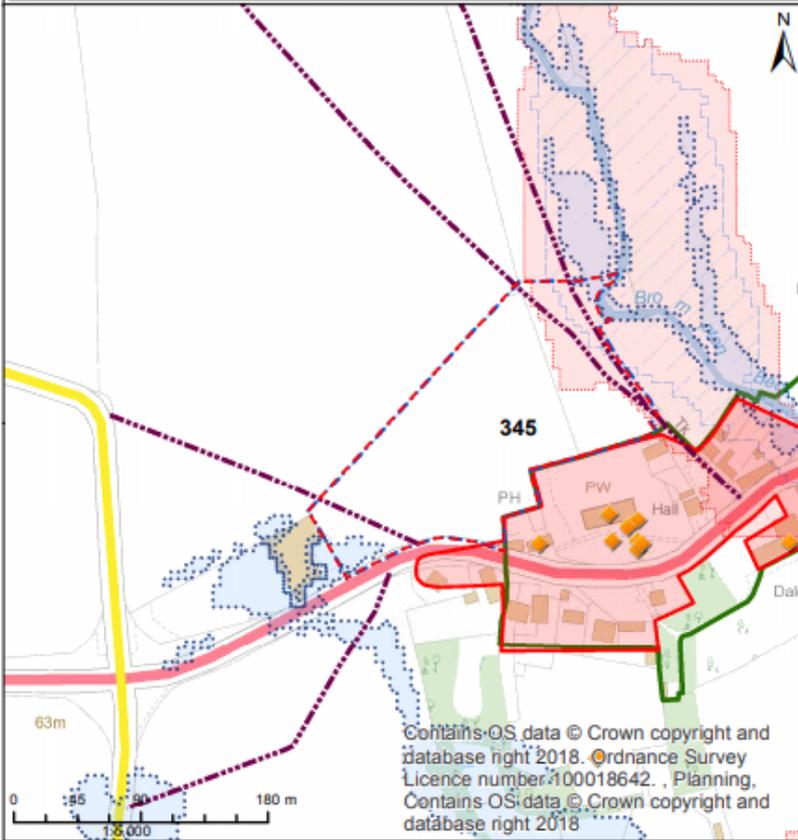


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	345			
Site Name & Location	Land adjacent to Church, Patrick Brompton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Greenfield Farm.</p> <p>No recent relevant planning history on site.</p> <p>North – open countryside East – open countryside, church South – A684, Pub, housing beyond West – vacant garage</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>South east corner of proposed site is partly adjacent to the existing development limit (CP4). Site is visibly open and highly visible in the landscape. Concerns with regards to landscape impact given the proposed scale. Also concerns regarding likely impact on character and setting of grade I listed church and grade II listed public house, both located to the south eastern edge of the site. Adjacent to Patrick Brompton Conservation area.</p>			
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"/>
	<p>Site is located in open countryside and is only partly adjacent to the Patrick Brompton development limit (CP4) and built extent and so therefore not suitable for inclusion in the SHLAA. Concerns regarding impact upon character and appearance of the wider landscape and also impact on setting of the adjacent designated heritage assets.</p>			

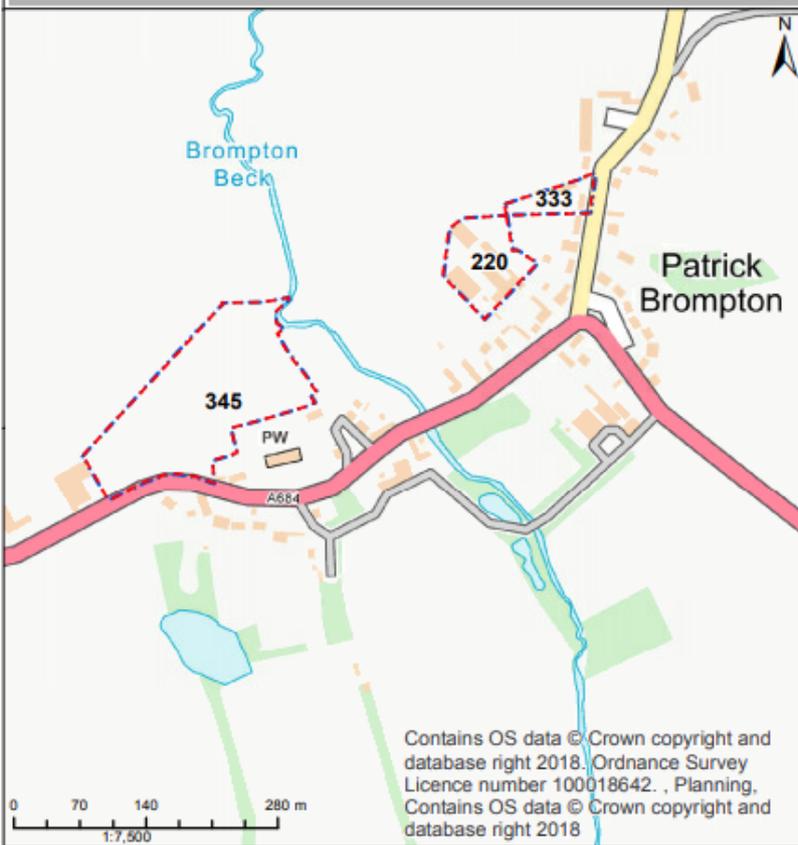
ArcGIS Web Map



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
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

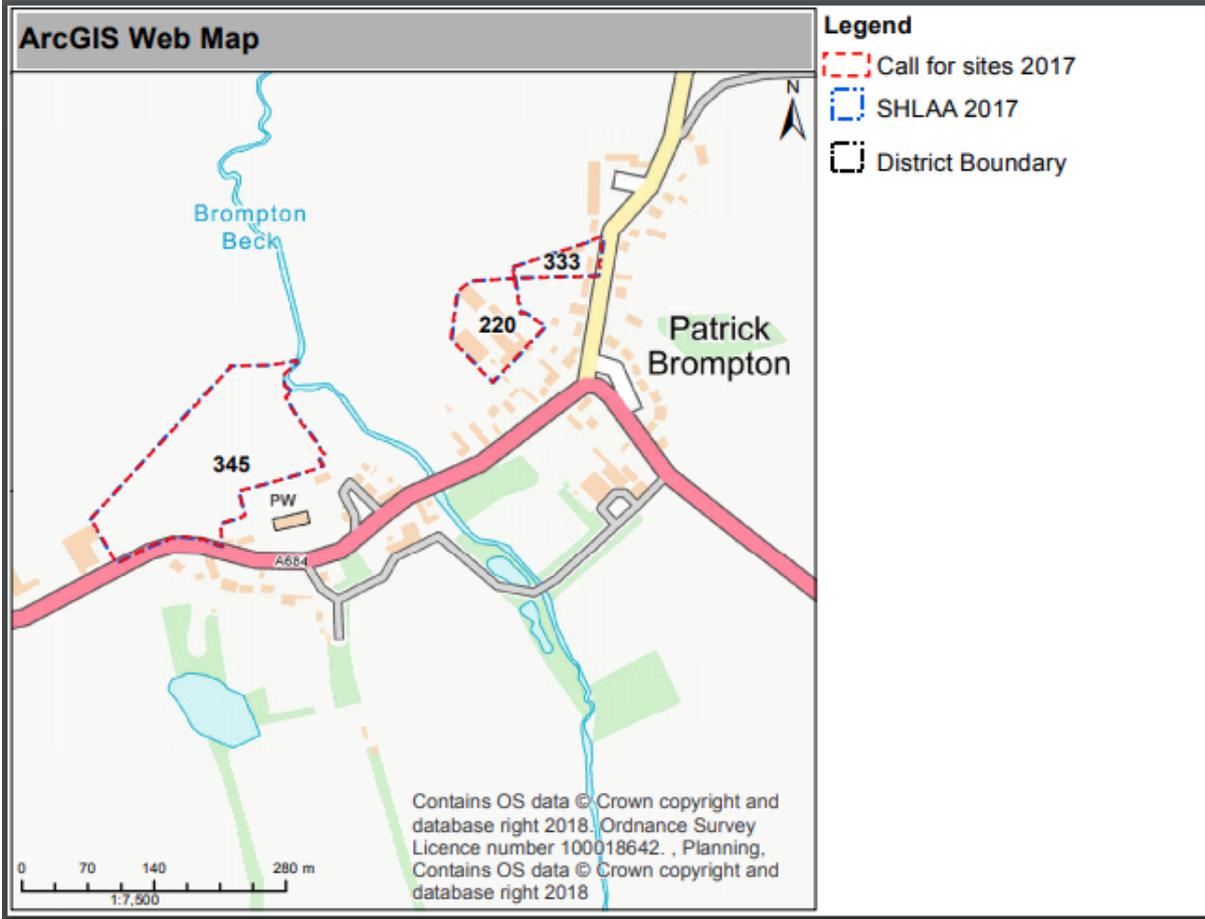
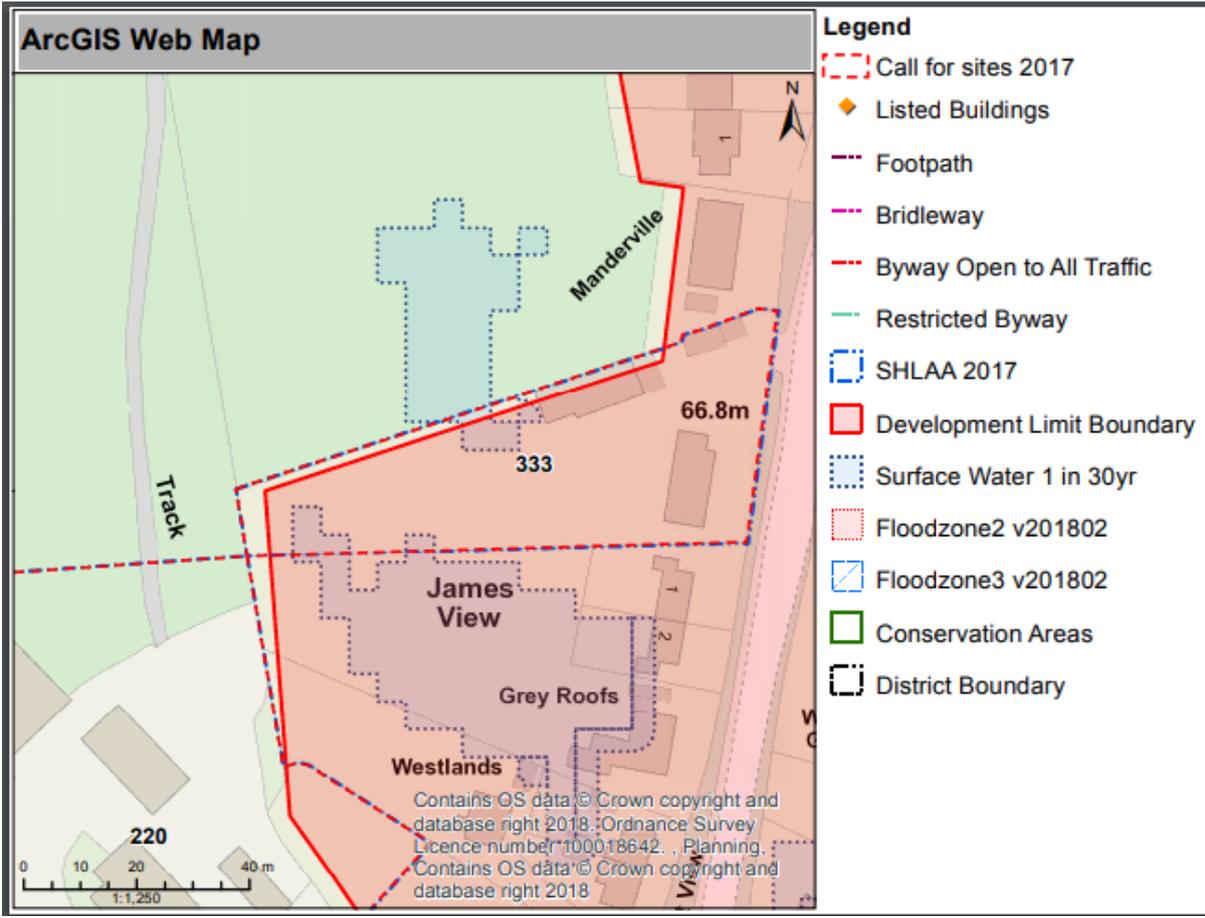
ArcGIS Web Map



Legend

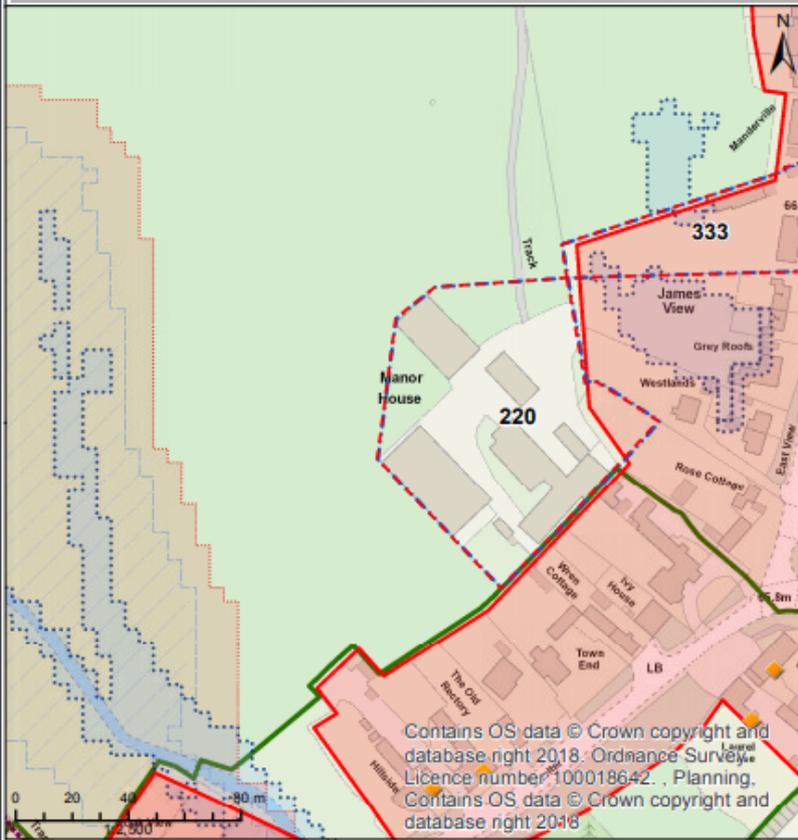
- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	333			
Site Name & Location	Land North of James View, Patrick Brompton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Two houses on site</p> <p>No recent relevant planning history on site.</p> <p>North – open countryside. East – housing, access road South – housing West – open countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Within the Patrick Brompton development boundary. Relatively flat site. Some small patches of surface water towards the west and north of the site (1 in 30 years).			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Potential access from road to the east of the site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Discussions ongoing.			
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"/>
	This site is located within the development limit of Patrick Brompton (CP4). The site is developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to full consideration with regards to an appropriate access.			



Site Reference	220			
Site Name & Location	Farm Buildings, Manor House Farm, Patrick Brompton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently an active farmstead with agricultural buildings.</p> <p>North – Agricultural Grazing East – Paddocks & Gardens South – Houses & Gardens West – Agricultural grazing.</p> <p>No recent planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4) and contains a number of agricultural buildings. Site is adjacent to conservation area and generally flat. Trees and hedgerows along part of existing boundary.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available onsite or from nearby housing. Existing access may be suitable subject to appropriate enhancement and dependant on consideration from highways and land ownership.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of landowner who is making available for development subject to relocation of farm buildings. Possibility more than one ransom strip of land each under separate ownership in terms of access to the adopted highway which may cause further issues regarding the need for an enhanced access.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is likely to be achievable with no significant abnormal costs other than demolition of existing farm buildings. No known developer interest.</p>			
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 development limit (CP4). Site is likely to be developable for an appropriate scale of development subject to clarification that existing access can be enhanced to satisfy the requirements of the highways authority and development takes in to account that the site is adjacent to the conservation area.</p>			

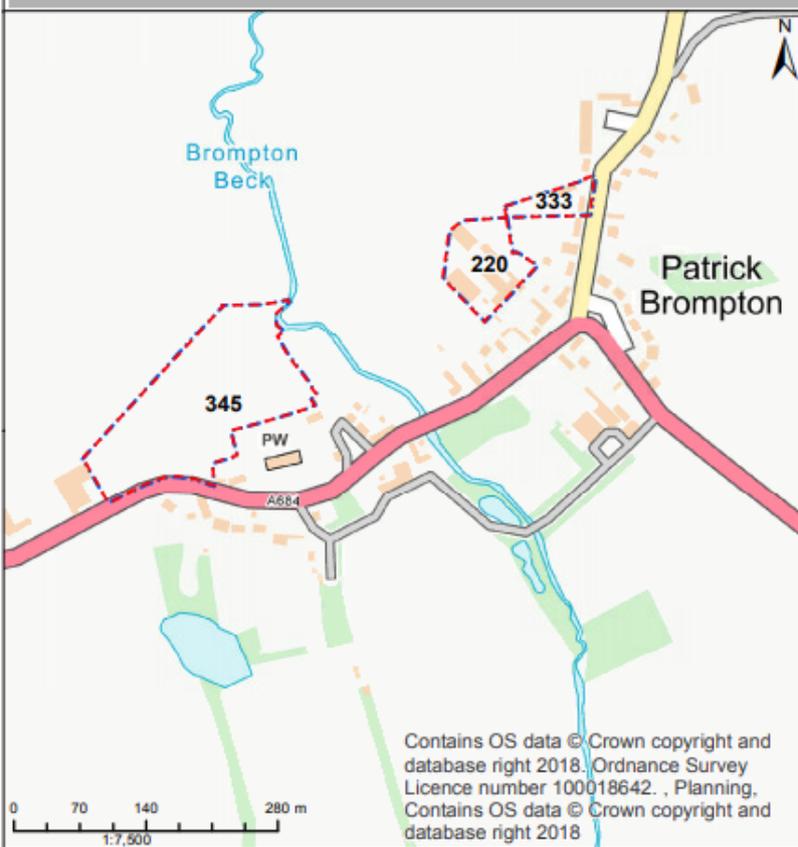
ArcGIS Web Map



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
- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas
- District Boundary

ArcGIS Web Map

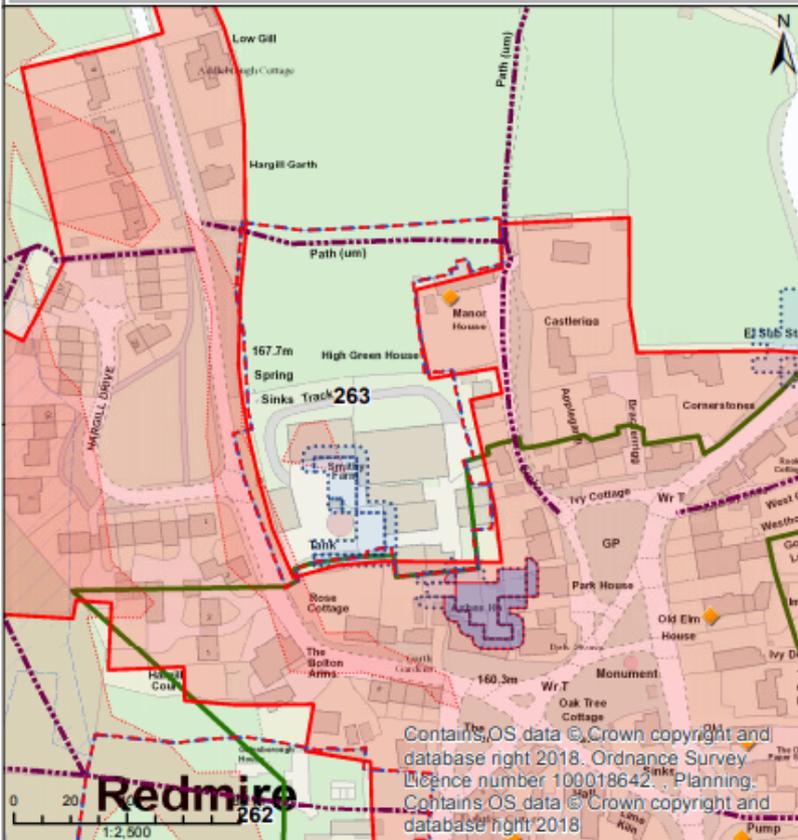


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	263			
Site Name & Location	Land and buildings at Smithy Farm, Redmire, Leyburn, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural land and contains a number of farm buildings.</p> <p>No known recent relevant planning history.</p> <p>North – Agricultural grazing South – Housing East – Housing West – Hargill Lane, Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is adjacent to Redmire conservation area. Trees, hedgerows and stone walls along existing boundaries. Southern part of site contains areas at risk of surface water flooding (1 in 30yr). Small part of site is in Flood zone 2. Listed Building (Manor House, Grade II listed) located at the north eastern end of the site.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services likely to be available onsite. Existing access upgraded is likely to be suitable for an appropriate scale of development subject to capacity of surrounding road network/adequate parking provision. Public footpath crosses northern part of site.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site owners are making available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than demolition of existing buildings. Developer has expressed interest in the site.</p>			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site is adjacent to existing development limits (CP4) and may be developable for an appropriate scale of development, reflecting location in an elsewhere settlement. This is subject to achievement of an appropriate access and capacity of existing road network and parking, mitigation of surface water flood risk and full consideration of this sites adjacency to the conservation area.</p>				

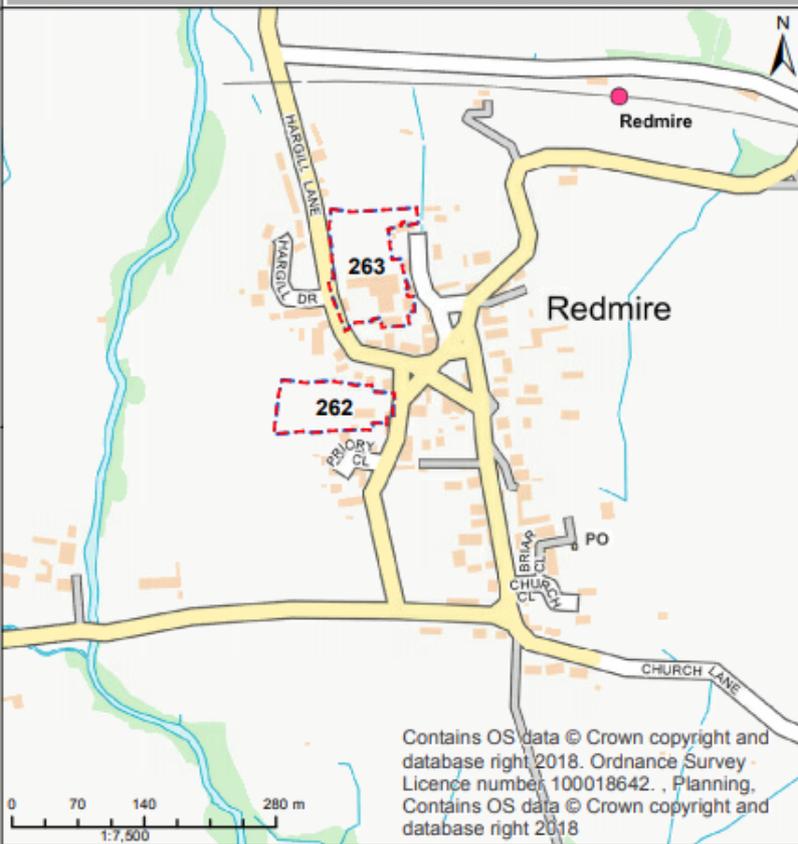
ArcGIS Web Map



Legend

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

ArcGIS Web Map

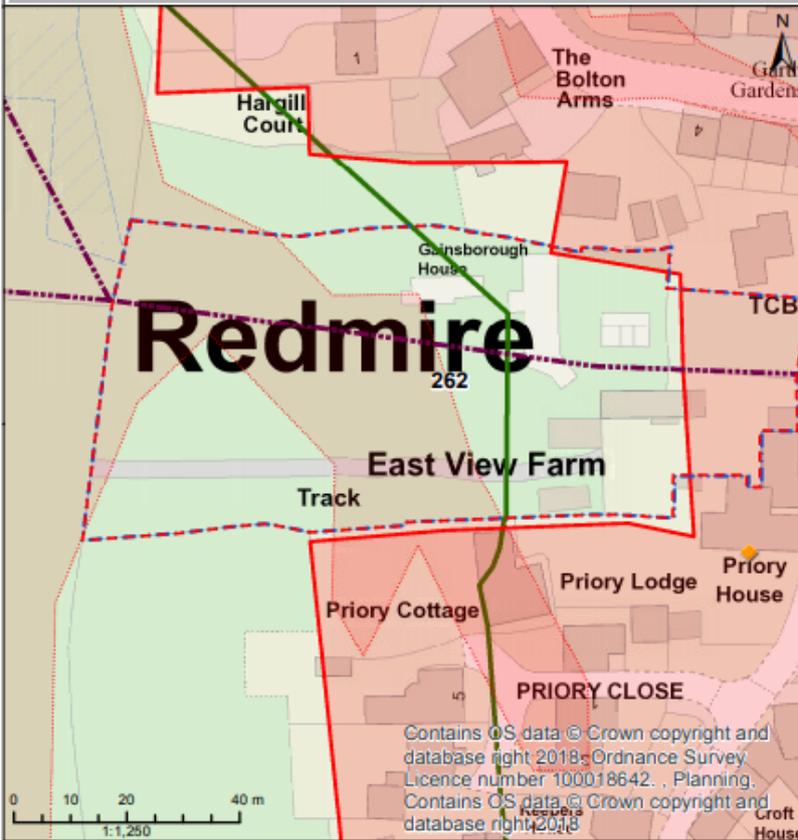


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	262			
Site Name & Location	Land and buildings at East View Farm, Redmire, Leyburn, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural land and contains a number of farm buildings.</p> <p>No recent planning history.</p> <p>North – Paddocks, Pub & Housing South – Housing and Paddocks East – Road & Housing West – Agricultural Grazing Land</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is partly within and adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is partly within and adjacent to Redmire conservation area. Stone walls along existing boundaries. Much of western part of site is located in flood zone 2.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available onsite and from neighbouring housing. Suitable access to site is likely to be achievable although may require widening of existing access and is subject to capacity of surrounding road network and suitable parking provision. Overhead cables cross site. Public footpath crosses site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than demolition of existing buildings. 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"/>
	Site is within and adjacent to existing development limits (CP4) and parts of site outside flood zone 2 may be developable for an appropriate scale of development reflecting location in an elsewhere settlement, subject to achievement of a suitable access and the capacity of existing road network, parking along with full consideration of this sites adjacency to the conservation area.			

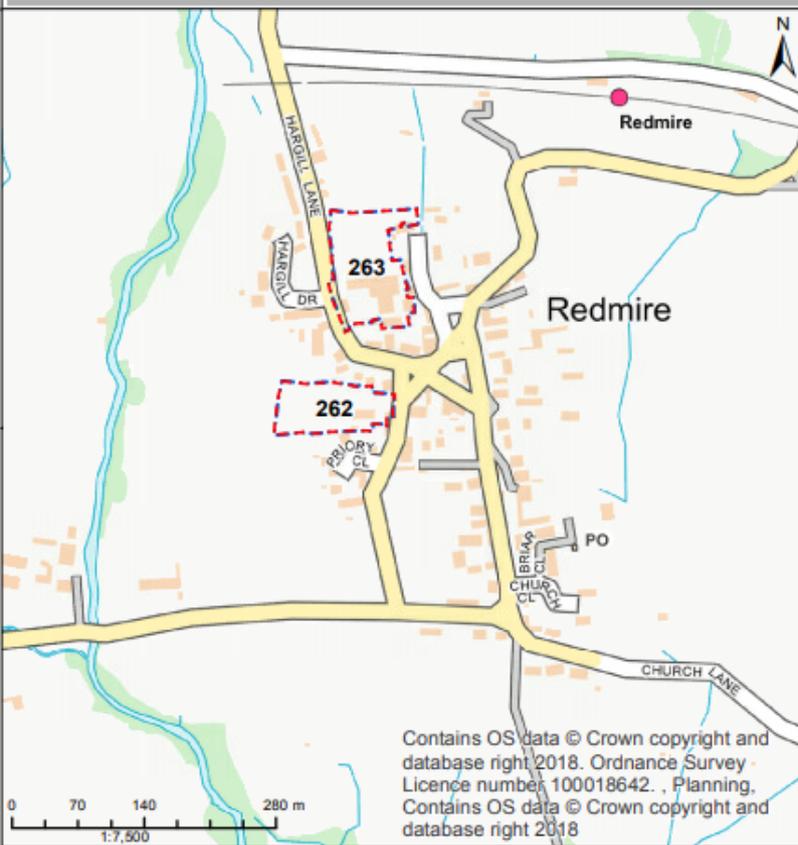
ArcGIS Web Map



Legend

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

ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	264			
Site Name & Location	Land adjacent Waeside, Wensley, Leyburn, North Yorks			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grazing paddocks with associated field building. No recent planning history however pre-applications discussions have taken place. North – A684 & Paddocks South – Housing & Paddocks East – Paddocks, House & Access Lane West – Housing & Gardens			
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) within an elsewhere settlement. Site is generally flat with a gentle slope to the south. Site is within Wensley conservation area and identified as open land important to the setting of the village. Trees, hedgerows and stone walls along existing boundaries. Small stone barn within the centre of the site.			
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 to site is likely to be achievable from either A684 or existing lane.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development and seeking to bring forward in the near future.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs. Landowner supports the development of the site. A developer has expressed interest in the site.			
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 adjacent to existing development limits (CP4) and built extent and is developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to full consideration of this sites role and location in the conservation area along with an achievement of an appropriate access.			

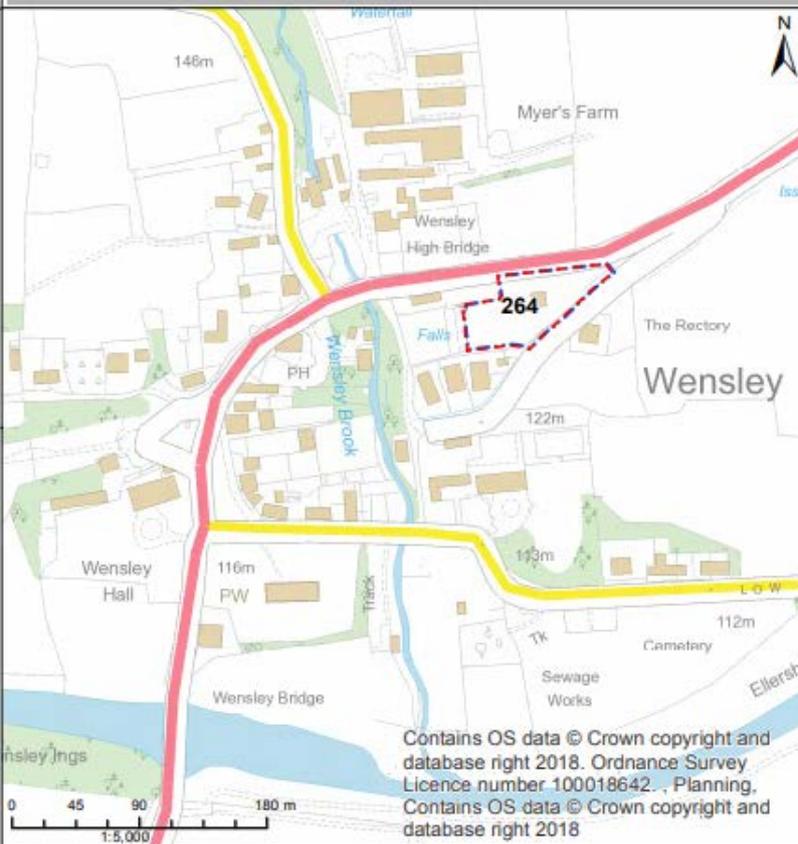
ArcGIS Web Map



Legend

- Call for sites 2017
- Play_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
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- Development Limit Boundary
- Surface Water 1 in 30yr
- Floodzone2 v201802
- Floodzone3 v201802
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ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary