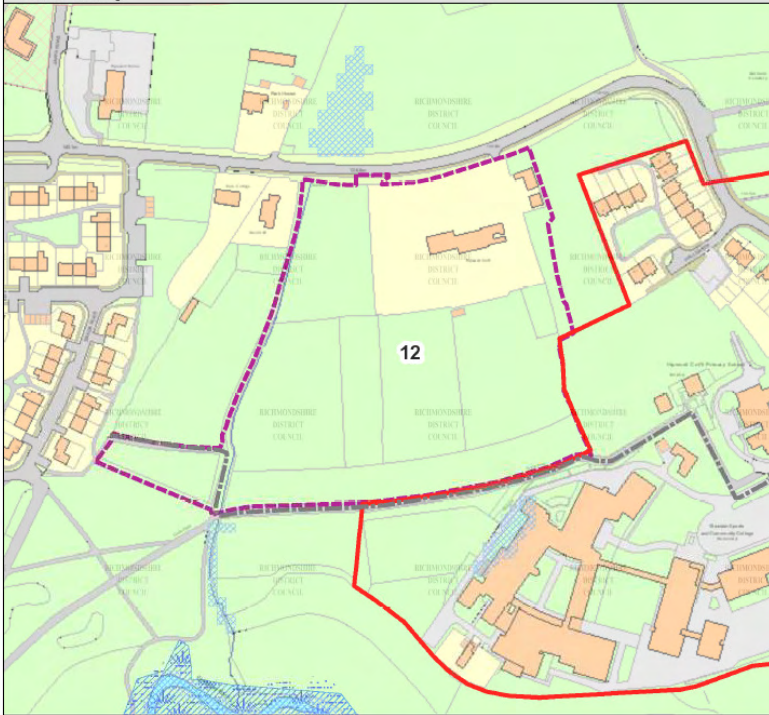


<b>Site Reference</b>	12
<b>Site Name &amp; Location</b>	Hipswell Croft, Hipswell Road, Hipswell, Catterick Garrison, DL9 4AY
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	House and associated grounds. North – Hipswell Road & Agricultural Field, East – Field & Housing, South – Risedale School & Woodland/Fields, West - Smallholding. Full planning permission (13/00168/FULL) for demolition of existing house and erection of 72 dwellings granted 22/10/13.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located adjacent to existing development limits and has an extant full permission for a suitable development
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (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.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is under option to a developer who has sought and received full planning permission with development expected to proceed in the near future.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable and is being brought forward by a developer.

<b>Overall Deliverability and Developability</b>	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 a full planning permission and development expected to commence in near future.			

### Site Map

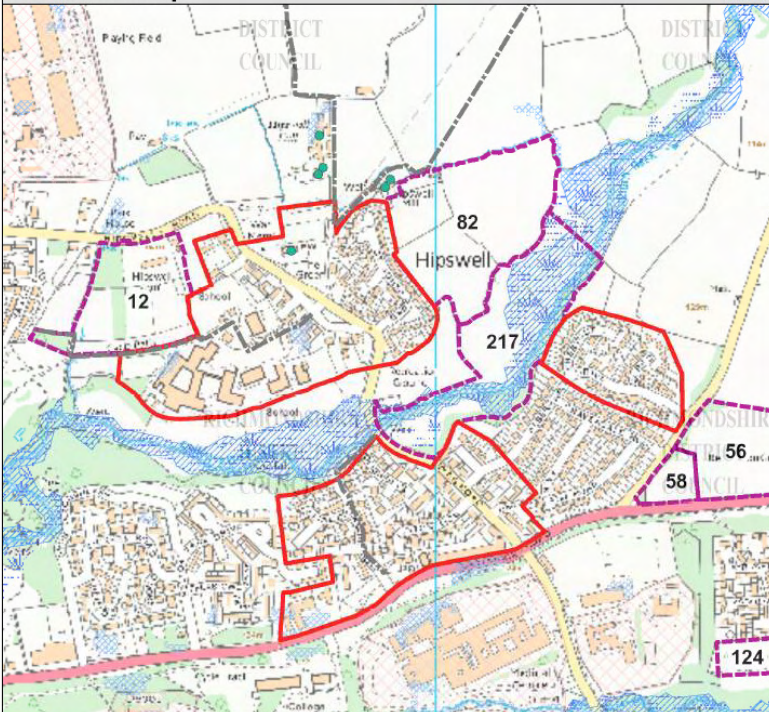


### Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Military Barracks

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### Location Map



### Legend

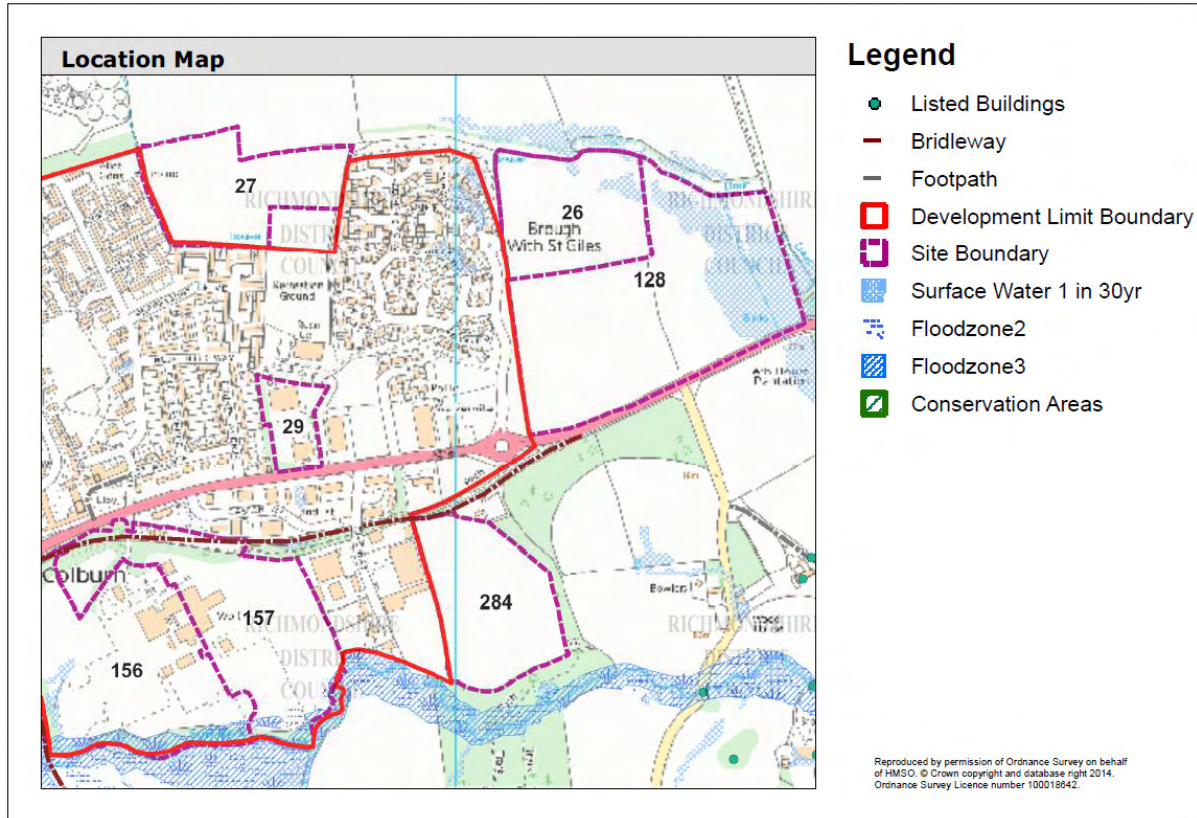
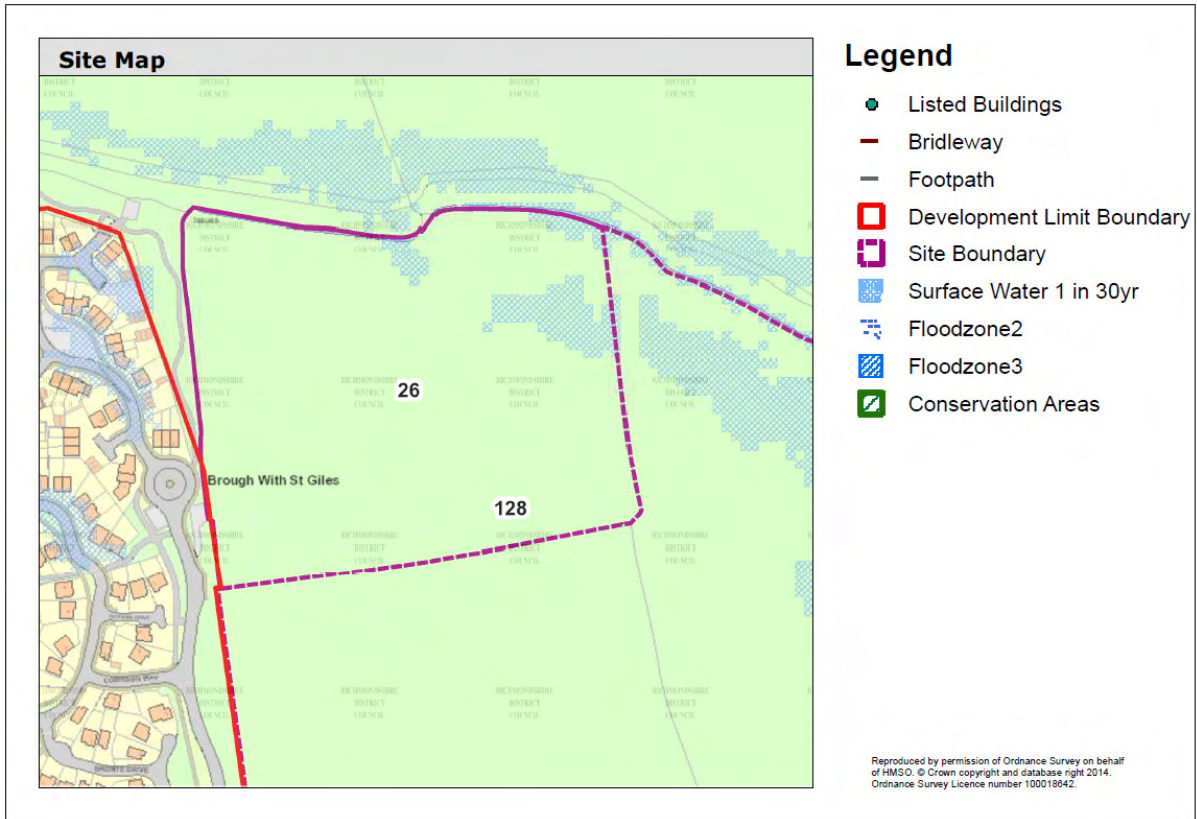
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<b>Site Reference</b>	26
<b>Site Name &amp; Location</b>	Land to East of Cookson Way, Brough with St Giles, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently grassed farmland surrounded by arable farmland (site 128 to south and east) except housing to west. No recent planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4). Located outside of strategic direction of growth area. Site is relatively flat with land to south sloping away. Trees and hedgerows at perimeters. Small areas of 1 in 30yr surface water flood risk in north eastern corner.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access available from Cookson Way roundabout. Services will be available from adjacent housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single Landowner with no tenancies who has made available for development and marketed to developers.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer interest and legal terms agreed. Site is likely to be achievable and there is unlikely to be any significant abnormal costs associated with development.

<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Whilst this site is located outside of the Catterick Garrison strategic direction of growth area it is adjacent to the existing development limit, is available and developable, subject to appropriate access. May be possible to develop with part of site 128 to south.</p>			

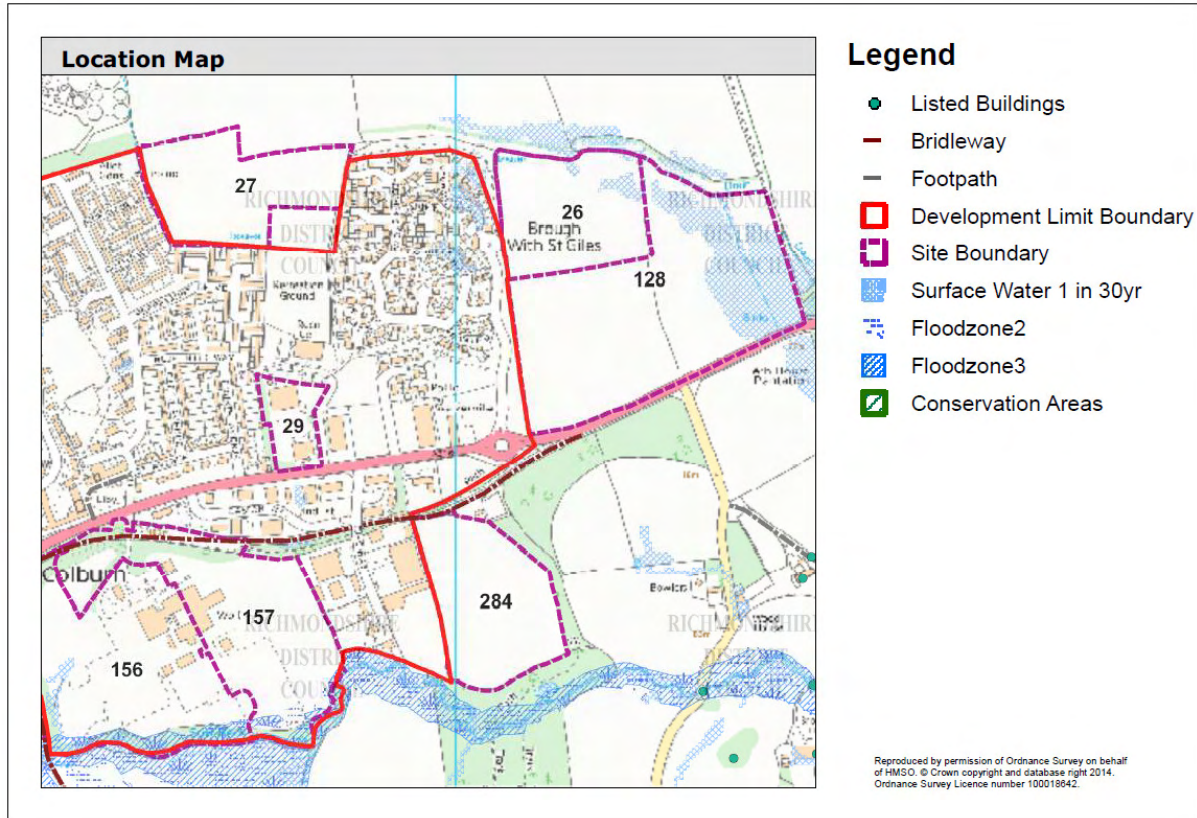
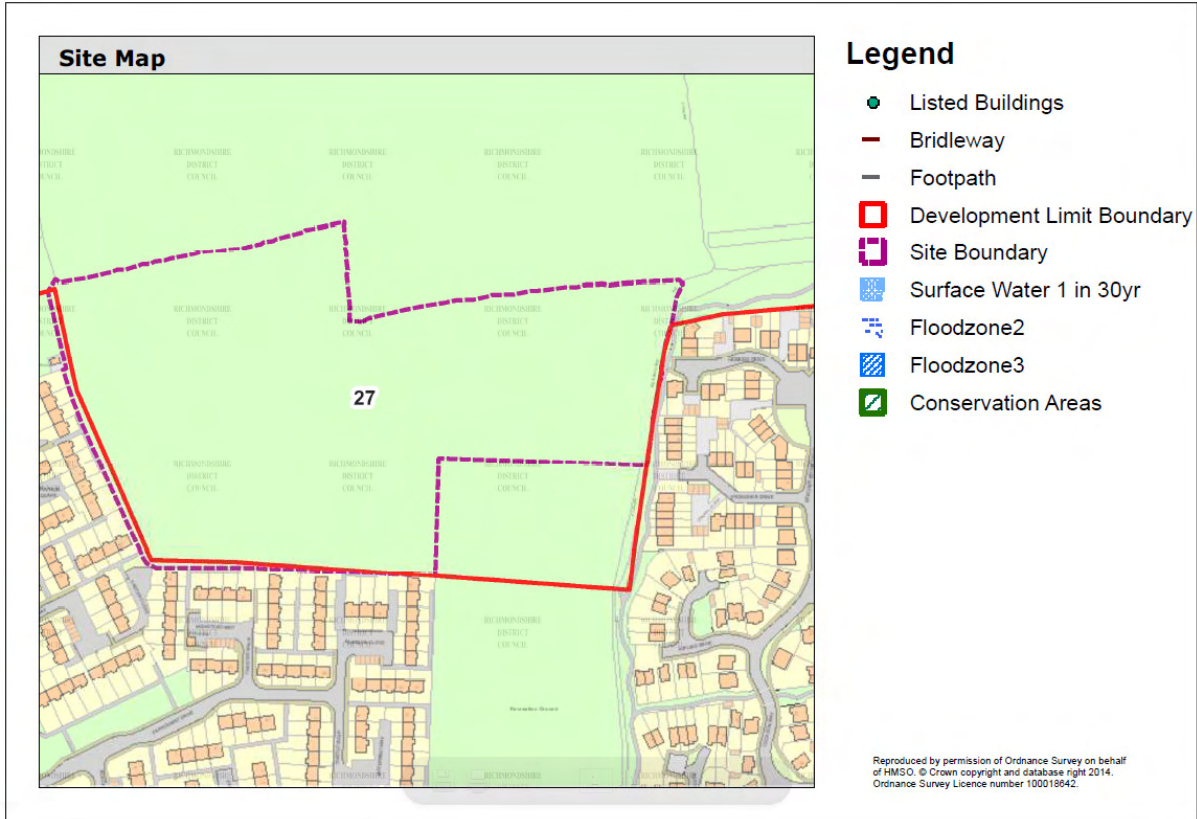




<b>Site Reference</b>	27
<b>Site Name &amp; Location</b>	Land East of Regents Park Estate, Colburn, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently grassland. North – Farmland and Sewage Works East – Housing and Playing Field South – Housing and Playing Field West – Housing and Sewage Works No recent planning history
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) and located within main built form. Site is located outside of Catterick Garrison Strategic Direction of Growth Area. Site is generally flat. Perimeter trees and hedgerows.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Colburn Waste Water Works in close proximity to north western corner of site which may require appropriate mitigation. Limited available vehicular access with only likely access from Hawkins Drive, Regents Park Estate to west which may restrict likely scale of development. Services likely to be available from surrounding housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single Landowner with no tenancies who has made available for development and marketed to developers.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations)	Developer interest and legal terms agreed. Site is likely to be achievable if an appropriate access can be identified and any necessary mitigation regarding proximity to Colburn WTW is achieved.

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 limits and is located within existing settlement pattern. Site may be developable for an appropriate scale of development subject to achievement of a suitable access and any necessary mitigation regarding proximity to Colburn WWTW.</p>			



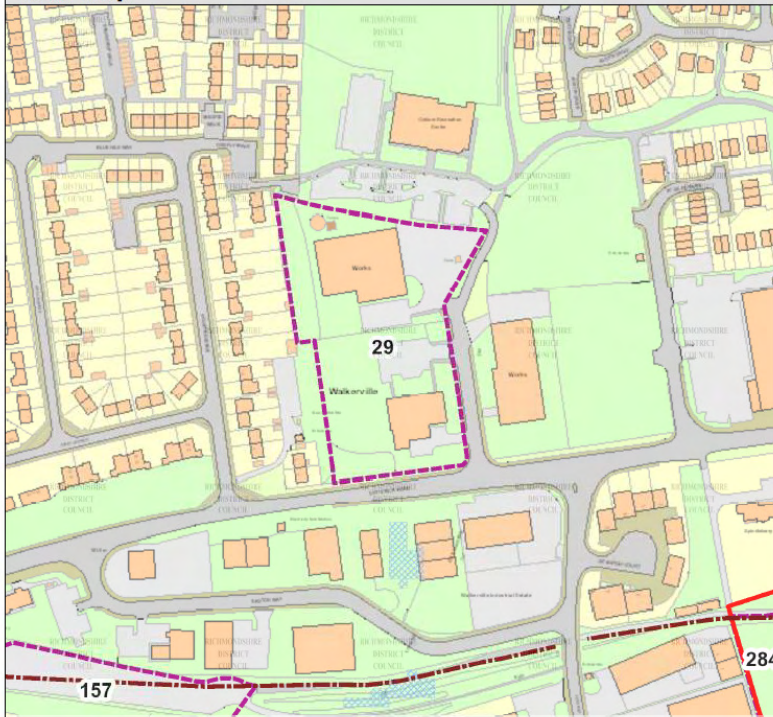


<b>Site Reference</b>	29
<b>Site Name &amp; Location</b>	Former Inpipes Site, Catterick Rd, Colburn
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Former employment site with reserved matters permission (15/00244/AORM) granted 8 <sup>th</sup> July 2015. Buildings now demolished North – Colburn Leisure Centre South – Catterick Rd and Walkerville Ind Est opposite East – Vacant former carpet factory with long planning history West - Housing
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Located within existing development limits. Flat Site. Trees along western and eastern boundaries are protected by tree preservation order. Ground to remediate following previous uses.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is accessible from existing road which provides access on to Catterick Rd. Water pipes runs across site. Services available nearby.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and being brought forward by a developer (Persimmon Homes) with development expected to begin autumn 2015.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Site is achievable as a viable scheme has been negotiated.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input checked="" type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>Site is deliverable and developable with planning permission and development expected to begin autumn 2015.</p>			



### Site Map

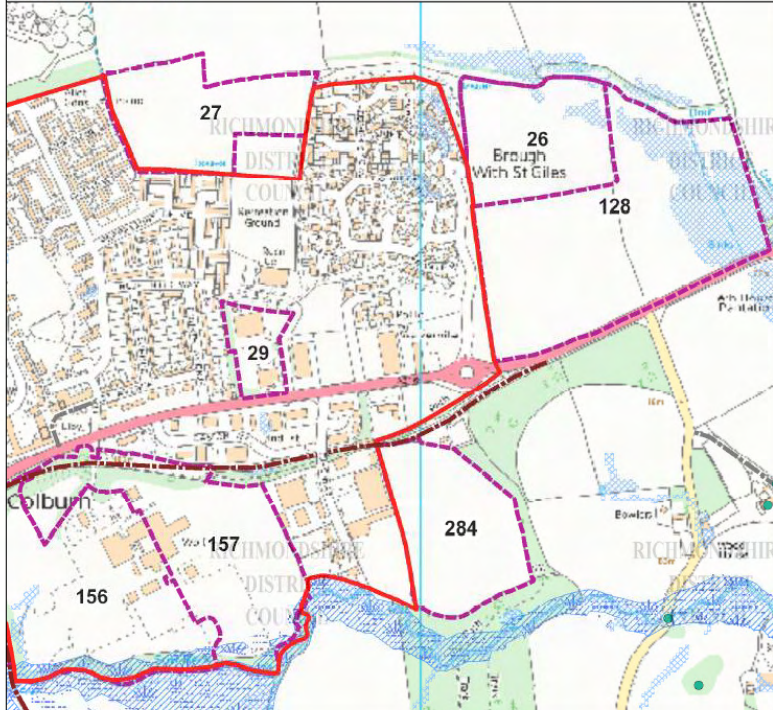


### Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

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### Location Map



### Legend

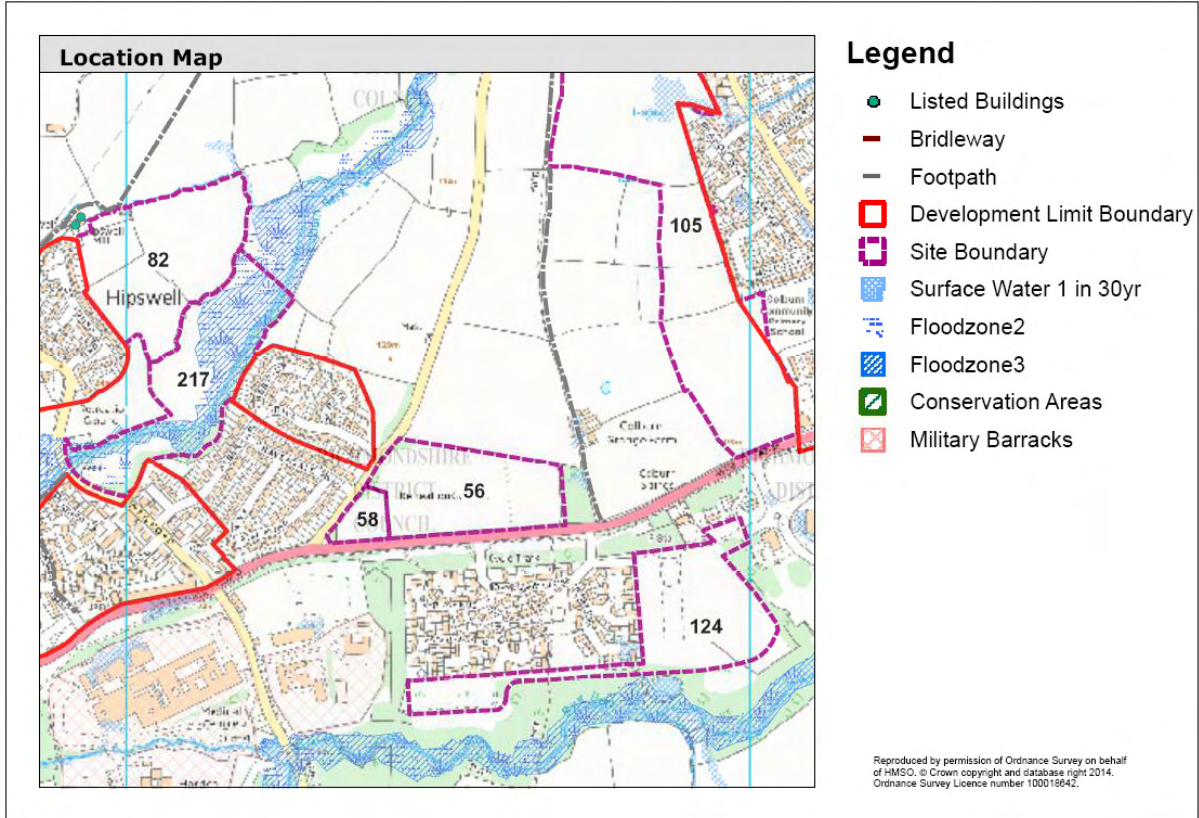
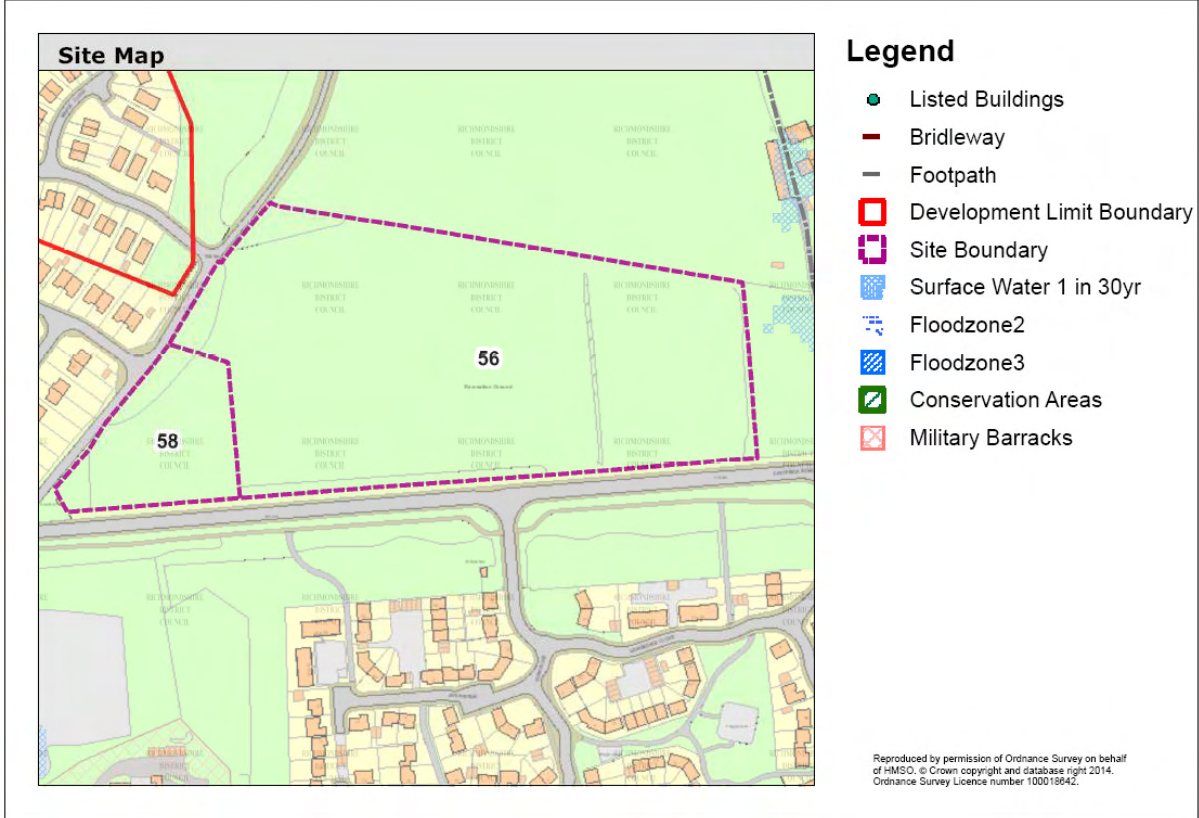
- Listed Buildings
- Bridleway
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- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
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- Conservation Areas

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<b>Site Reference</b>	56
<b>Site Name &amp; Location</b>	Eastern part of former recreation ground, Catterick Road, Colburn
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Currently used as Agricultural grazing restored from former MOD Sports ground and facilities. North – Agricultural Land East – Wood and Agricultural Land South – Catterick Rd and Housing beyond West – Open Land remaining former recreation ground and housing. No recent planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site adjacent to development limit. Site is located in Catterick Garrison Strategic Direction of Growth Area. This area is located in the open countryside between Hipswell, Colburn and Colburn Village which CP12 seeks to protect and enhance and states that development proposals impacting on this area will be considered which are well related to the strategic direction of growth area, designed to remediate areas of former military activity and enhance the surrounding green infrastructure. Flat Site, Below neighbouring land due to former use as sports field. Soil removed when sports ground and very poor for agriculture. Clinker and foundations of facilities remain on site. Perimeter hedgerows and trees enclosing site.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site will require access upgrade on to Colburn Lane or may be accessed following enlargement of existing roundabout on Catterick Rd. Services likely to be available from neighbouring housing. Adjacent to footpath.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is available with single landowner making available for development.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Developer interest with very preliminary negotiations. Development of this site is achievable subject to creating an appropriate access, appropriate remediation of clinker and enhancement of surrounding green infrastructure.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input checked="" type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>The site is located within the Catterick Garrison strategic direction of growth area and may be developable subject to appropriate consideration of its location in the open countryside between Hipswell, Colburn and Colburn Village. An achievement of an appropriate access will also be necessary along with remediation of clinker on site and enhancement of surrounding green infrastructure.</p>			

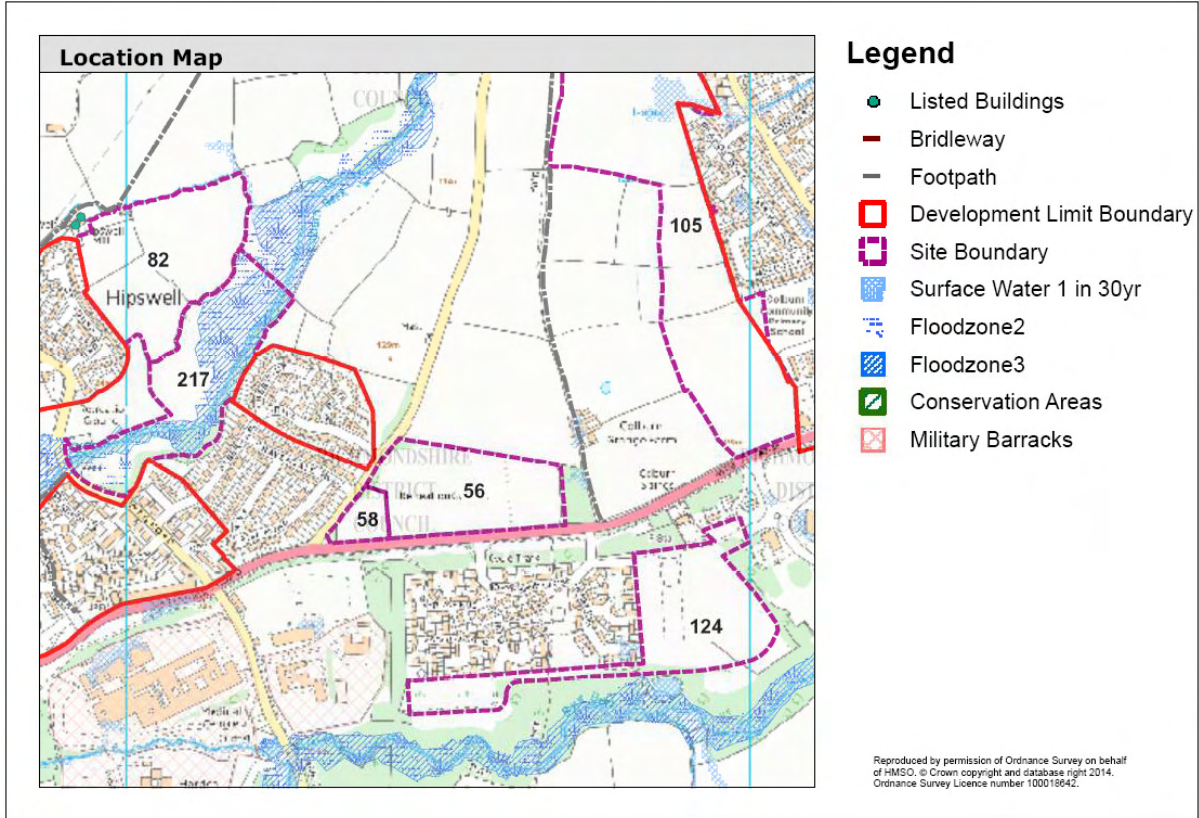
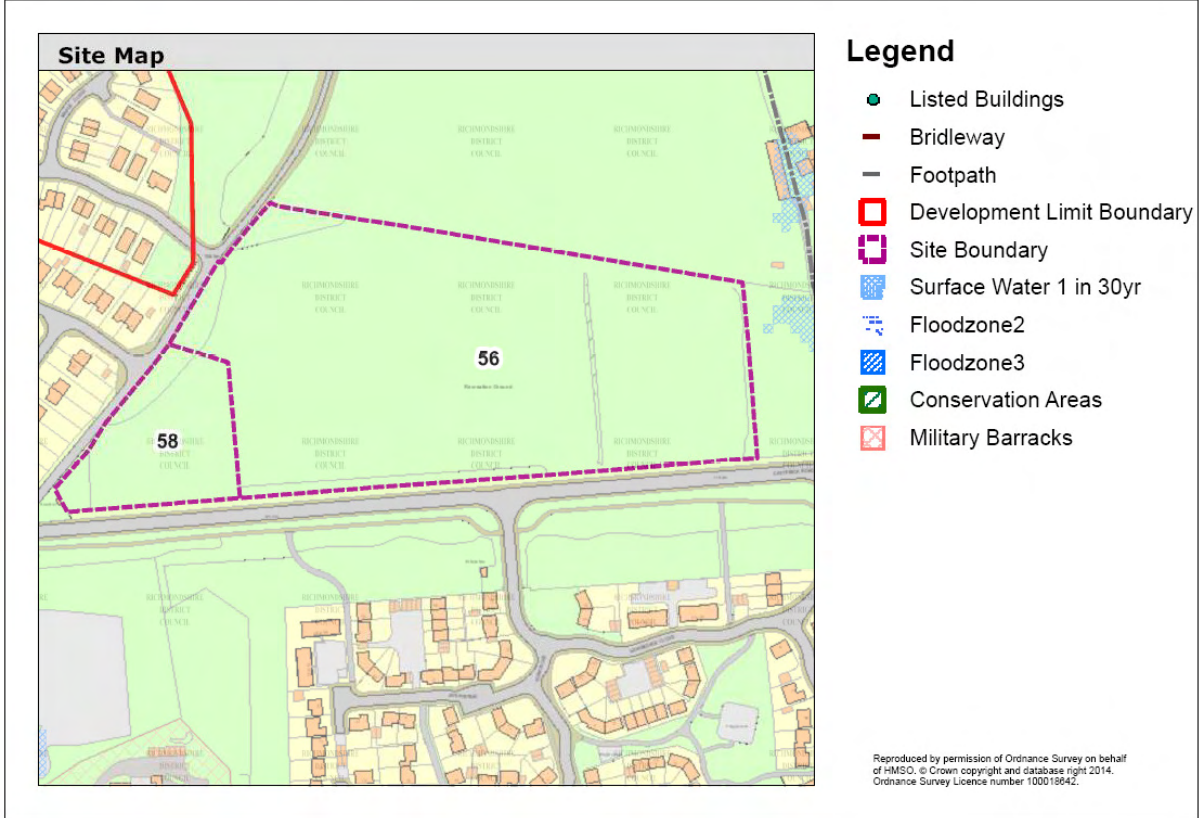






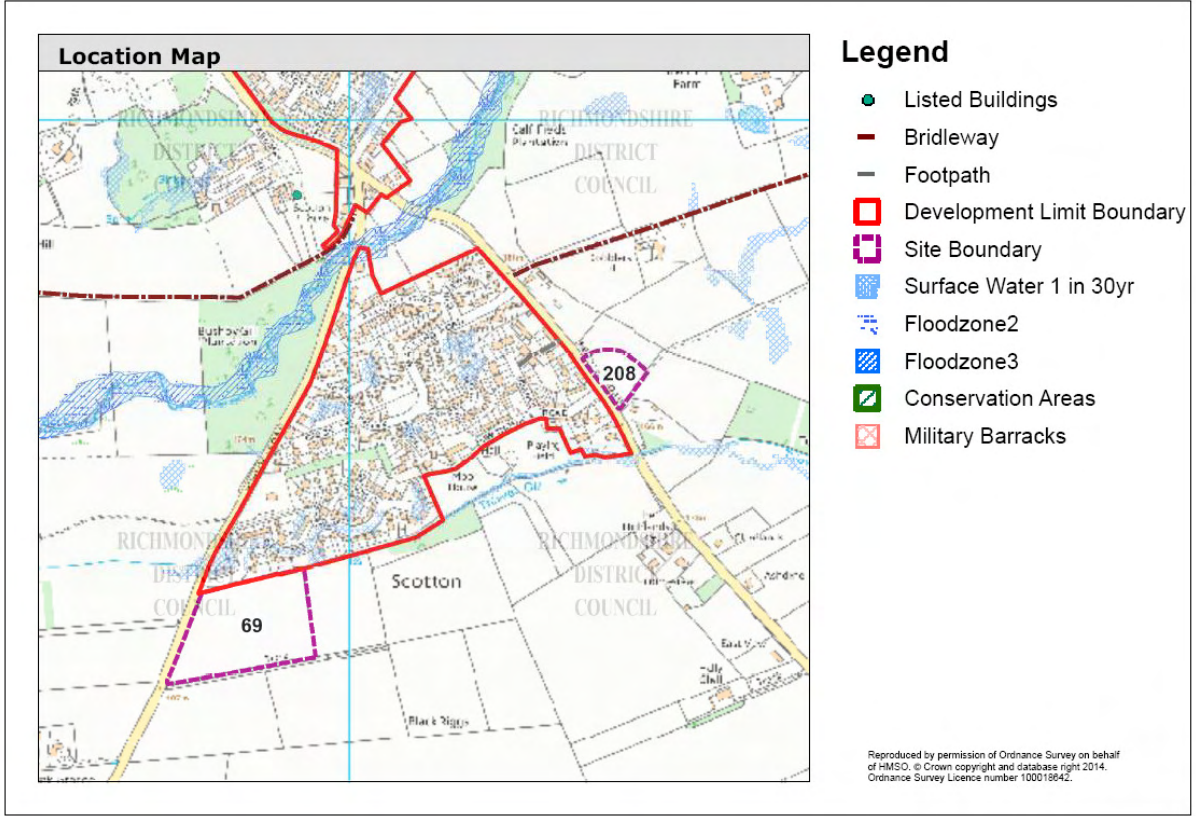
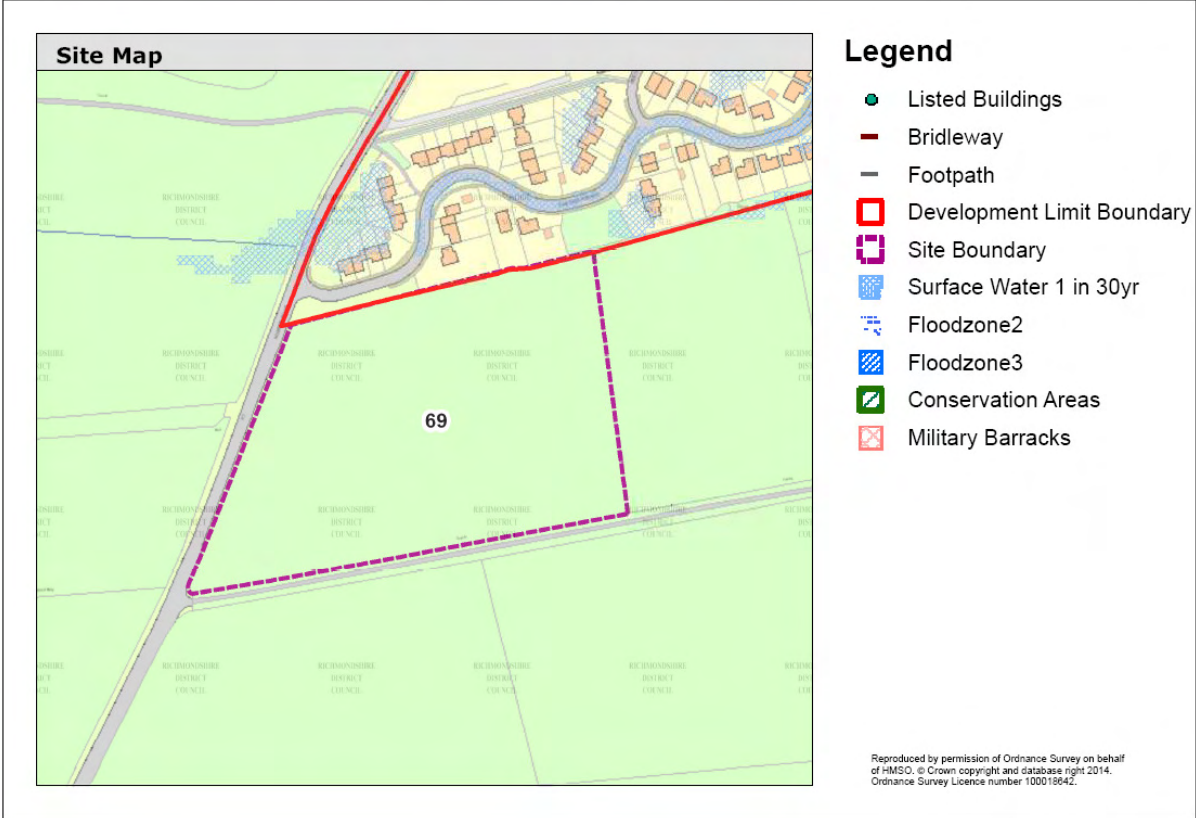
<b>Site Reference</b>	58
<b>Site Name &amp; Location</b>	Western part of former recreation ground, Catterick Road, Colburn
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Open Grassland with remains of road and foundations from former use as MOD Sports ground facilities area. North – Grassland - (Former recreation ground Site 56), Housing East - Grassland - (Former recreation ground Site 56) South – Catterick Rd, MOD Facility and Housing West - Housing
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to development limit. Site is located in Catterick Garrison Strategic Direction of Growth Area. This area is located in the open countryside between Hipswell, Colburn and Colburn Village which CP12 seeks to protect and enhance and states that development proposals impacting on this area will be considered which are well related to the strategic direction of growth area, designed to remediate areas of former military activity and enhance the surrounding green infrastructure. Flat Site, Below neighbouring land due to former use as sports field. Potential clinker and foundations of facilities remain on site. Perimeter hedgerows and trees enclosing site.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site will require appropriate access providing from Colburn Lane
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Willing landowner with site currently being marketed for sale.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Significant developer interest and pre-application discussions have taken place. Planning application expected summer 2015. To enable this site to be developed the creation of an appropriate access, remediation of potential clinker and enhancement of surrounding green infrastructure are all achievable.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input checked="" type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>Site is deliverable and developable with a willing land owner and developer seeking to bring forward in the near future</p>			



<b>Site Reference</b>	69
<b>Site Name &amp; Location</b>	Land to South of Oaktree Avenue, Scotton, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Agricultural grazing farmland. No planning history North –Housing South – Farmland East – Farmland West – Hunton Road & Farmland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located adjacent to existing development limits but outside of Catterick Garrison Strategic Direction of growth area. Trees and hedgerows along existing boundaries. Site rises upwards to the south and sits above existing housing.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. Suitable access on to Hunton Road likely to be achievable.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is making available for development.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Unlikely to be any significant abnormal costs associated with development of site. No developer interest.

<b>Overall Deliverability and Developability</b>	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 adjacent to existing development limits (CP4) but is outside of the Catterick Garrison strategic direction of growth area. Site may be developable in the longer term subject to consideration of the topography of site and achievement of an appropriate access.</p>			

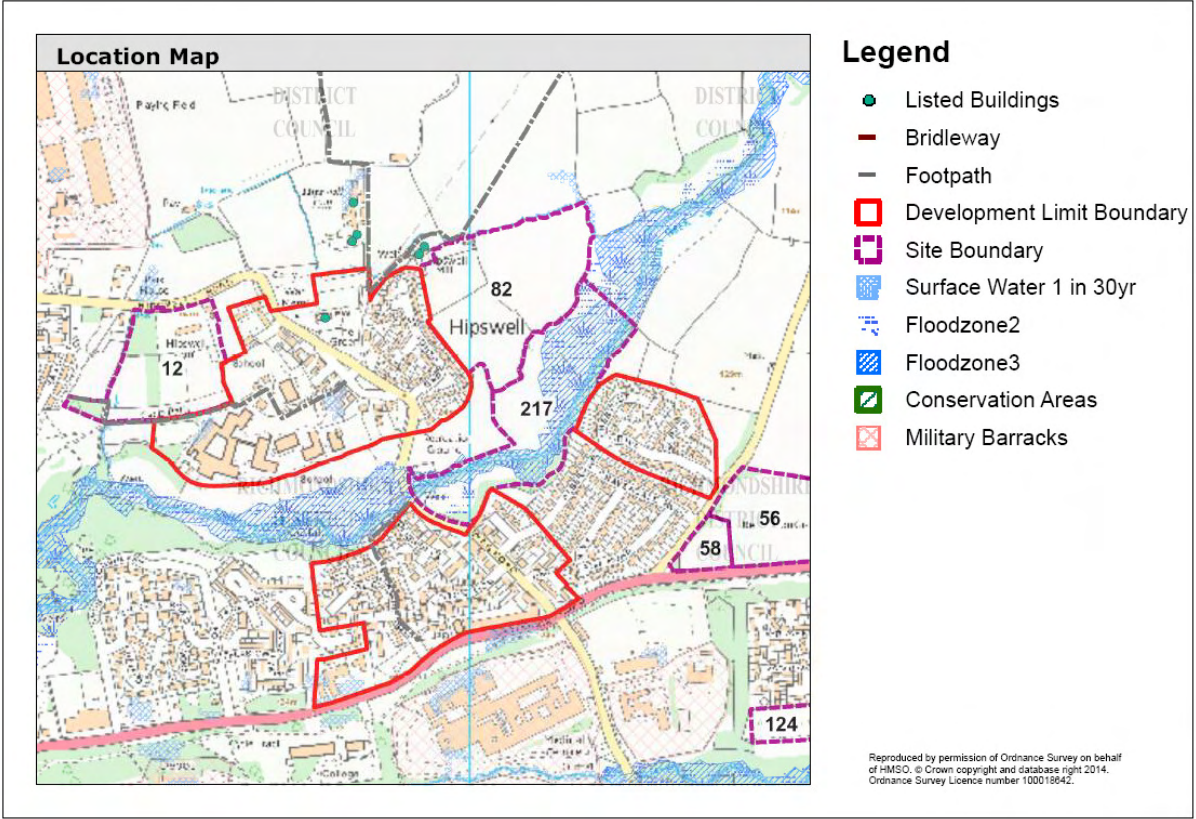
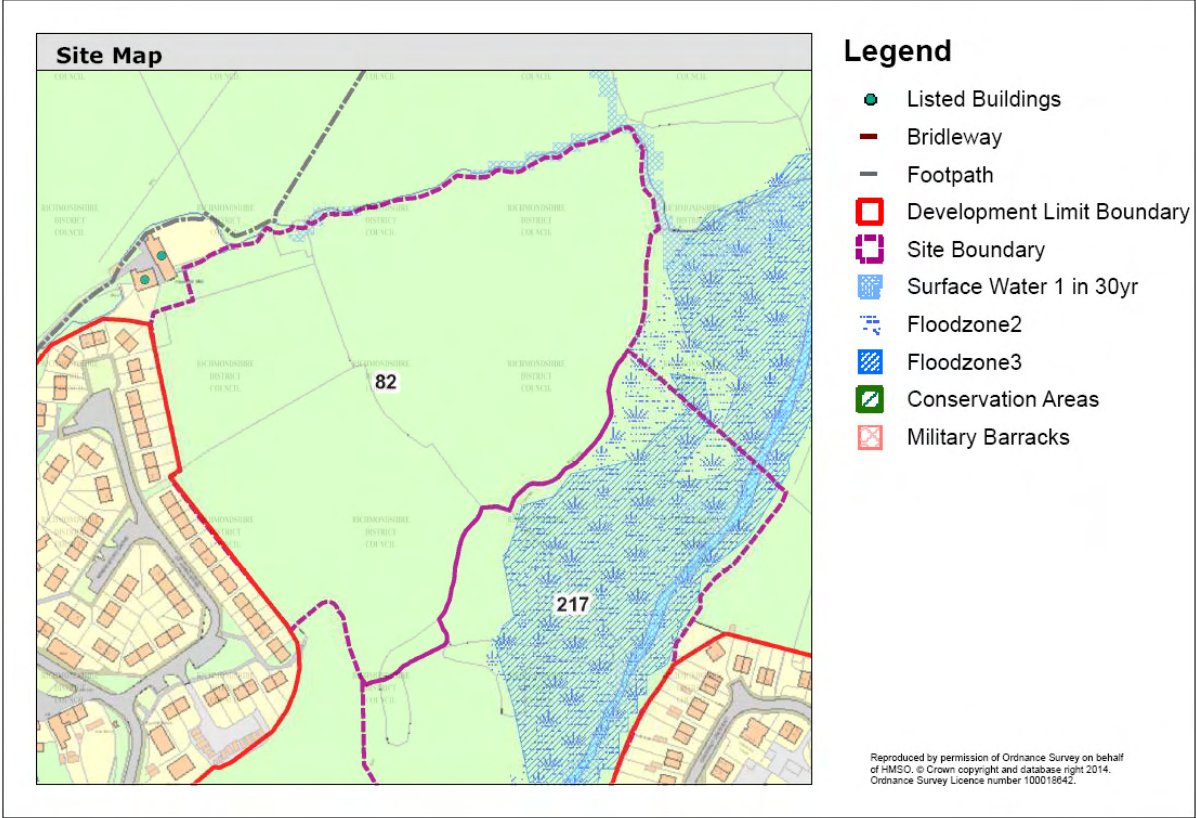




<b>Site Reference</b>	82
<b>Site Name &amp; Location</b>	Land at Hipswell Mill, Hipswell, Catterick Garrison, North Yorkshire
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grassland. North – Agricultural East – Woodland/Agricultural South – Play Park and playing field West – Housing No planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site is adjacent to development limit. Site is located outside but adjacent to Catterick Garrison Strategic Direction of Growth Area but is located in close proximity to services including schools and town centre. Flat and sloping, Perimeter trees and hedges, small areas of 1 in 30yr surface water flood risk along northern boundary.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	The only access is a field access which is not currently suitable to serve the likely scale of development on this site. Services will be available nearby from housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in single land ownership who is making available for development. Development of site is likely to be dependent upon purchase of neighbouring land and/or property in order to gain access.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	The only significant abnormal cost likely to be associated with development of this site is the achievement of access which may require the purchase of neighbouring land and/or property.



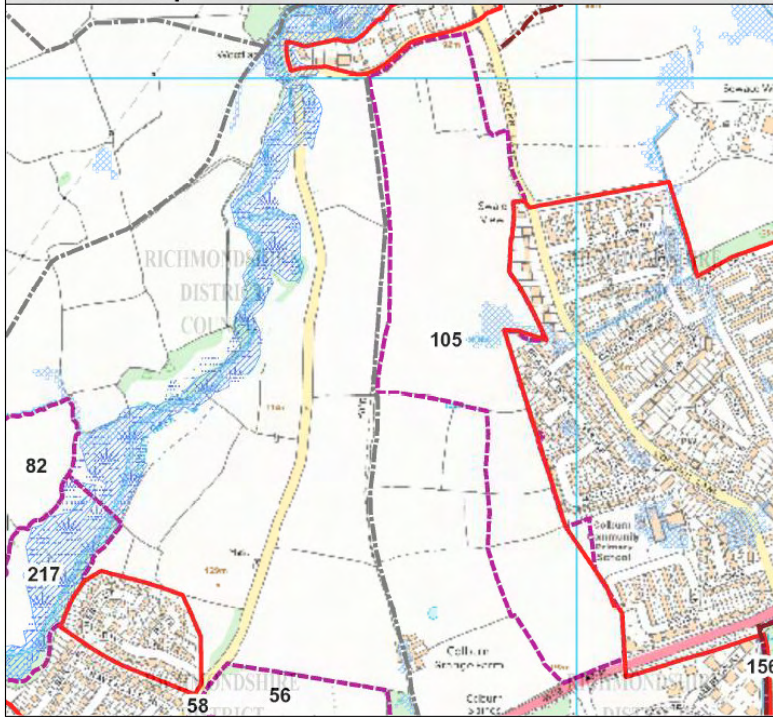
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is located adjacent to existing development limit and Catterick Garrison Strategic Direction of Growth Area and in close proximity to existing services. This site is likely to be developable if an appropriate access can be achieved.</p>			



<b>Site Reference</b>	105
<b>Site Name &amp; Location</b>	Land at Colburn Grange Farm, Colburn, Catterick Garrison, North Yorkshire
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	
<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)	

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 development as it forms a key part of the agricultural countryside north of Catterick Rd between Colburn Town, Colburn Village and Hipswell. Core Policy CP12 identifies its important contribution to the overall openness of Catterick Garrison and acting as a buffer to the old village of Colburn and therefore seeks to protect it from development.</p>			

### Location Map



### Legend

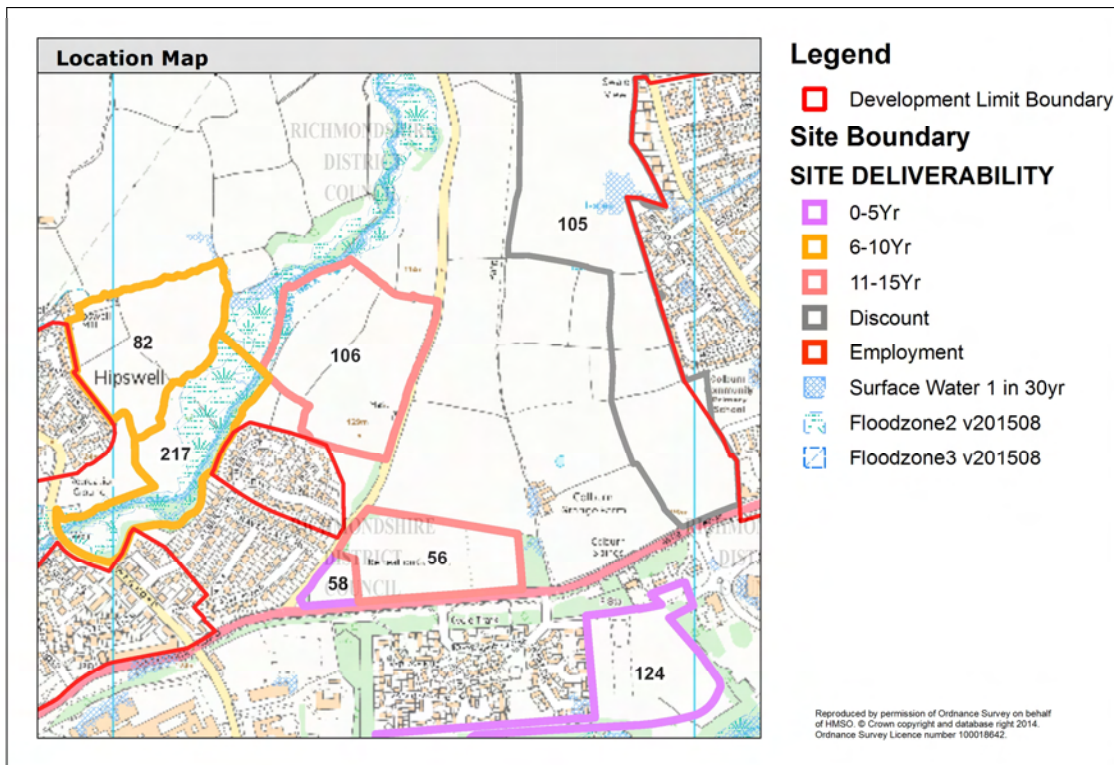
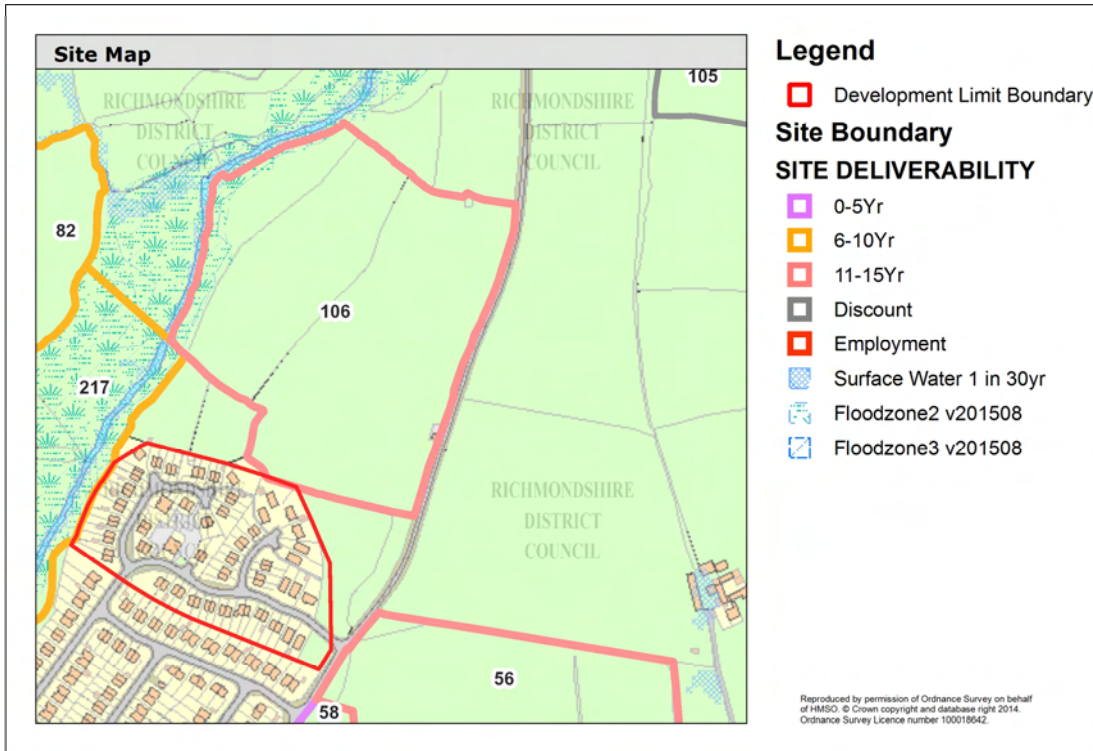
- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Military Barracks

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<b>Site Reference</b>	106
<b>Site Name &amp; Location</b>	Land West of Colburn, Colburn, Catterick Garrison, North Yorkshire
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable and grass farmland. North – Arable Farmland East – Colburn Lane / Farmland South – Housing / Playing Field West – Farmland No planning history.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site is adjacent to development limit. Site is located outside but adjacent to Catterick Garrison Strategic Direction of Growth Area. This area is open countryside between Hipswell, Colburn and Colburn Village which CP12 seeks to protect and enhance and states that development proposals impacting on this area will be considered which are well related to the strategic direction of growth area, designed to remediate areas of former military activity and enhance the surrounding green infrastructure. Southern part of site is sloping south to north and remainder is generally flat, Trees and hedgerows along existing field boundaries, Small western part of site is in close proximity to Colburn Beck and located in floodzone 3.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access may be achievable from Colburn Lane subject to its capacity and enhancement of access on to Catterick Rd. Services will be available nearby from housing. Mast on western boundary of site to be moved / incorporated.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in single land ownership who is making available for development.

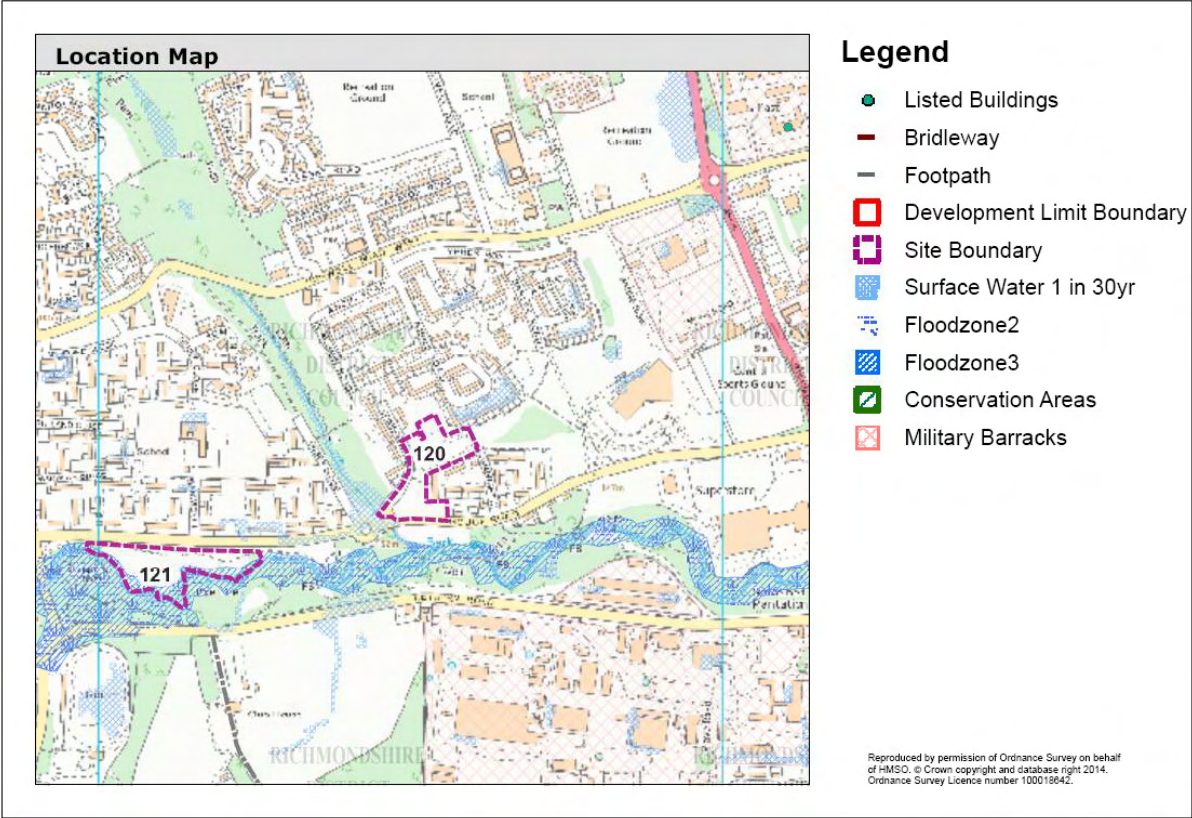
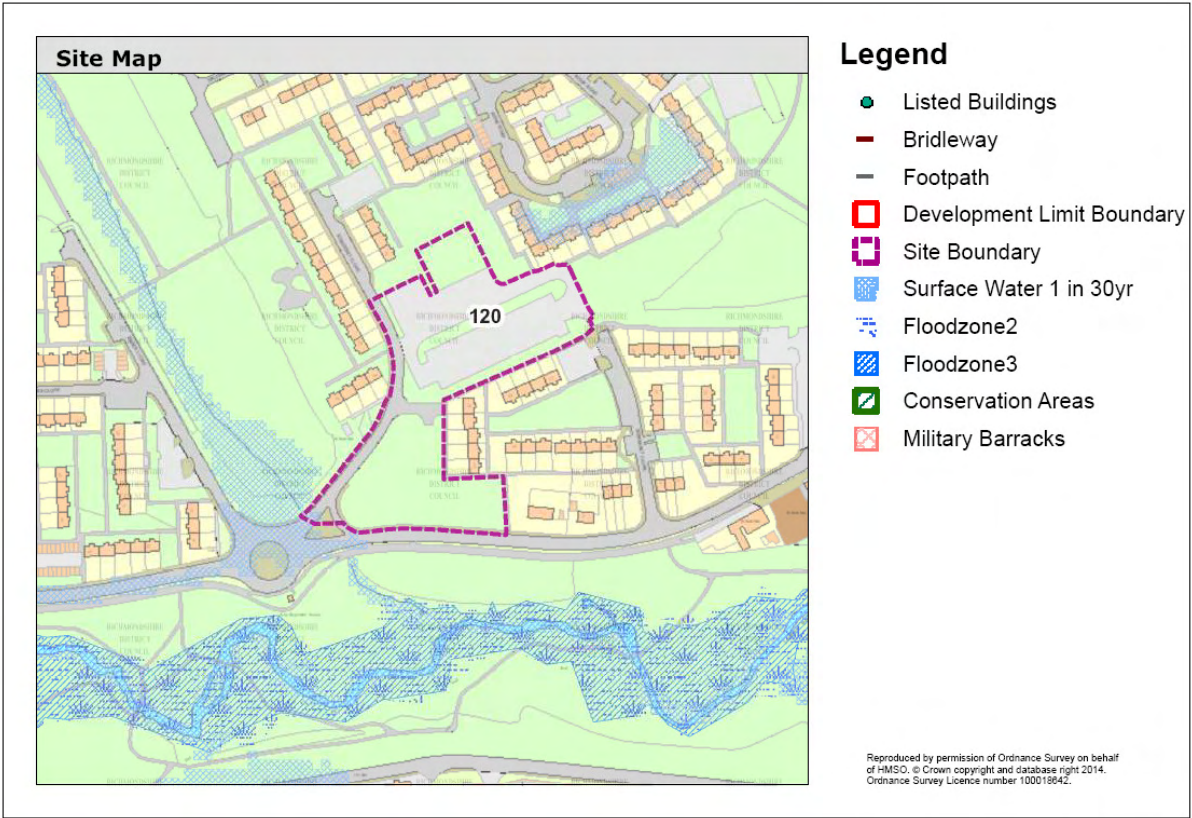
<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>The only significant abnormal cost likely to be associated with development of this site is the achievement of access which may require enhancing Colburn Lane and its junction on to Catterick Rd.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input checked="" type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>Site is located adjacent to existing development limit and Catterick Garrison Strategic Direction of Growth Area and may be developable in the longer term subject to the capacity of Colburn Lane and its junction with Catterick Rd. Any proposal must also take in to account this sites contribution to the overall openness of Catterick Garrison.</p>			





<b>Site Reference</b>	120
<b>Site Name &amp; Location</b>	Land at Somerset Close, Gough Road, Catterick Garrison, DL9 3HE
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Disused former MOD operational site. Full Planning Application (15/00587/FULL) under consideration for 40 dwellings following outline permission (14/00109/OUT) granted 03/09/14. North – Open Space & Housing South – Gough Road, Housing & Woodland East – Housing & Open Space West – Housing and Woodland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outline planning application was submitted through public land auction pilot and granting of permission has demonstrated that it is suitable for development.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Outline planning permission has demonstrated subject to following planning conditions an appropriate access can be achieved.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of developer Gleeson Homes who have submitted full planning application.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable as viability negotiations have taken place to ensure a viable development can be brought forward.

<b>Overall Deliverability and Developability</b>	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>The site is deliverable and developable with an outline planning permission and is in ownership of a developer who has now submitted a full planning application and subject to receipt of this will proceed with development.</p>			

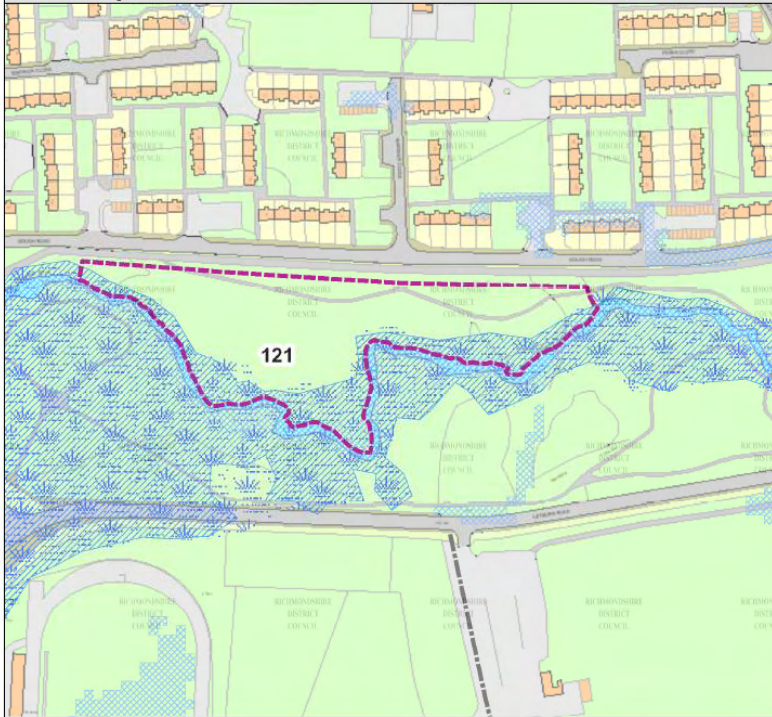




<b>Site Reference</b>	121
<b>Site Name &amp; Location</b>	Land at Gough Road, Catterick Garrison, DL9 3HE
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Disused former MOD operational site. Full Planning Application (15/00603/FULL) under consideration for 29 dwellings following outline permission (14/00133/OUT) granted. North – Gough Road & Housing South – Beck & Woodland East – Woodland & Open Space West – Open Space and Woodland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outline planning application was submitted through public land auction pilot and granting of permission has demonstrated that it is suitable for development.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Outline planning permission has demonstrated subject to following planning conditions an appropriate access can be achieved.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of developer Gleeson Homes who have submitted full planning application.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable as viability negotiations have taken place to ensure a viable development can be brought forward.

<b>Overall Deliverability and Developability</b>	0-5 Years <input checked="" type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>The site is deliverable and developable with an outline planning permission and is in ownership of a developer who has now submitted a full planning application and subject to receipt of this will proceed with development.</p>			

### Site Map

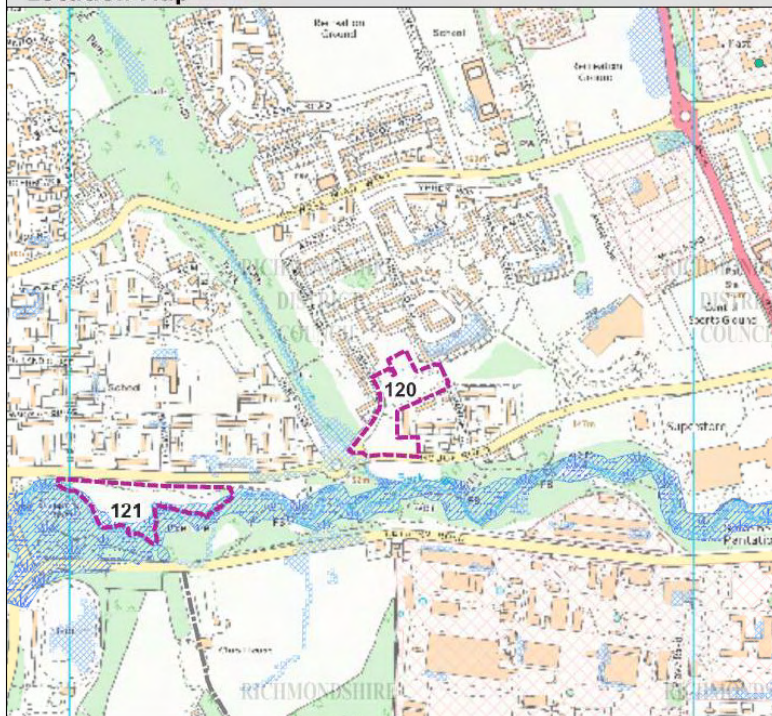


### Legend

- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas
- Military Barracks

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### Location Map



### Legend

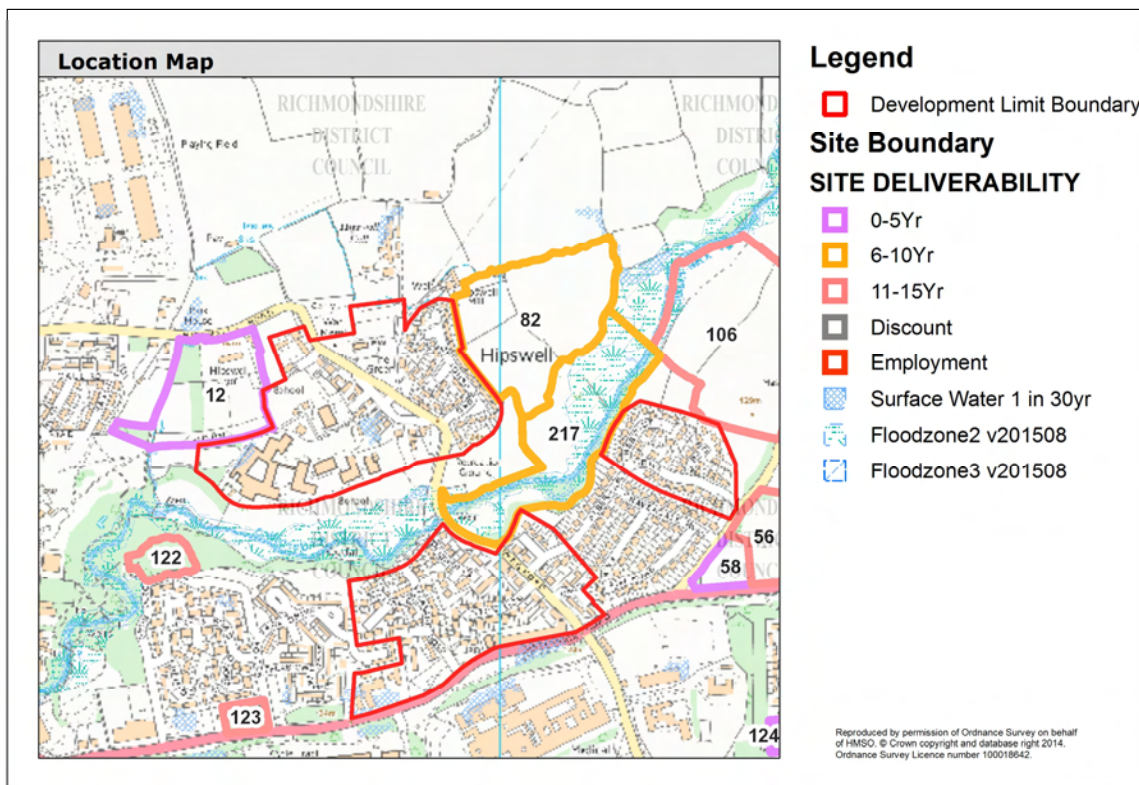
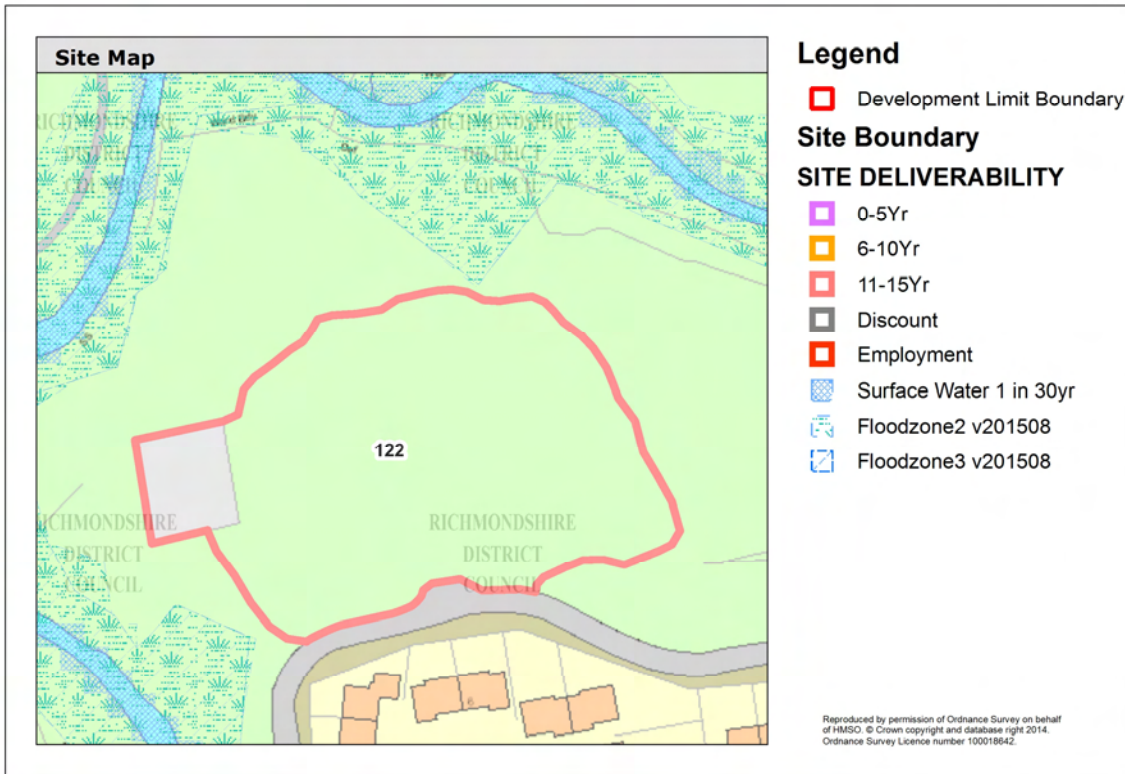
- Listed Buildings
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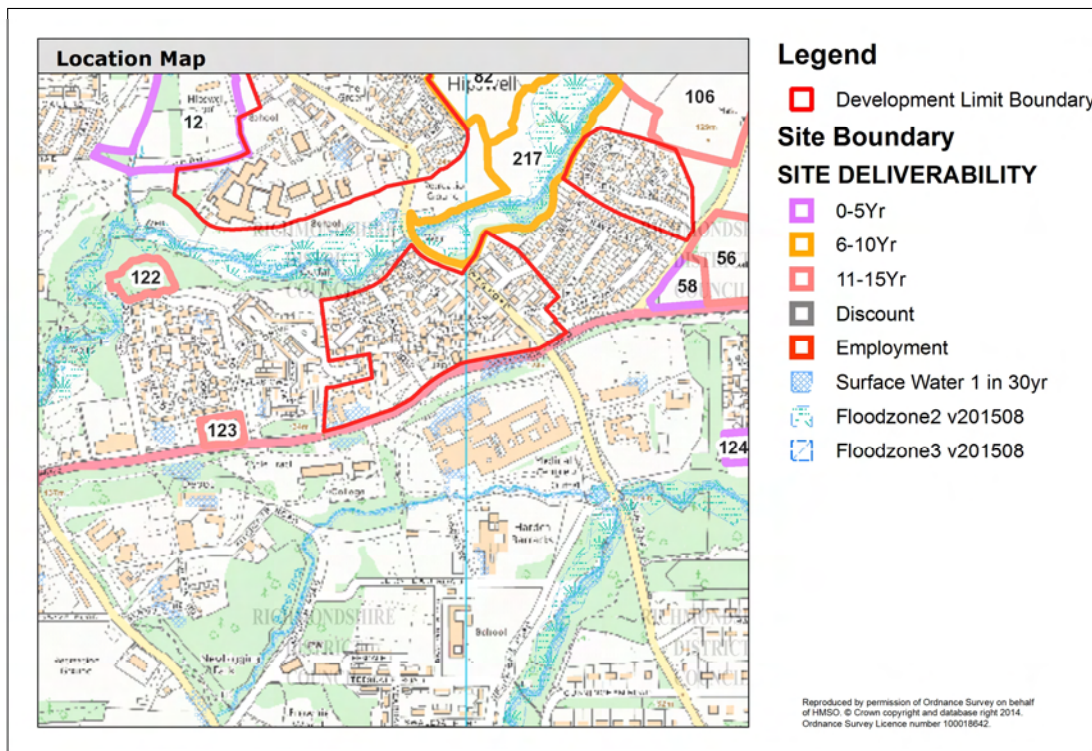
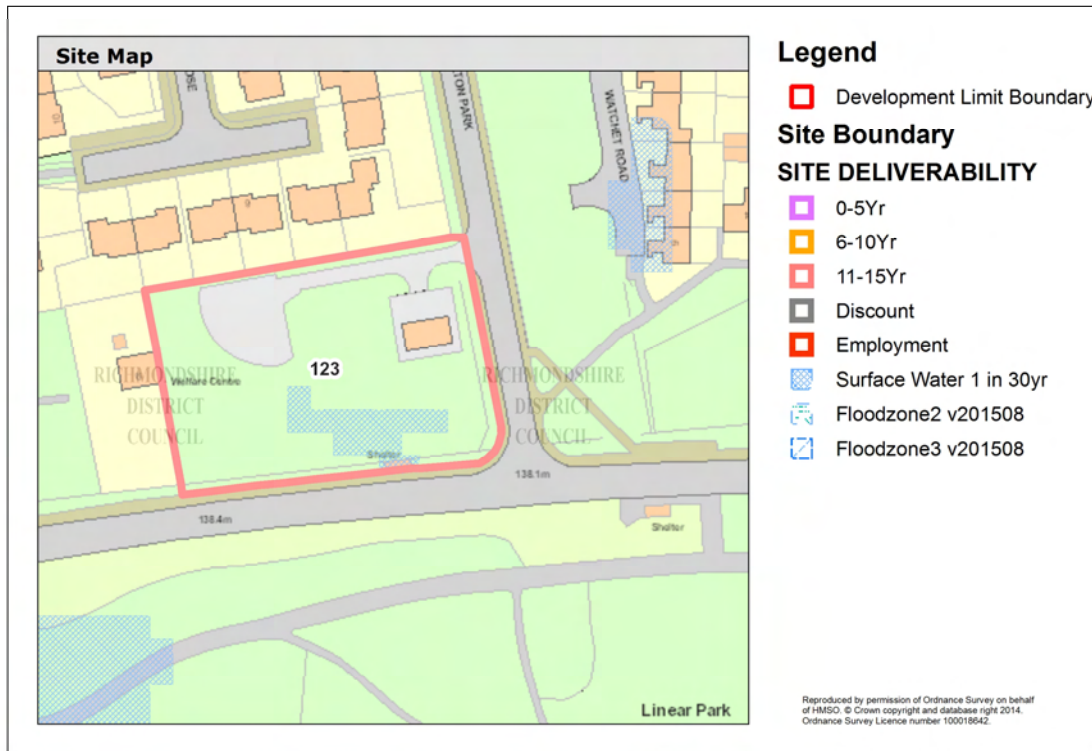
<b>Site Reference</b>	122
<b>Site Name &amp; Location</b>	Land East of Coronation Park, Catterick Rd, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Former MOD site now overgrown scrubland. No recent planning history North – Woodland South –Heatherdene Rd & Housing East – Woodland & Grassland West – Woodland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located with Catterick Garrison Strategic Direction of growth area is previously used and adjacent to existing MOD housing. Site is surrounded by trees which form part of the important green corridors in Catterick Garrison which Core Policy CP12 seeks to protect and enhance.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. Enhancement and widening of Heatherdene Rd is likely to be required to ensure an appropriate access.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in now in private ownership. Availability for development is unknown.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal cost likely to be associated with development of this site are likely to include identification and any required remediation of past uses along with provision of an appropriate access. No developer interest.

<b>Overall Deliverability and Developability</b>	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 Catterick Garrison strategic direction of growth area and is adjacent to military housing. Site may be developable in the longer term subject to its availability, appropriate consideration and remediation of past uses, achievement of a suitable access and protection and/or enhancement of surrounding woodland.</p>			



<b>Site Reference</b>	123
<b>Site Name &amp; Location</b>	Land West of Belton Park Drive, Catterick Rd, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	MOD site with numerous trees on and no recent planning history North – Housing South – Catterick Rd East – Belton Park Drive & Trees West – MOD Site – former parade ground
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located with Catterick Garrison Strategic Direction of growth area is previously used and adjacent to existing MOD housing. Site contains a number of trees to accommodate. Small area at risk of surface water flooding (1 in 30yr).
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing. Suitable access likely to be achievable on to Belton Park Drive.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of MOD. Availability for development is unknown.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal cost likely to be associated with development of this site are likely to include identification and any required remediation of past uses. No developer interest.

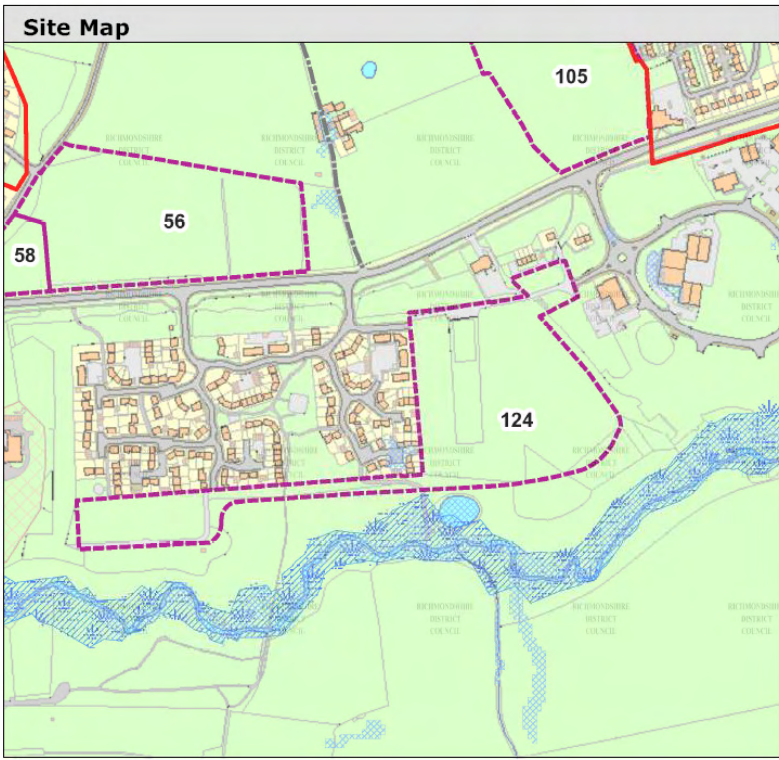
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is located in Catterick Garrison strategic direction of growth area and is adjacent to military housing. Site may be developable in the longer term subject to its availability, appropriate consideration of trees on site, mitigation of surface water flooding and achievement of a suitable access.</p>			





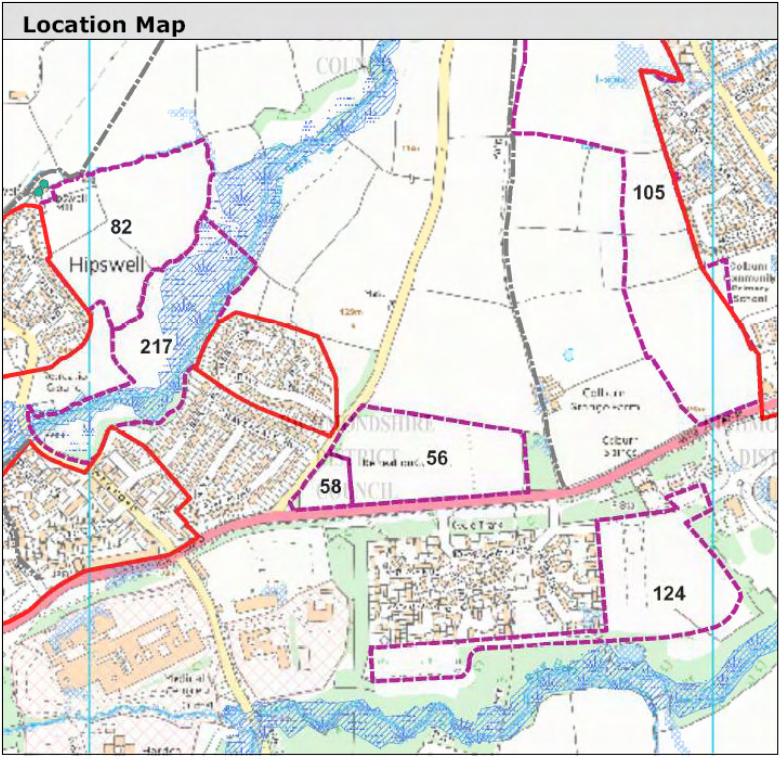
<b>Site Reference</b>	124
<b>Site Name &amp; Location</b>	Land at Arras Lines and Sour Beck, Catterick Road, Catterick Garrison
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Disused former MOD operational site. Reserved Matters Application (15/00258/AORM) granted 8/7/15 for 126 dwellings following outline permission (14/00134/OUT) granted 10/10/14. North – Fire Station, Housing and Woodland South – Woodland and Agricultural East – Woodland and Business Park West – Housing and Woodland
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Located within the Catterick Garrison Strategic Direction of Growth Area. Adjacent to existing housing development. Scheme includes proposals to mitigate any potential adverse ecological impacts on neighbouring semi-natural woodland and beck. Appropriate ground condition and contamination mitigation will be carried out.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable accesses can be achieved from Horseshoe Close, York Road and Colburn Business Park.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and is in ownership of developer Linden Homes with development expected to begin Autumn 2015.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable as viability negotiations have taken place to ensure a viable development can be brought forward.

<b>Overall Deliverability and Developability</b>	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 deliverable and developable with planning permission and is in ownership of a developer with development expected to begin in the near future.			



- ### Legend
- Listed Buildings
  - Bridleway
  - Footpath
  - Development Limit Boundary
  - Site Boundary
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  - Floodzone2
  - Floodzone3
  - Conservation Areas
  - Military Barracks

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- ### Legend
- Listed Buildings
  - Bridleway
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<b>Site Reference</b>	128
<b>Site Name &amp; Location</b>	Land to the East of Walkerville, Catterick Rd, Brough with St Giles
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Arable agricultural land North – Agricultural Land East – Agricultural Land South – Catterick Rd and Agricultural Land West – Housing and Agricultural Land
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western Part of site is adjacent to development limits. Site is located outside of Catterick Garrison Strategic Direction of Growth Area and eastern part of site is distant from settlement. Site is gently sloping to south. Eastern Part of site is within 1 in 30 year surface water flood risk. Perimeter hedgerows and trees.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Western part of site is accessible from Cookson Way off roundabout. Services will be available from adjacent housing.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Willing landowner making available for development.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Developer Interest. Site is likely to be achievable and unlikely to present any significant abnormal costs associated with development.

<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Whilst this site is located outside of the Catterick Garrison strategic direction of growth area the western part of site is adjacent to the existing development limit, is available and is likely to be suitable for development. May be possible to develop along with Site 26 to North. Eastern Part of site is distant from settlement and is unlikely to be suitable for development at this time.</p>			



