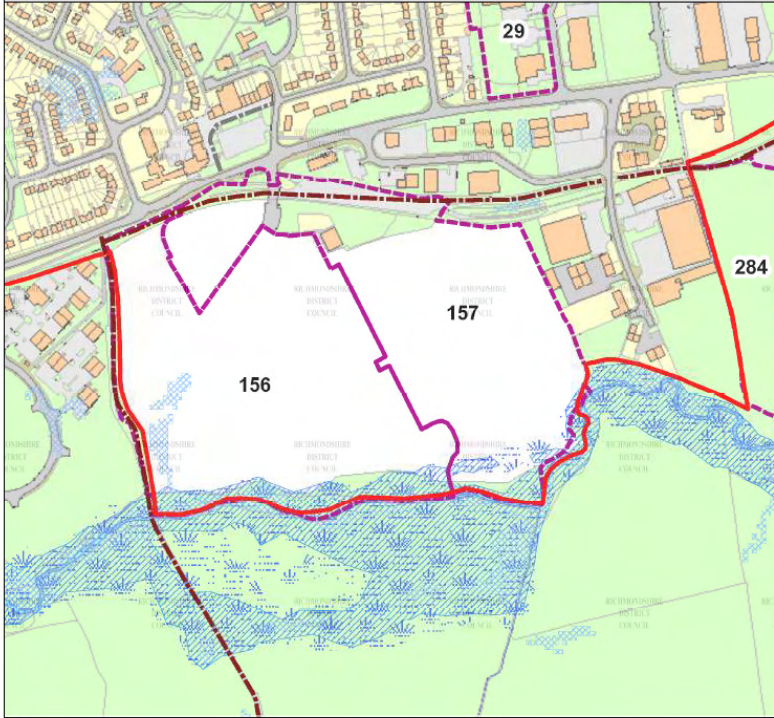


Site Reference	156
Site Name & Location	(Colburndale Phase 1), Woodside Chase, Catterick Road, Colburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site has planning permission and development of 272 homes is underway.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site has planning permission and development of 272 homes is underway.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site has planning permission and development of 272 homes is underway.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site has planning permission and development of 272 homes is underway.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site has planning permission and development of 272 homes is underway.

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 has planning permission and development of 272 homes is underway.			

Site Map

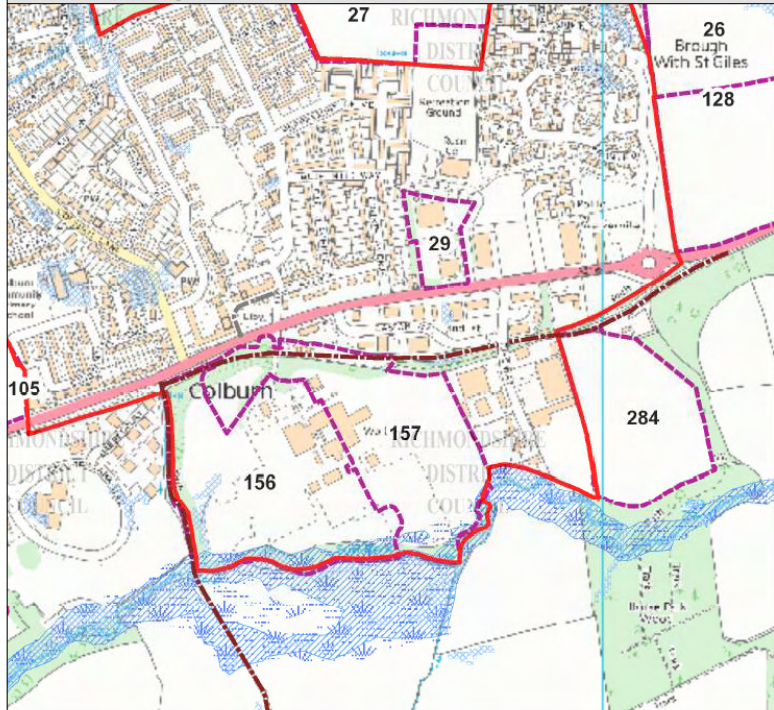


Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Location Map



Legend

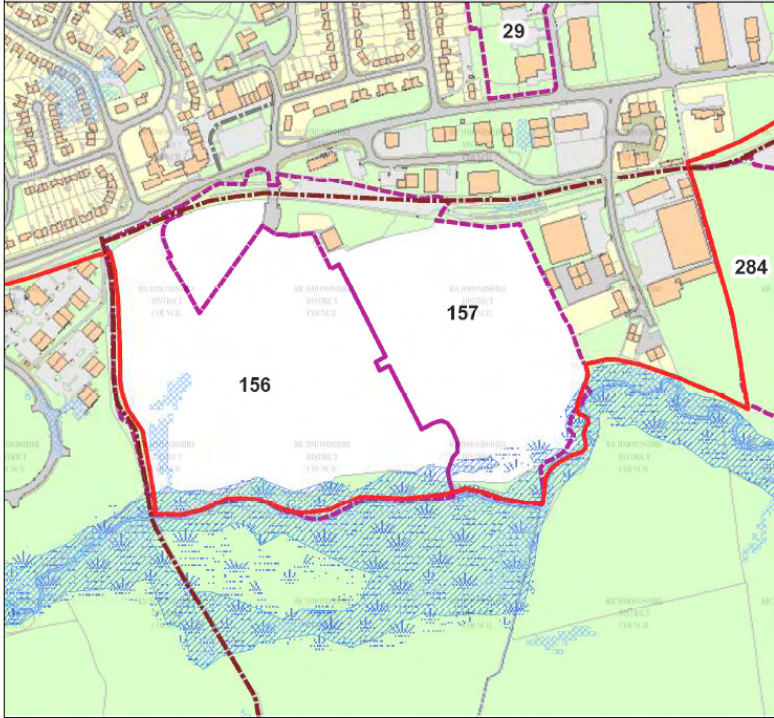
- Listed Buildings
- Bridleway
- Footpath
- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
- Floodzone2
- Floodzone3
- Conservation Areas

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	157
Site Name & Location	Colburndale Phase II, Catterick Road, Colburn, Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Cleared former pipeworks site. Outline Planning Application (12/00669/OUT) granted for mixed used development including 250 houses. North – Lorry Park, Industrial Estate & Catterick Rd South – Woodland and Farmland East – Industrial Estate West – Colburndale Phase 1 (Site 156)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within existing development limits and the Catterick Garrison Strategic Direction of Growth Area and outline planning permission has demonstrated it is suitable for development.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Outline permission demonstrates suitable infrastructure and accessibility can be achieved.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is available and owner is actively marketing site to developers.
Site Achievability & Economic Viability (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.

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 developable and deliverable with an outline planning permission and owner is actively promoting to developers.			

Site Map

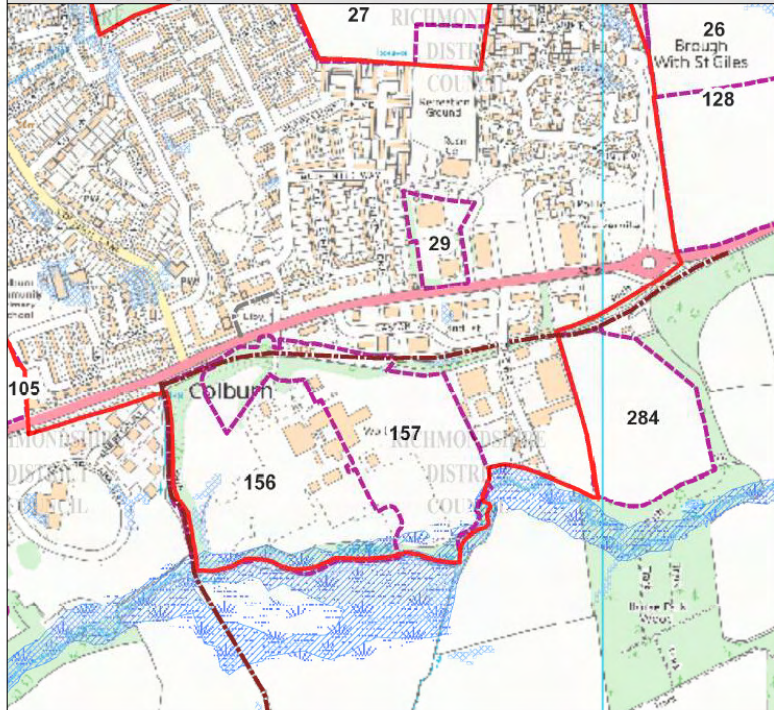


Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Location Map



Legend

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

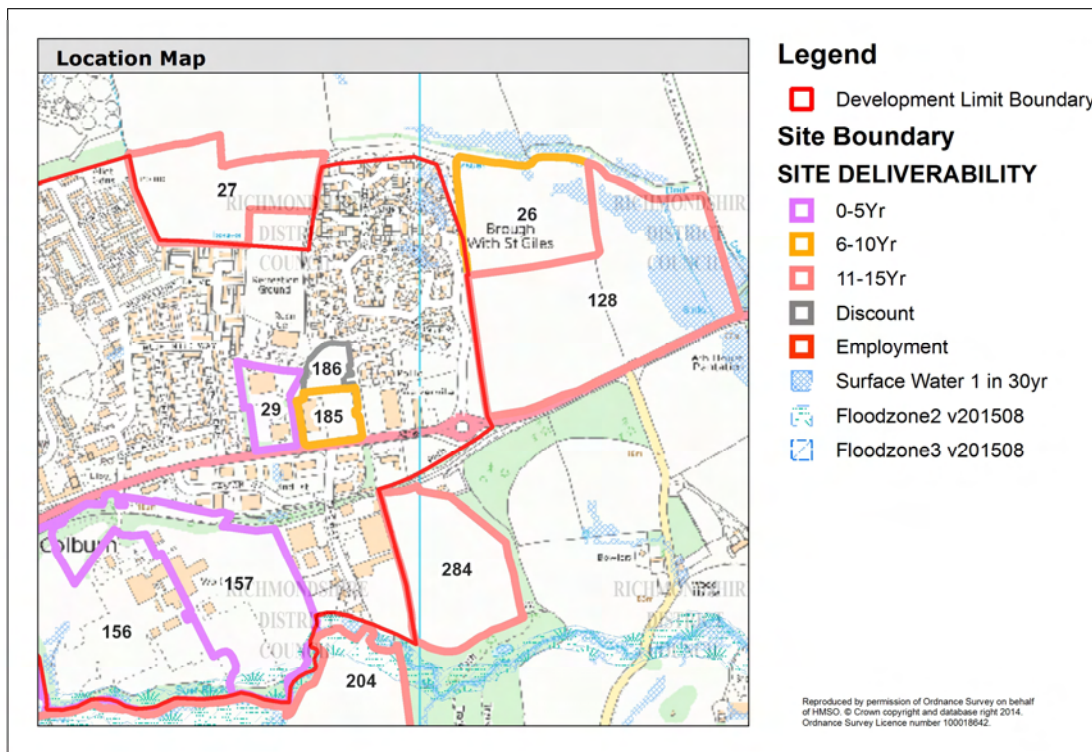
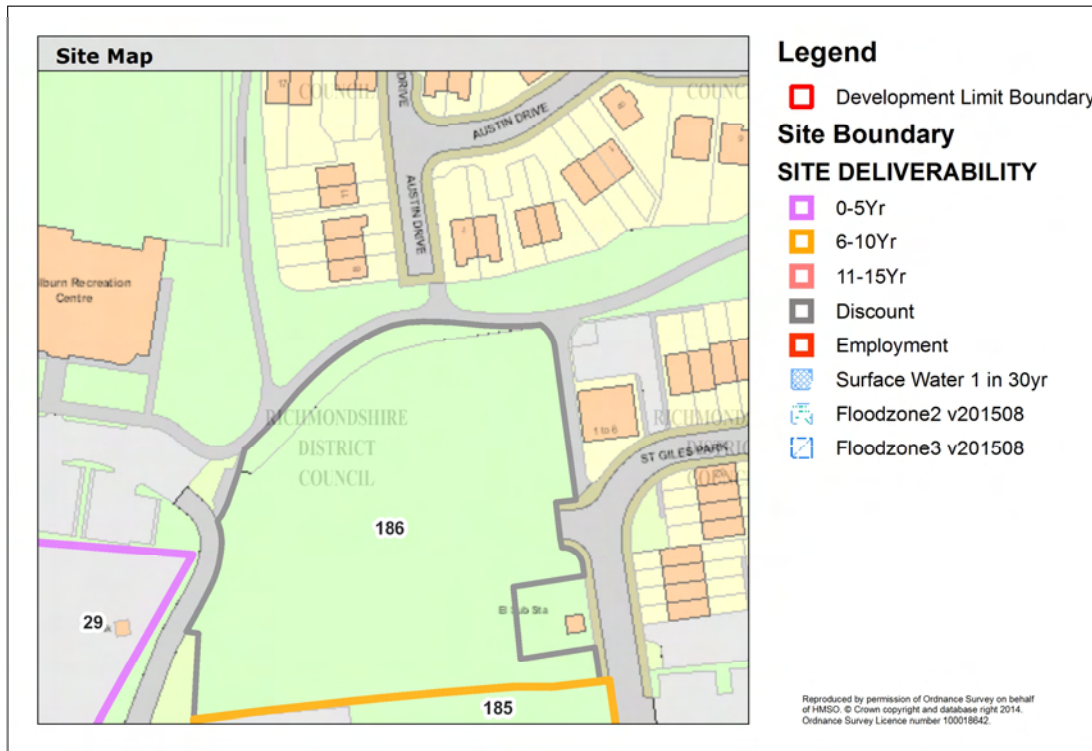
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	185
Site Name & Location	Richmond Park, Catterick Road, Colburn, Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently derelict land including building no longer used. No extant planning permissions however long planning history including for a mixed use development including housing, retail and employment. North – Derelict Land with permission for autism centre(Site 186) South – Catterick Rd and Ind Estate East – Lidl West – Former Inpipes with permission for housing (Site 29)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is previously developed, within existing development limits and Catterick Garrison Strategic Direction of Growth Area and suitable for redevelopment demonstrated by past and surrounding permissions.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available on site. Suitable access will be achievable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is making available for development.

<p>Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Only abnormal costs are likely to be associated with clearance and any remediation of site required. Significant developer interest in site.</p>			
<p>Overall Deliverability and Developability</p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input checked="" type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input type="checkbox"/></p>
	<p>The site is located within existing development limits and the Catterick Garrison strategic direction of growth area and is developable for an appropriate scale of development.</p>			

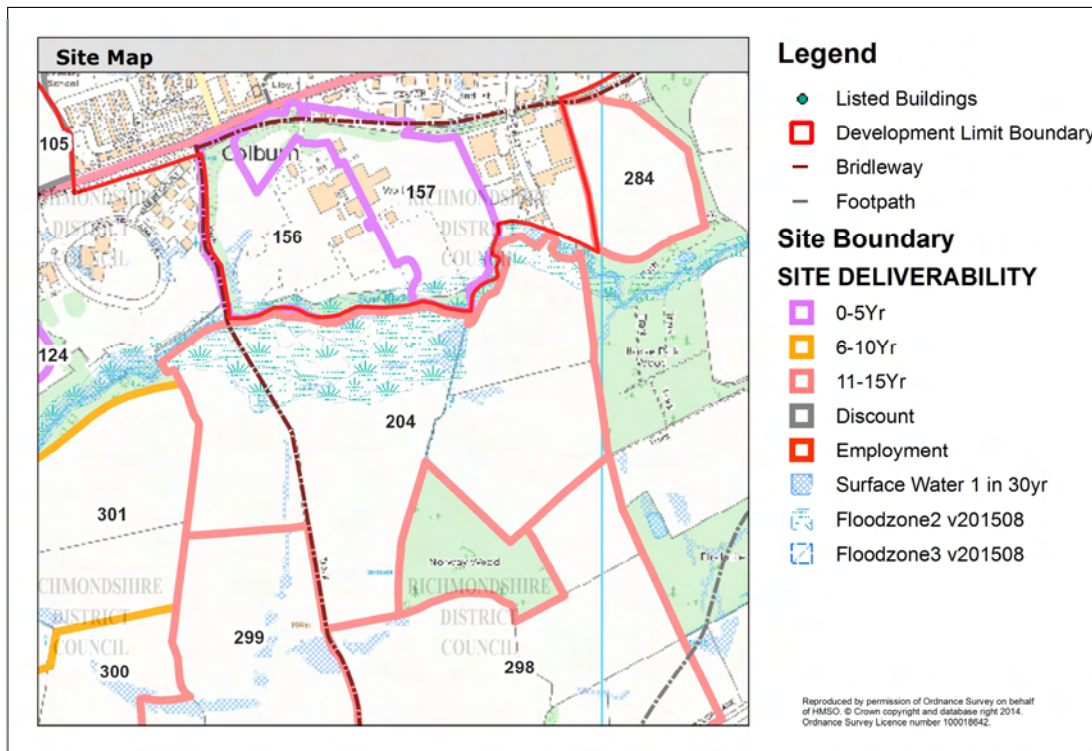
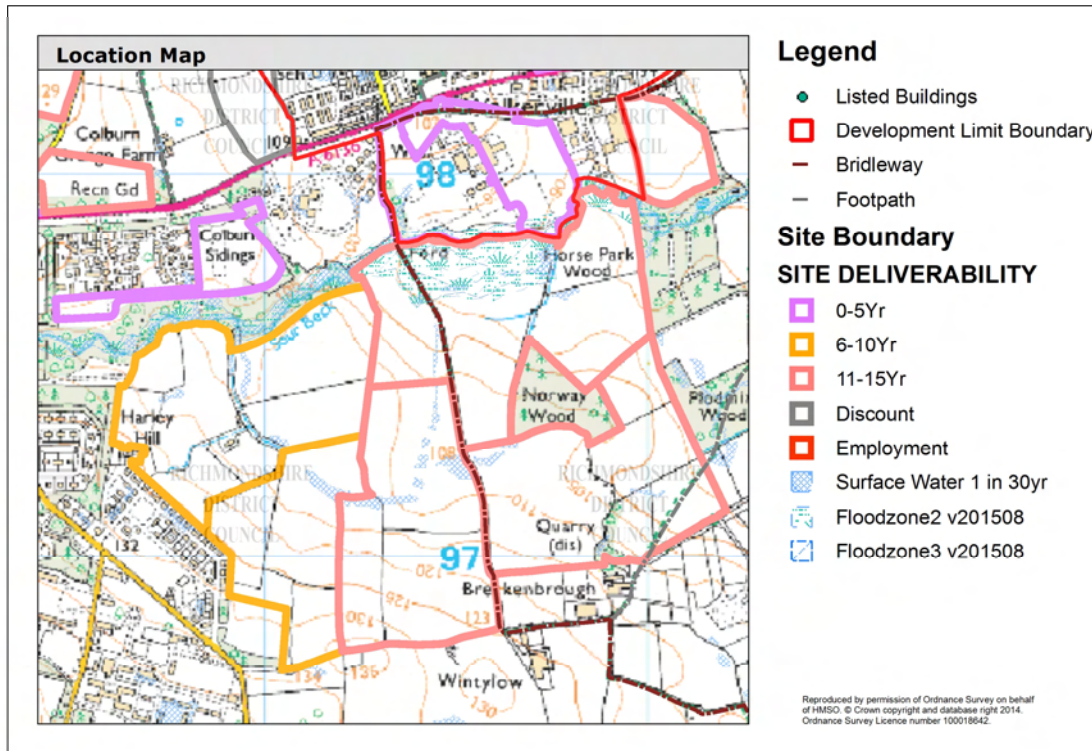
Site Reference	186
Site Name & Location	Land adjacent Lidl, Catterick Road, Colburn, Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently derelict land. Long planning history most recent permission (12/00515/FULL) for specialist autism centre with 24 bedrooms about to expire 23 rd September 2015. North – Housing South – Vacant Building and derelict land (Site 185) East – Housing West – Leisure Centre & Former Inpipes (Site 29)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is previously developed, within existing development limits and Catterick Garrison Strategic Direction of Growth Area and suitable for redevelopment demonstrated by current and past permissions.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Current permission has demonstrated suitable provision of infrastructure and access.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of developer who is seeking to develop for a C2 autism centre.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable and viable for development.

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"/>
	Planning permission expected to be implemented for C2 autism centre therefore not suitable for inclusion in SHLAA at this stage.			



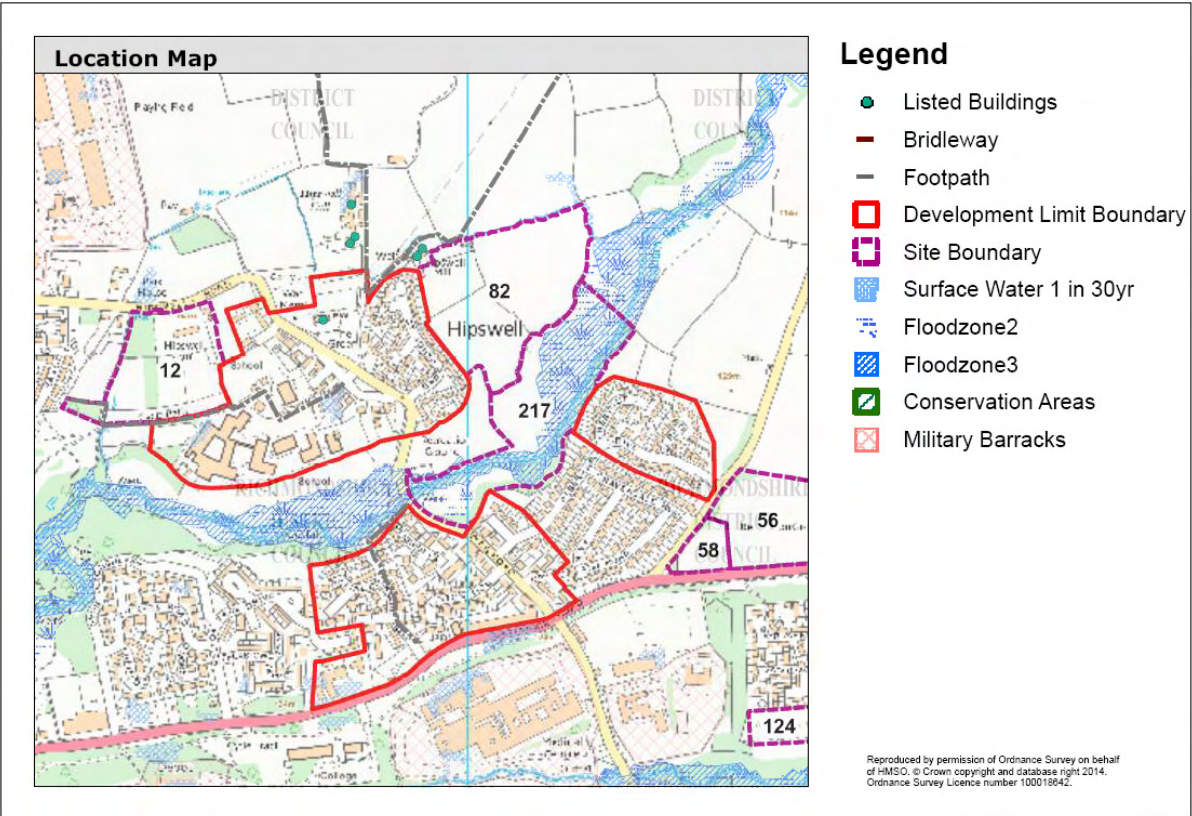
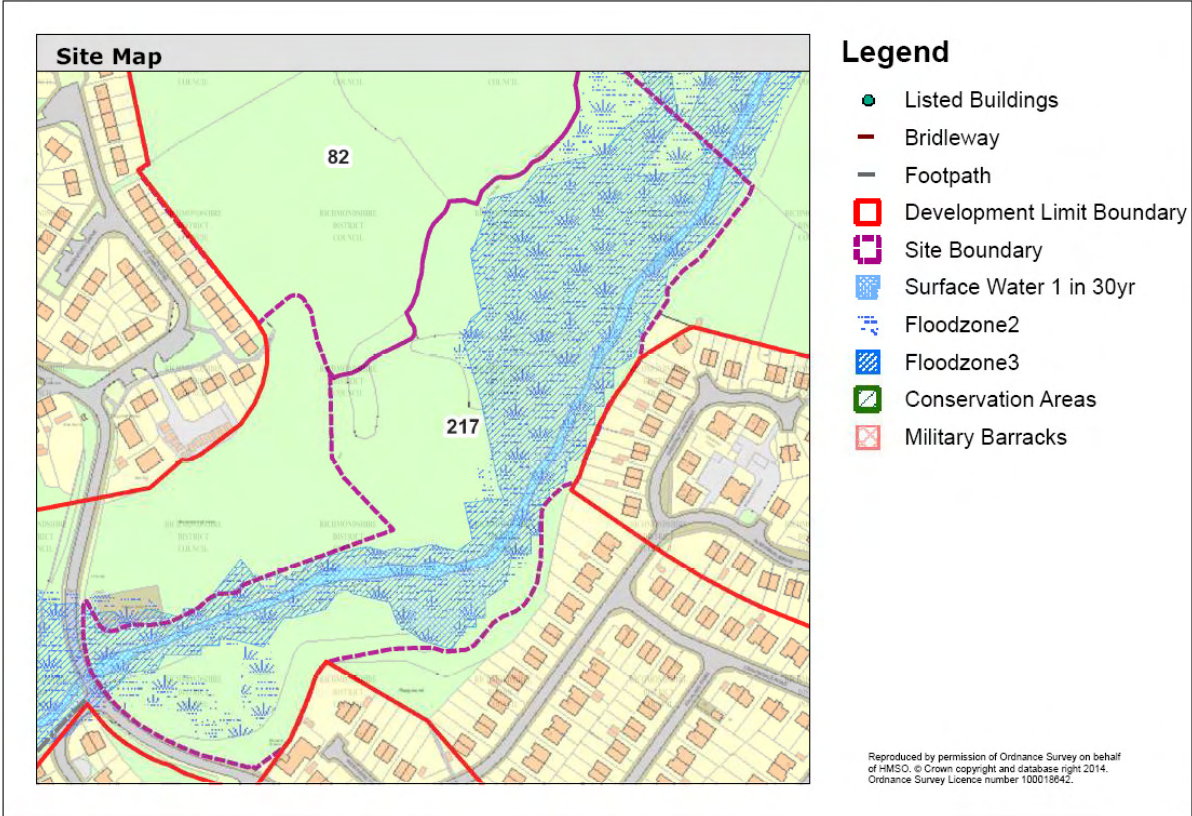
Site Reference	204
Site Name & Location	Land to South of Sour Beck (Site 1), Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable and grazing farmland. No planning history North – Sour Beck, Tree Belt, Business Park & Colburndale Housing Sites (156 & 157) South – Farmland & Woodland (Sites 298 & 299) East – Woodland & Farmland West – Arable Farmland (Sites 299 & 301)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Northern part of site is located adjacent to existing development limits. Site subject to phasing and access forms part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area expected to provide around 1200 homes over the next 15yrs. Trees and hedgerows along existing boundaries. Site is undulating. Small area along northern boundary where beck flows along is in floodzone 3. Small areas at risk of surface water flooding (1 in 30yrs).
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/business sites. Suitable access will need to be determined and likely to be dependant upon phasing of development or may require access through adjoining land. Bridleways passes north to south through western part of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of land owner who is making available for development in the longer term. Suitable access over adjoining land will be required.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Sites forms part of an identified strategic land release within growth area where suitable access will need to be achieved along with the provision of a range of new community facilities such as Primary School(s), Medical Centre, Community Hall, Green Infrastructure, Open Space & Playing Fields and Local Centre. No known developer interest at this stage.

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 located adjacent to existing development limits (CP4) and forms part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area. Parts of site outside of floodzone 3 are suitable for an appropriate scale of development subject to mitigation of surface water flooding and achievement of access. Given likely achievable accesses in to this area this site is likely to form part of later phase of development of this area.</p>				



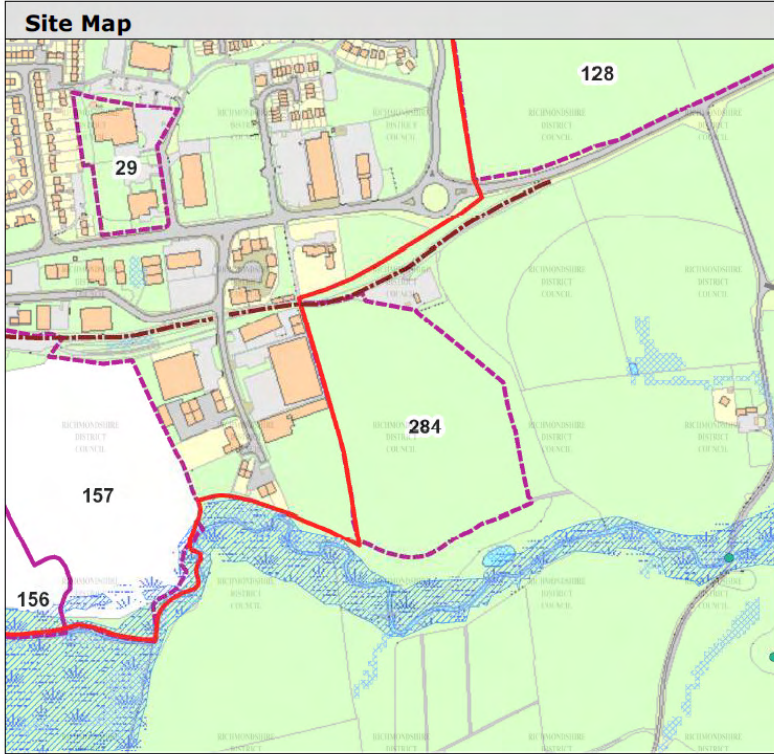
Site Reference	217
Site Name & Location	Land East of Byng Rd, Hipswell, Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grassland and woodland. No planning history. North – Agricultural Grazing & Recreation Ground South – Housing & Playground East – Housing & Agricultural Grazing West – Byng Road, Housing and Grassland
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located adjacent to existing development limits and Catterick Garrison Strategic Direction of Growth Area. Colburn beck flows through site meaning most of site, particularly northern and eastern parts are located in floodzone 3. Woodland on site and deep along boundaries which contributes to the green corridors in Catterick Garrison (identified in CP12). Site is generally flat with some undulations although land beyond southern boundary which is woodland is steeply sloping upwards and raised above 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 at nearby housing. Suitable access with appropriate visual splays on to Byng Road may be problematic as the road sweeps steeply to west and bends sharply to east. Further clarification from Highways Authority will be required.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site in multiple family ownership who are making available for development and initial pre-application discussions and a public consultation have taken place regarding potential development of small western part of site.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Abnormal costs are likely to be associated with appropriate mitigation of flood risk and achievement of a suitable access. 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>Whilst this site is located adjacent to existing development limits and Catterick Garrison Strategic Direction of Growth Area much of this site is not suitable for development as it forms part of the corridors of green space and trees between Colburn and Hipswell which Core Policy CP12 seeks to protect and is located in floodzone 3. A small western part of site adjacent to Byng Road which is currently grassland may be developable for an appropriate scale of development subject to mitigation of small areas within floodzone 2, appropriate retention of existing tree cover and achievement of an appropriate access which meets the requirements of the local highways authority.</p>				



Site Reference	284
Site Name & Location	Land adjacent Walkerville Ind Est, Catterick Rd, Colburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural Grassland. No recent planning history North – Field Access, Property and Overgrown Land East and South – Woodland West – Industrial Estate
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) and in close proximity to Catterick Garrison Strategic Direction of Growth Area (CRSS). Proximity to Walkerville Ind Est may make this area suitable for future employment development if required. Flat site with perimeter hedgerows and woodland.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Limited direct access in to site which is currently only via track from Ind Est which is old road and railway line and is also not in landowners possession. Two electricity pylons on site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single land owner who has made available for development however only current access is not in their possession.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No known developer interest. Site may be achievable and viable subject to identifying an appropriate access. May be potential to be combined with neighbouring sites to achieve an appropriate access from Catterick Rd r/bout to North.

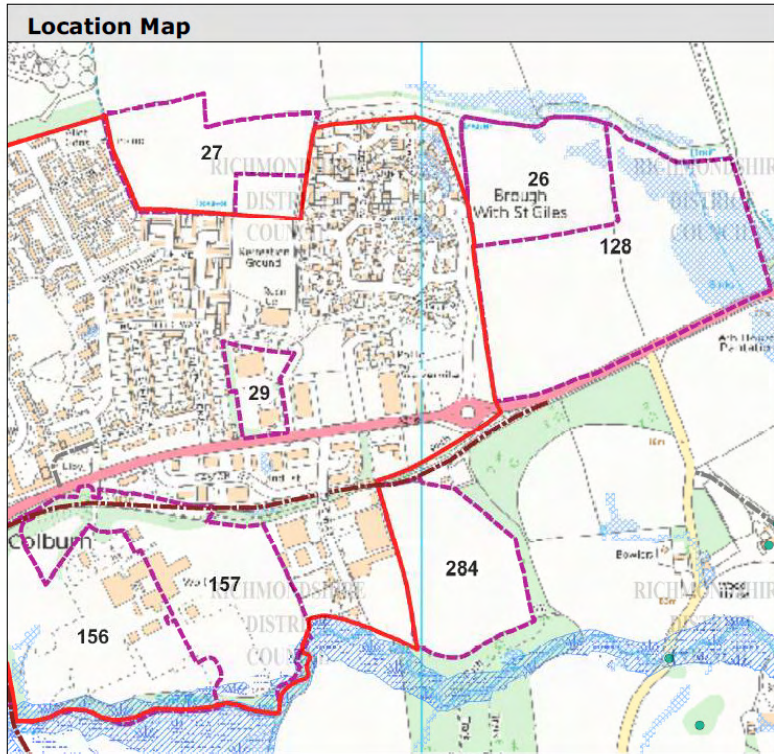
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input checked="" type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>This site may be suitable for development subject to achievement of an appropriate access and consideration and mitigation of the pylons on site and the gas holder on the northern boundary. It may be suitable for development in connection with the wider development of this area within the Catterick Garrison Strategic Direction of Growth Area which will enable the creation of an appropriate access.</p>			



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.



Legend

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

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2014. Ordnance Survey Licence number 100018642.

Site Reference	296
Site Name & Location	Land to South of Low Hall Lane, Scotton, Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Agricultural grazing paddocks and associated buildings. No planning history North – Grazing paddocks (Site 297), Care Home & Housing South – Woodland & Farmland East – Woodland & Farmland West – Housing & Gardens
Site Suitability - Policy Restrictions & Site Features (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 is undulating. Small area along southern boundary where beck flows along is in floodzone 3.
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. Suitable access on to Low Hall Lane likely to be achievable subject to its capacity.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Ownership and 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 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 located adjacent to existing development limits (CP4) but is outside of the Catterick Garrison strategic direction of growth area. Area of site outside of floodzone 3 may be developable in the longer term subject to its availability and the capacity of Low Hall Lane.</p>			

