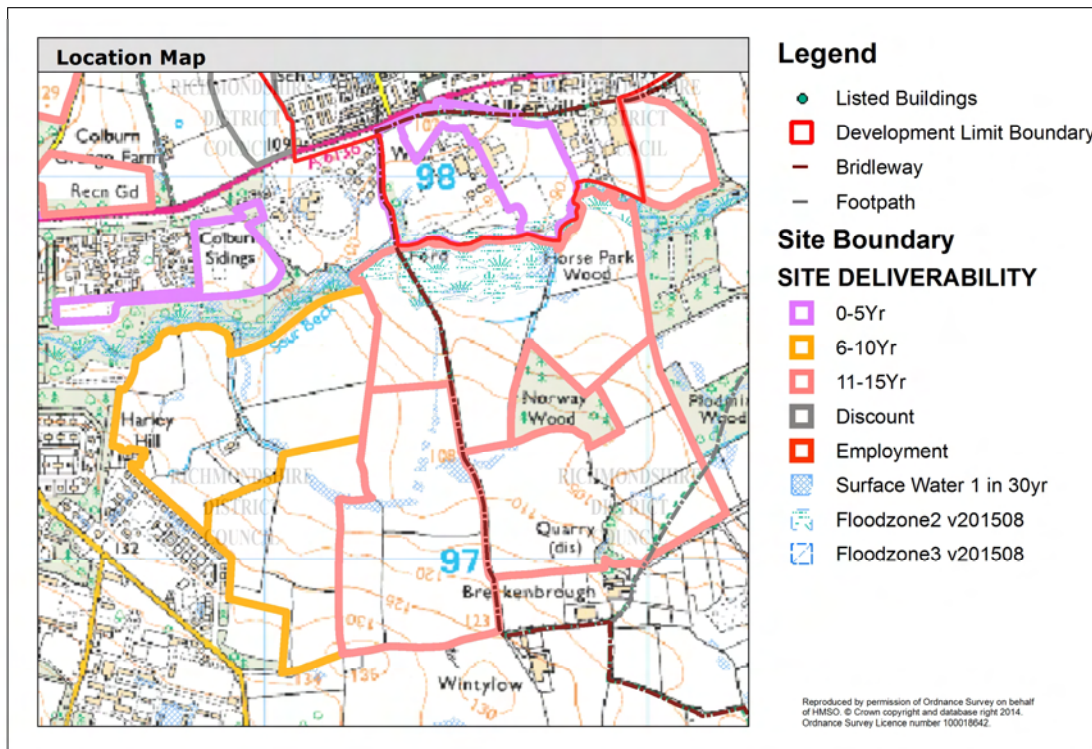
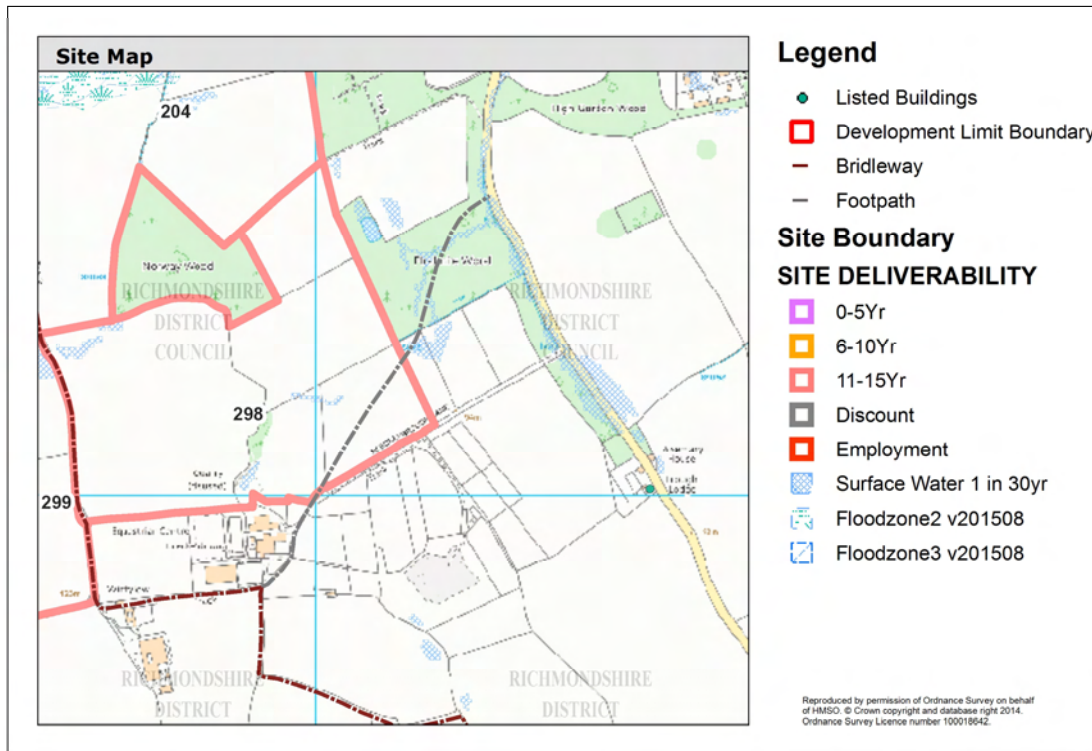


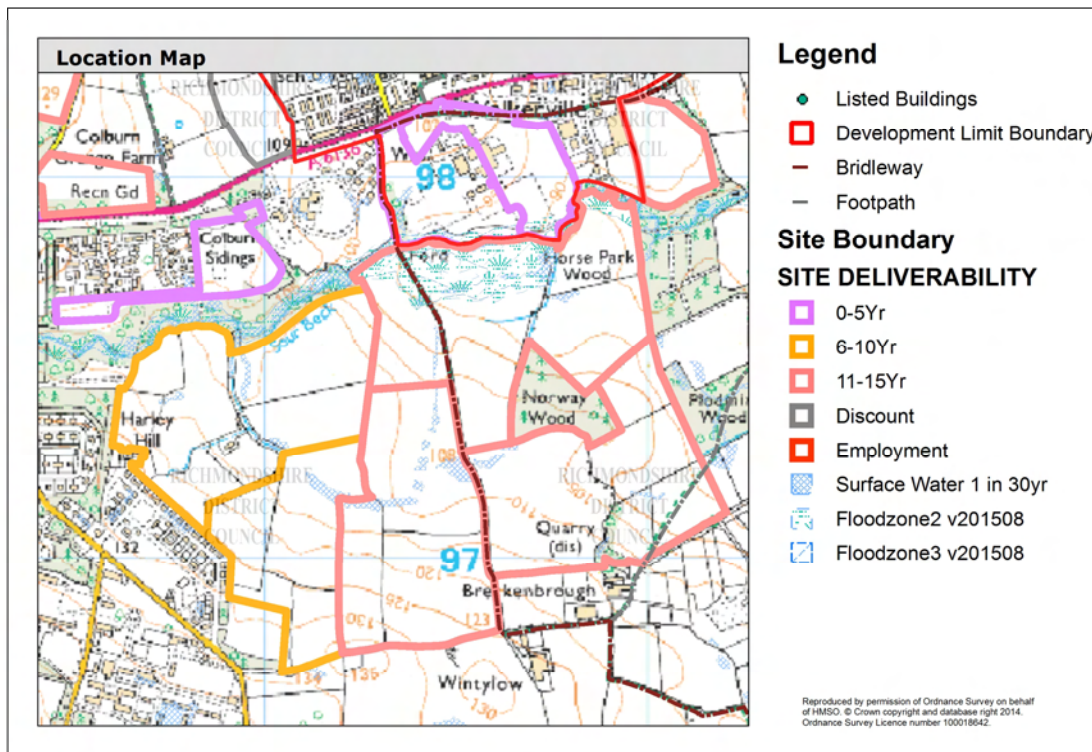
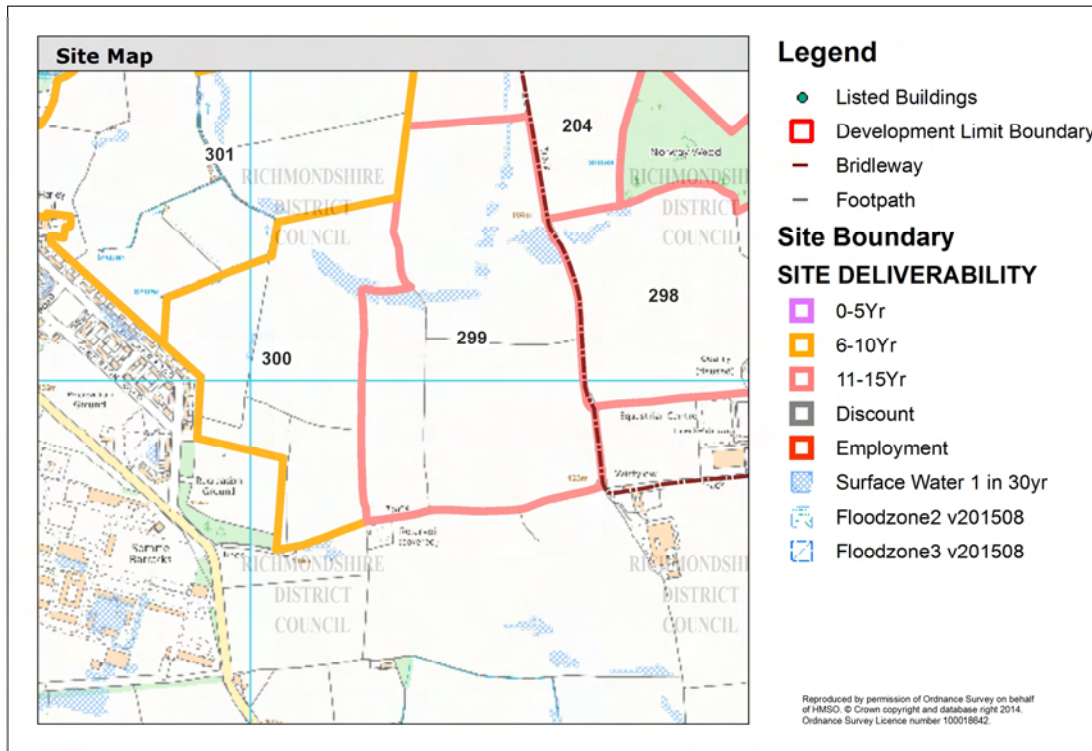
Site Reference	298
Site Name & Location	Land to South of Sour Beck (Site 2), Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable and grazing farmland. No planning history North – Arable farmland (Sites 204) and Norway Wood South – Arable Farmland & Breckenbrough Farm & Equestrian Centre East – Agricultural grazing & Plodmire Wood West – Arable farmland (Sites 299)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located outside of existing development limits and outside 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 sloping southwards. Small areas in northern parts of site 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 farm. Suitable access will need to be determined and likely to be dependant upon development of neighbouring sites (300, 299, 301 or 204). Public footpath runs through south eastern corner of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is making available for development in the longer term. Suitable access is likely to be dependent upon development of neighbouring sites. Land currently leased on agricultural tenancy.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Sites lies outside of but adjacent to 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 outside of but lies adjacent to those which form part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area. This site may form part of the later phase of development in this area.</p>			



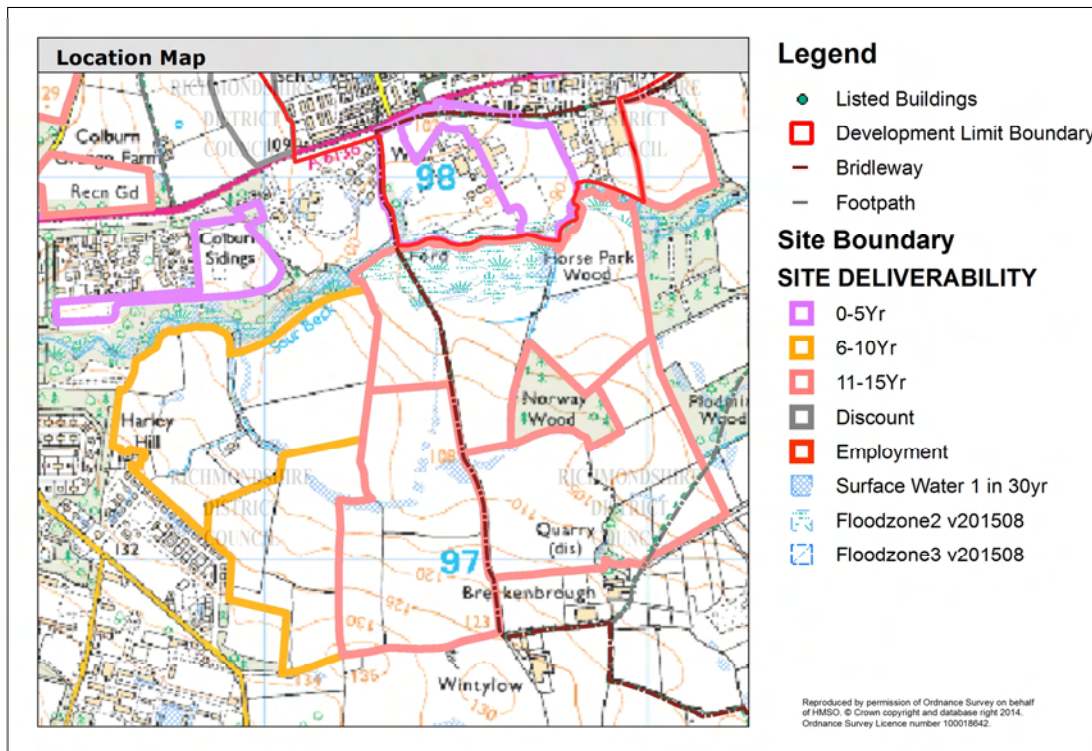
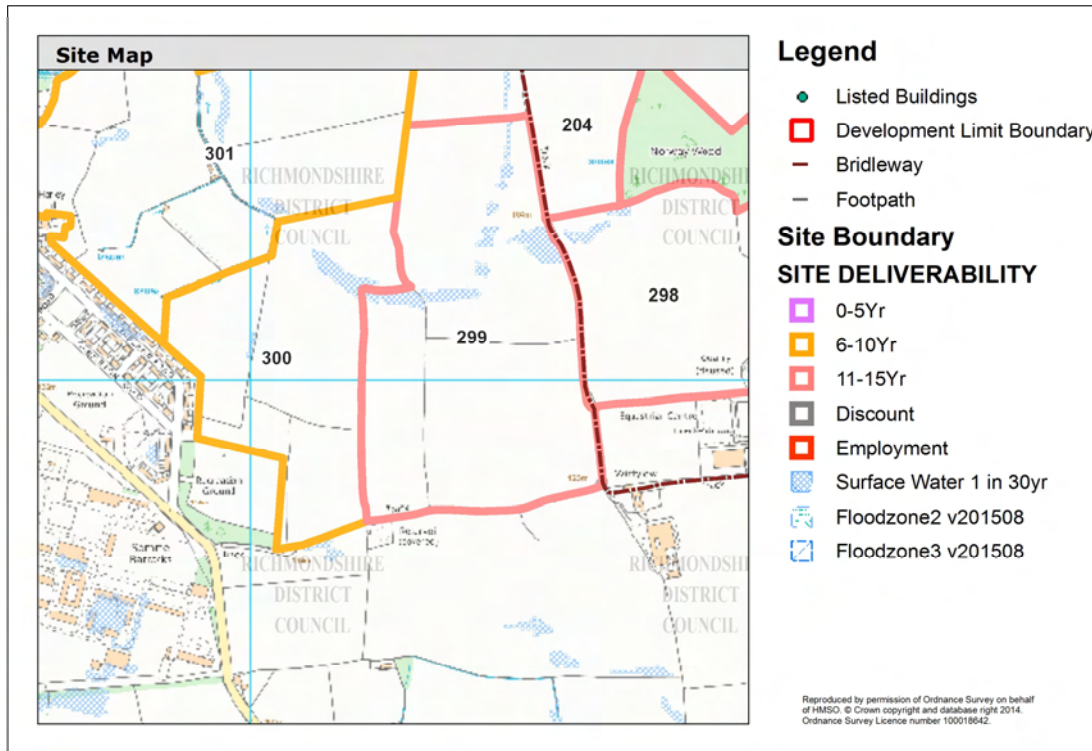
Site Reference	299
Site Name & Location	Land to South of Sour Beck (Site 3), Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable farmland. No planning history North – Arable farmland (Sites 204 & 301) South – Arable Farmland East – Farmland (Sites 204 & 298) West – Arable farmland (Sites 300 & 301)
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site in part, 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 sloping southwards. Small areas in northern parts of site 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 unlikely to be directly available. Suitable access will need to be determined and likely to be dependant upon development of neighbouring sites (300, 301 or 204). Bridleway runs along eastern boundary.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of MOD (former training estate) who is making available for development in the longer term. Suitable access is likely to be dependent upon development of neighbouring sites. Land currently leased on agricultural tenancy.
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 military housing and forms part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area. Site is 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 in this area.</p>			



Site Reference	300
Site Name & Location	Land to South of Sour Beck (Site 4), Catterick Garrison
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Arable farmland. No planning history North – Arable farmland, South –Farmland (Site 300) and Housing East – Farmland (Sites 204 & 299) West – Housing & Woodland
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site is located adjacent to existing military housing. 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 generally flat. 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. Suitable access will need to be determined and likely to be achievable from Horne Road through adjoining MOD owned land.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of MOD (former training estate) who is making available for development and beginning to draw up disposal programme. Suitable access over adjoining land in landowner's ownership will be required. Land currently leased on agricultural tenancy.
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 checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is located adjacent to existing military housing and forms part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area. Site is 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 and land availability this site is likely to form part of earlier phase of development in this area.</p>			



Site Reference	301
Site Name & Location	Land to South of Sour Beck (Site 5), 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 & Housing South – Farmland (Site 300) and Housing East – Farmland (Sites 204 & 299) West – Housing & Woodland
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Western part of site is located adjacent to existing military housing. 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 generally flat. 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. Suitable access will need to be determined and likely to be achievable from Horne Road through adjoining MOD owned land.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of MOD (former training estate) who is making available for development and beginning to draw up disposal programme. Suitable access over adjoining land in landowner's ownership will be required. Land currently leased on agricultural tenancy.
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 checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is located adjacent to existing military housing and forms part of an identified strategic land release area within Catterick Garrison Strategic Direction of Growth Area. Site is 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 and land availability this site is likely to form part of earlier phase of development in this area.</p>			

