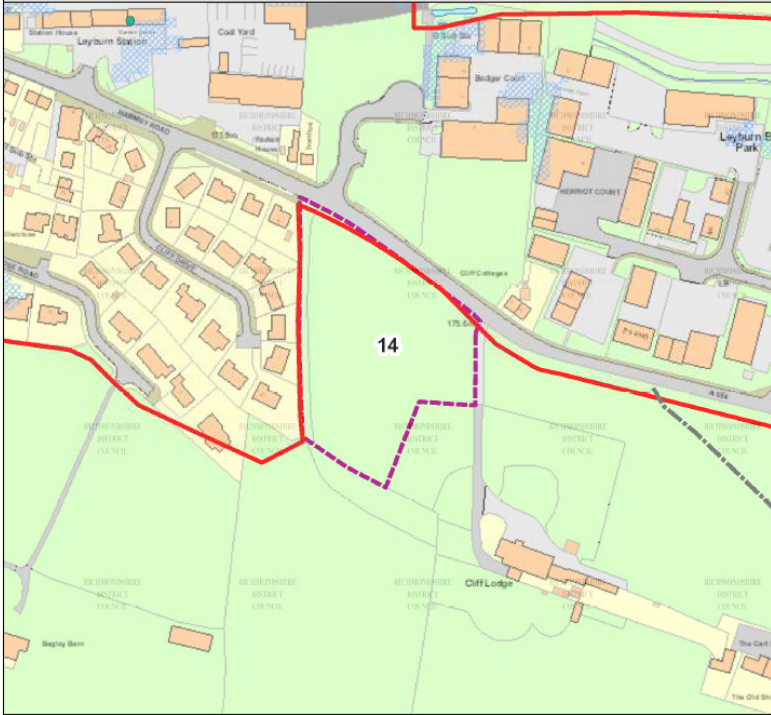


Site Reference	14
Site Name & Location	Land to West of Cliffe Lodge, Harmby Rd, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site was agricultural grazing. Development in progress implementing full planning permission 13/00228/FULL for development of extra care scheme of 46 flats and 7 bungalows.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development and is currently being developed.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development and is currently being developed.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is currently being developed
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is currently being developed

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 deliverable and developable and is currently being developed.			

Site Map

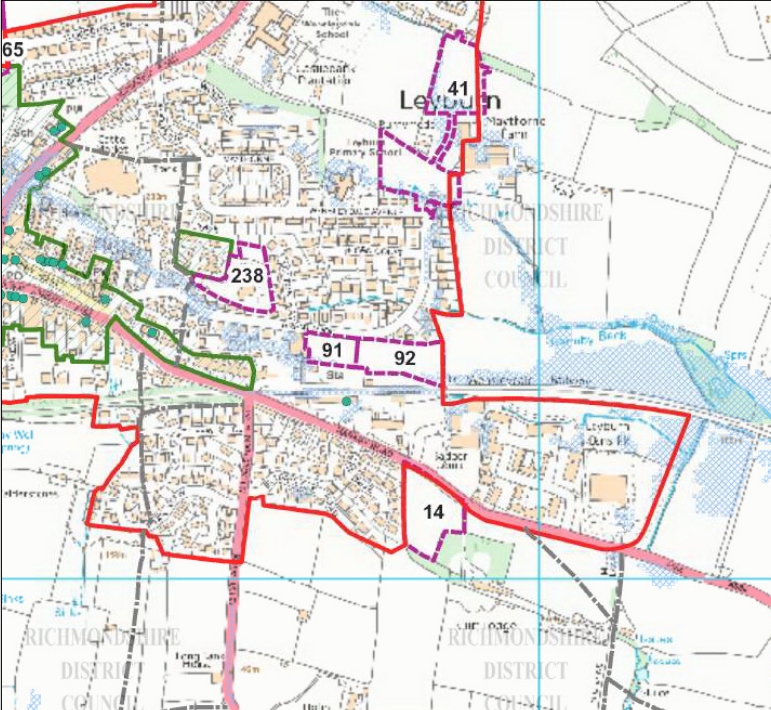


Legend

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

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Location Map



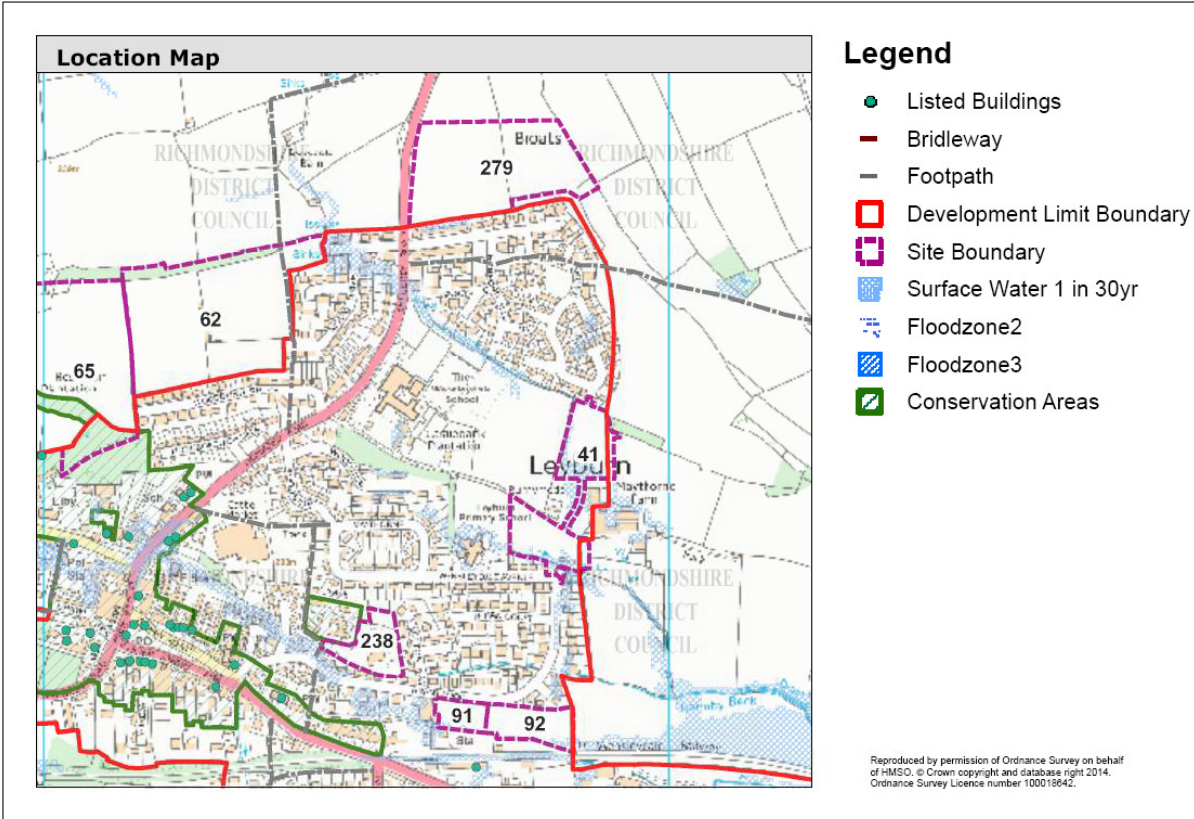
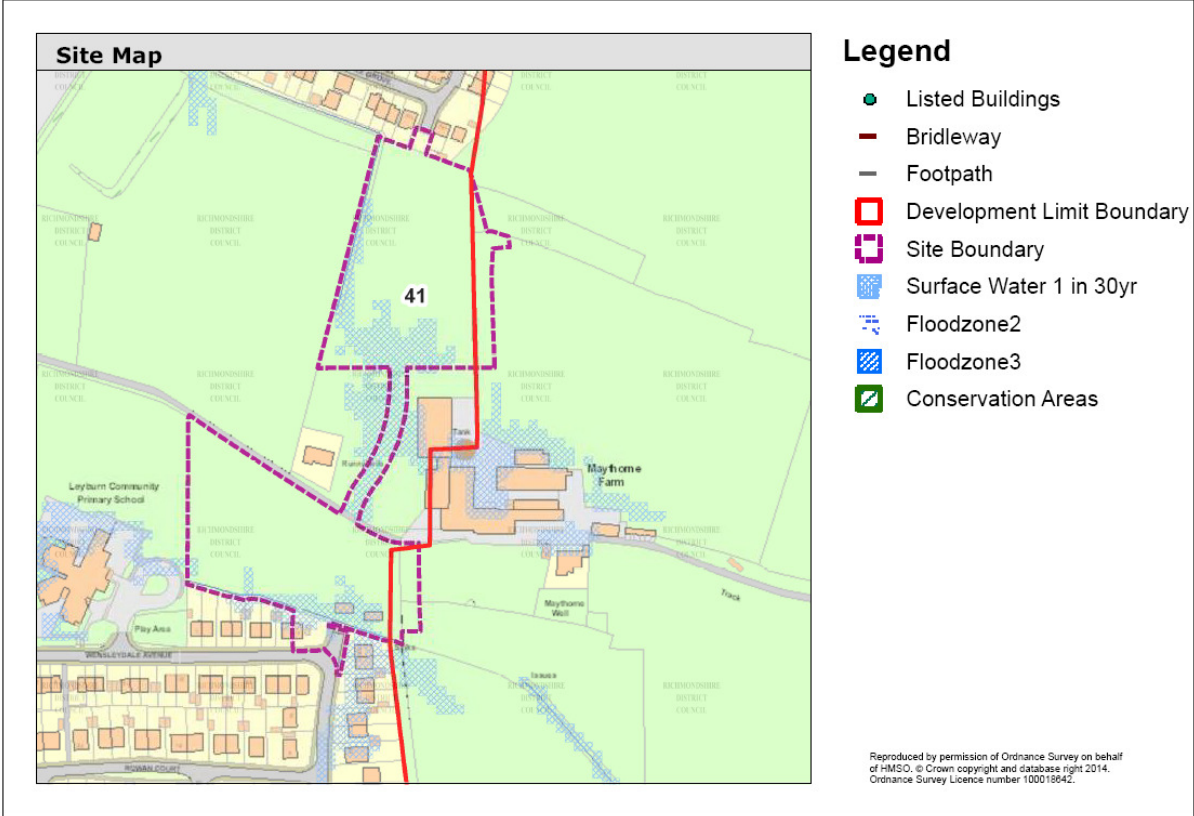
Legend

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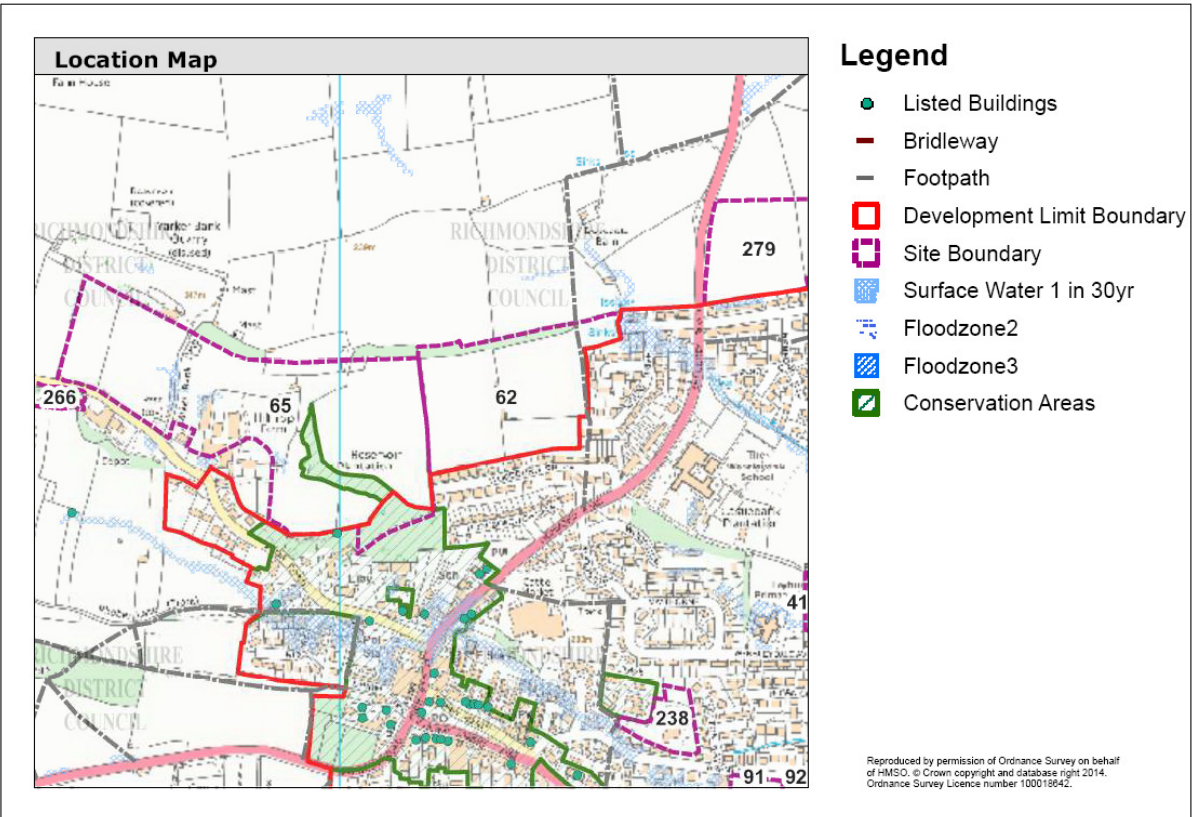
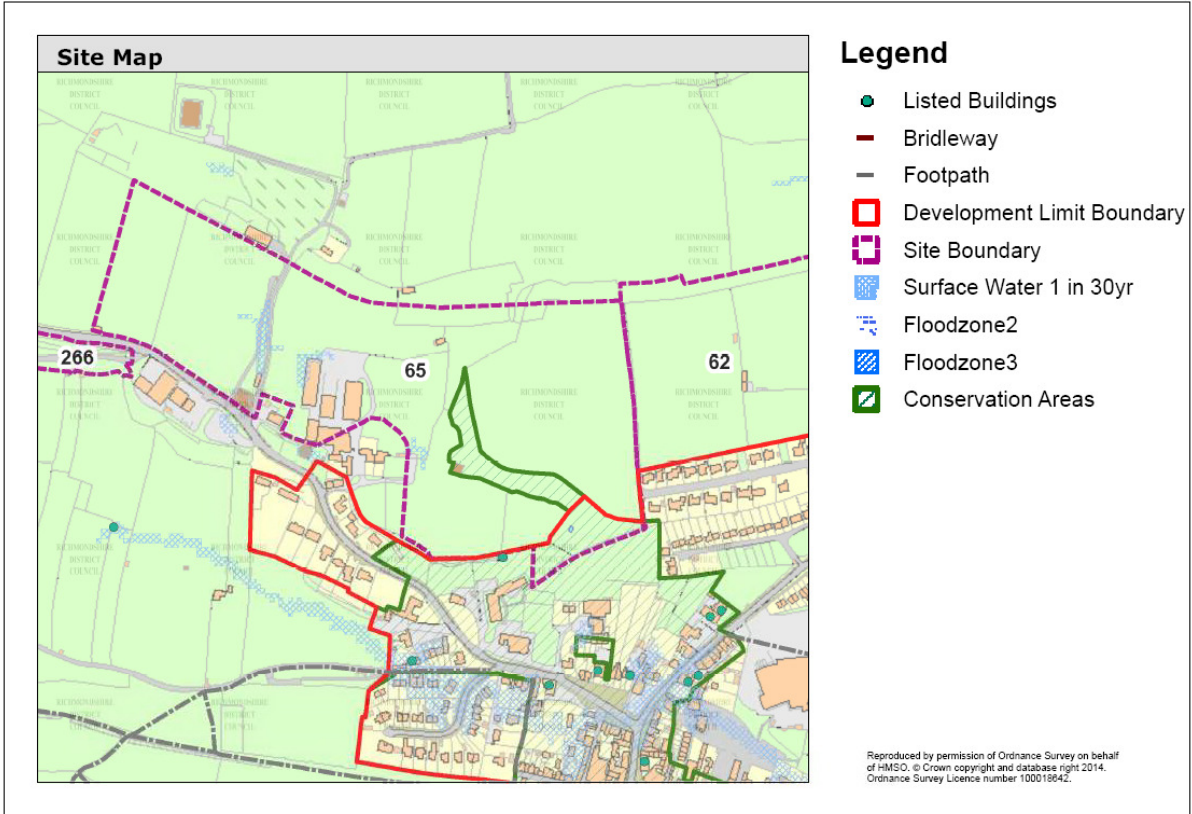
Site Reference	41
Site Name & Location	Land at Maythorne Farm, Leyburn, DL8 5HL
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site was agricultural grazing. Development in progress implementing full planning permission 14/00317/FULL for development of 47 dwellings.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development and is currently being developed.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Site is suitable for development and is currently being developed.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is currently being developed
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is currently being developed

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 deliverable and developable and is currently being developed.			



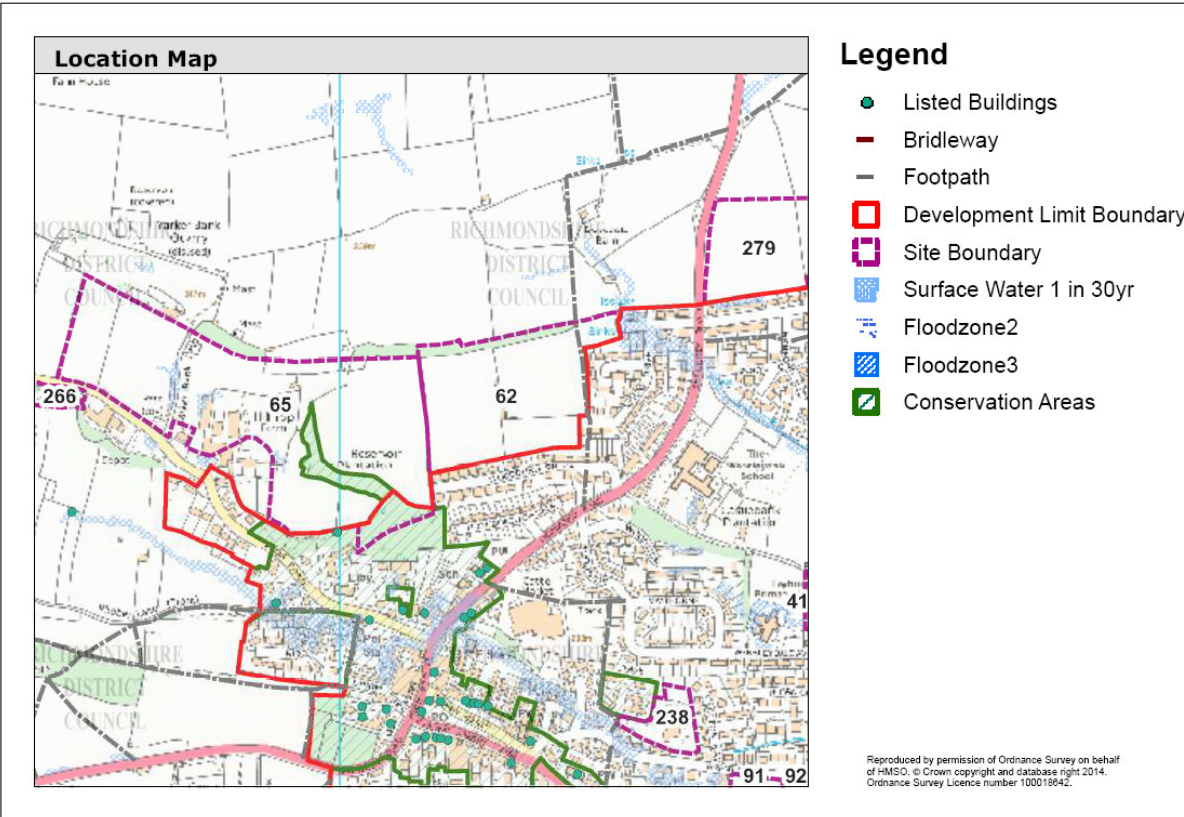
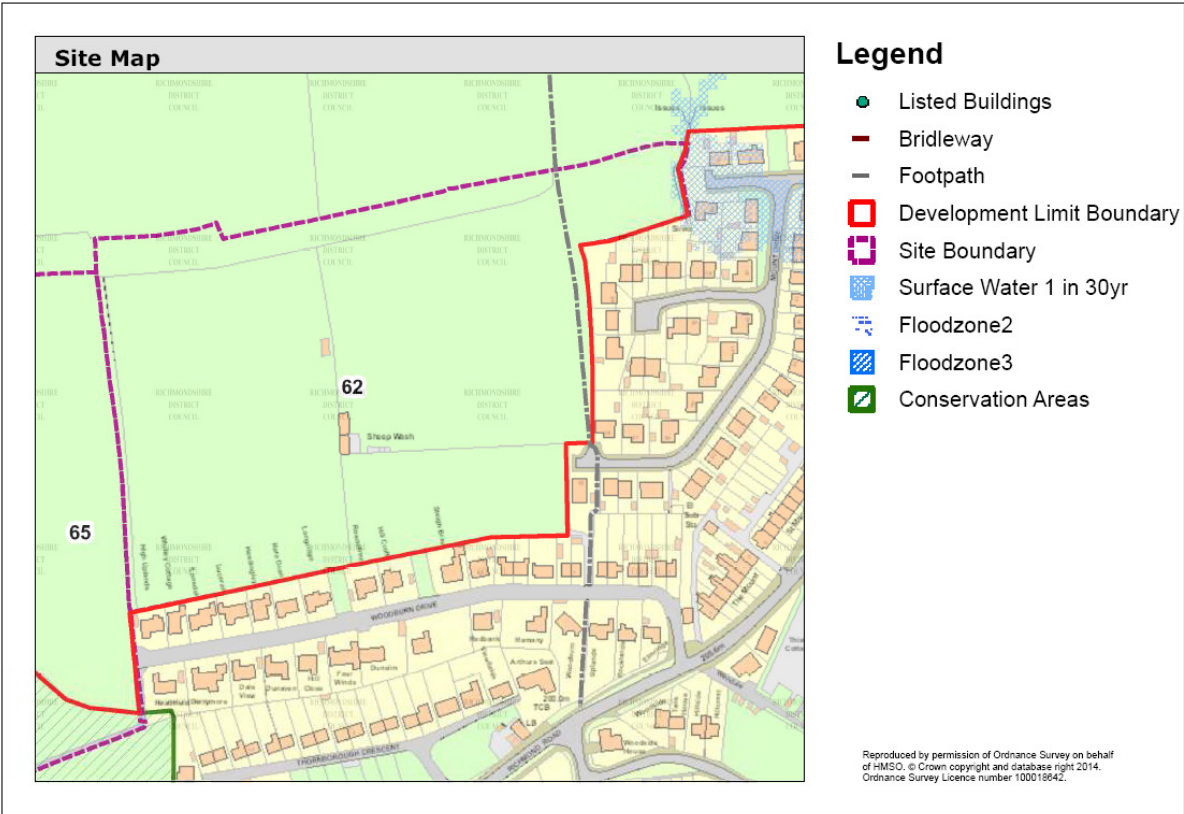
Site Reference	65
Site Name & Location	Land at Hill Top Farm, Moor Road, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields, woodland and contains farm building in small area. North – Farmland, Woodland and former quarry, South – Moor Rd, Industrial Buildings including Haulage & Highways Depot, Farmland and Houses, East – Agricultural Grazing (Site 62) & Housing, West – Farmland and Quarry. No recent planning application history however pre-application discussions have taken place and public consultation has been held.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Eastern and Southern parts of site are adjacent to existing development limits and majority of site is located within strategic growth development area identified in Local Plan Core Strategy. Site is sloping and flat in places. Small areas at risk of surface water flooding (1 in 30yr) in south western and eastern corners requiring appropriate mitigation. Trees and Hedgerows along existing field boundaries. Trees Groups in South Eastern area of site are included within Leyburn Conservation Area in recognition of their role in the wider landscape setting of the Conservation Area would need to be retained.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are available on site and nearby. Suitable access likely to be achievable from Moor Road.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is under option to a developer who is seeking to bring forward for development in the near future. Pre-application discussions and public consultation has taken place.

<p>Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>Site is achievable and there are unlikely to be any significant abnormal costs associated with its development. Developer seeking to bring forward for development which is likely to be in a number of phases.</p>			
<p>Overall Deliverability and Developability</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 located adjacent to existing development limits and within the strategic growth development area and is suitable for an appropriate scale of development subject to access and integration of the tree groups within the conservation area and mitigation of surface water flood risk areas. Site is deliverable with a developer seeking to bring forward in phases in the near future.</p>			



Site Reference	62
Site Name & Location	Land North of Woodburn Drive, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields with byre and 2 sheds. North – Trees & Grazing Land, South – Housing, East – Housing, West – Grazing Land (Site 65). No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limits and is located within strategic growth development area identified in Local Plan Core Strategy. Site is generally flat. Trees and Hedgerows along existing field boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are likely to be available nearby. Suitable access likely to be achievable from Mount Drive or as part of wider development of adjacent site 65.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of a landowner who is making available for development in the immediate future.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable as there are unlikely to be any significant abnormal costs associated with its development. Initial developer interest.

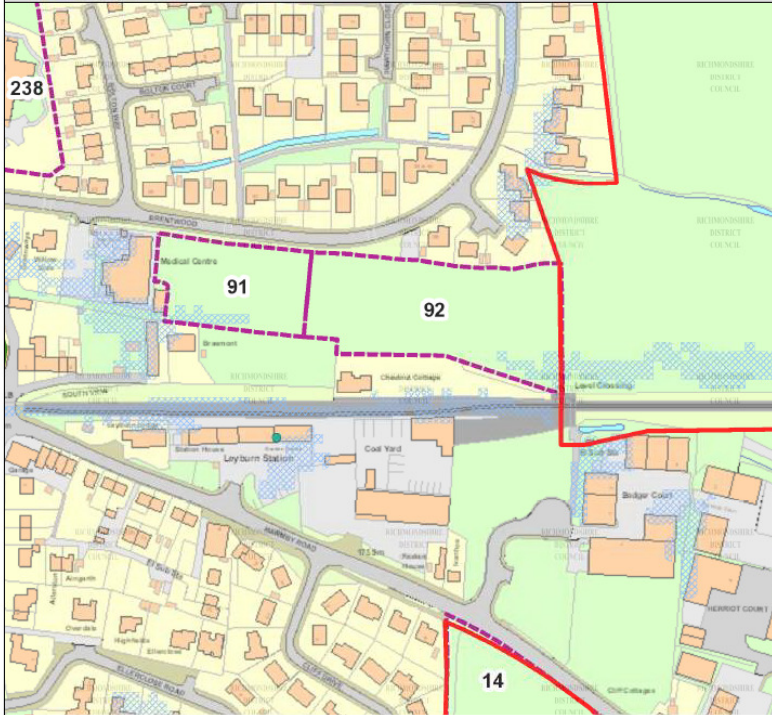
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	Site is located adjacent to existing development limits and within the strategic growth development area and is developable for an appropriate scale of development.			



Site Reference	91 & 92
Site Name & Location	Land to the East of Medical Centre, Brentwood, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grassland used for grazing. North – Brentwood Road and Housing, South – House & Garden & Railway, East – Agricultural Grazing, West – Medical Centre. No recent planning application history, however sites were allocated as housing land reserved for later development in former Local Plan 1999-2006.
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 although is not located within strategic growth development area was previously allocated as housing land. Site is generally flat. Small areas at risk of surface water flooding (1 in 30yr) in south western and eastern corners.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are available nearby. Suitable access likely to be achievable from Brentwood subject to capacity of existing road network.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is now in ownership of a developer who has submitted a planning application.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable and there are unlikely to be any significant abnormal costs associated with its development.

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"/>
	<p>Site is located within existing development limits and was previously allocated for housing and is suitable for development subject to appropriate capacity of road network. Site is deliverable with a developer seeking to bring forward in the near future subject to planning permission.</p>			

Site Map

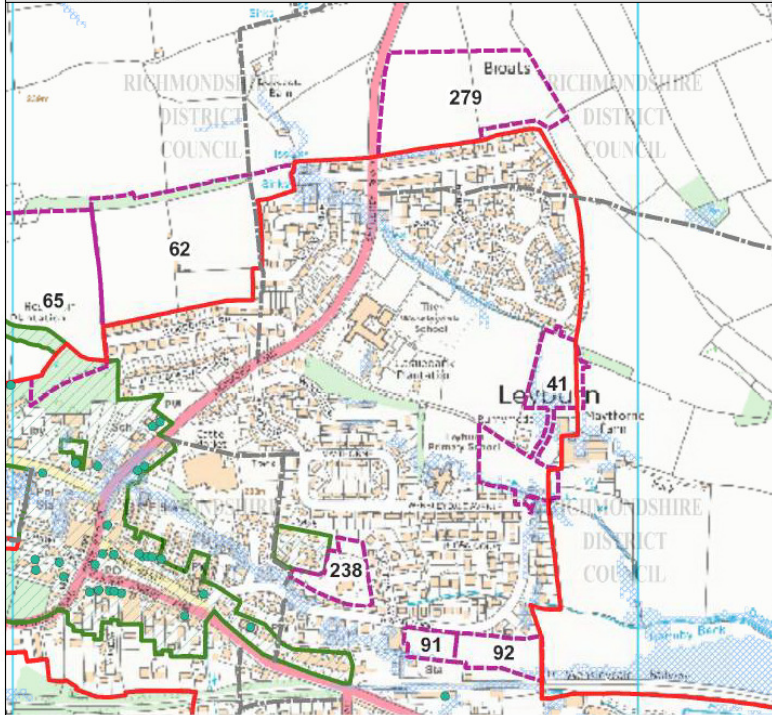


Legend

- Listed Buildings
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- Floodzone3
- Conservation Areas

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Location Map



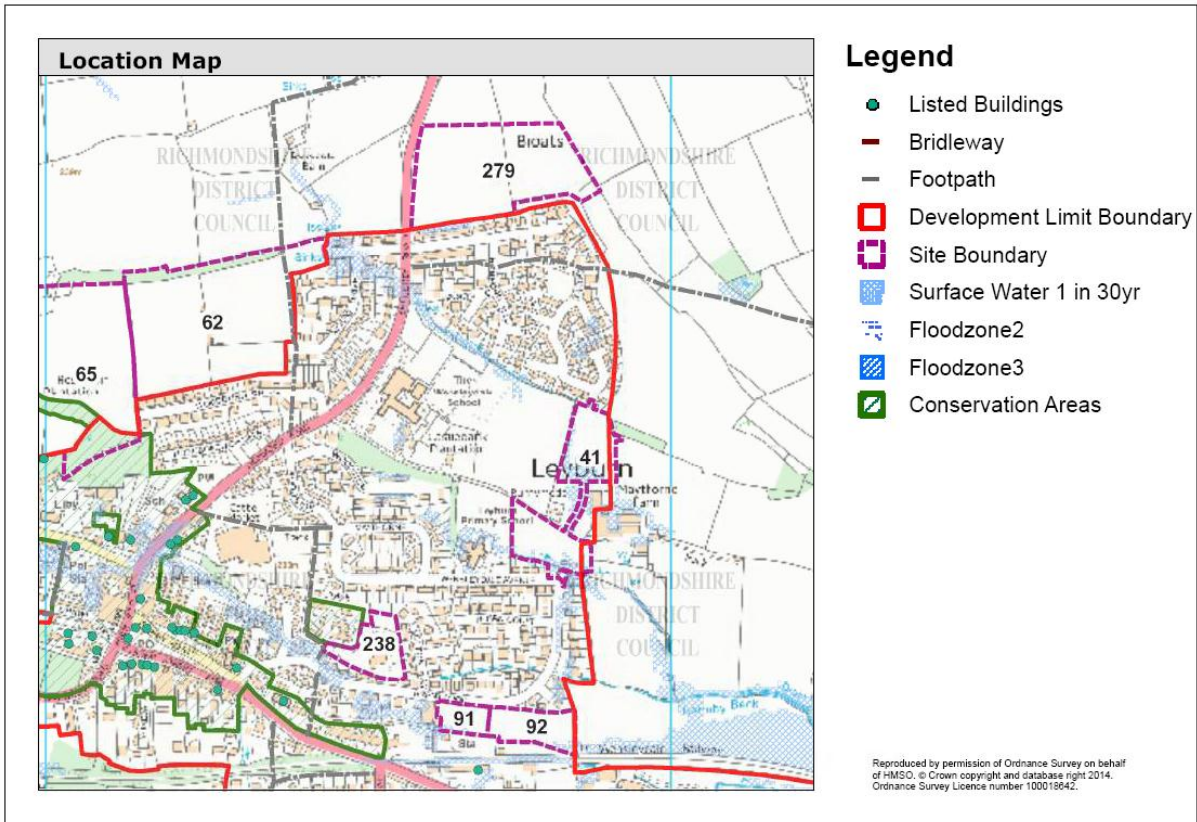
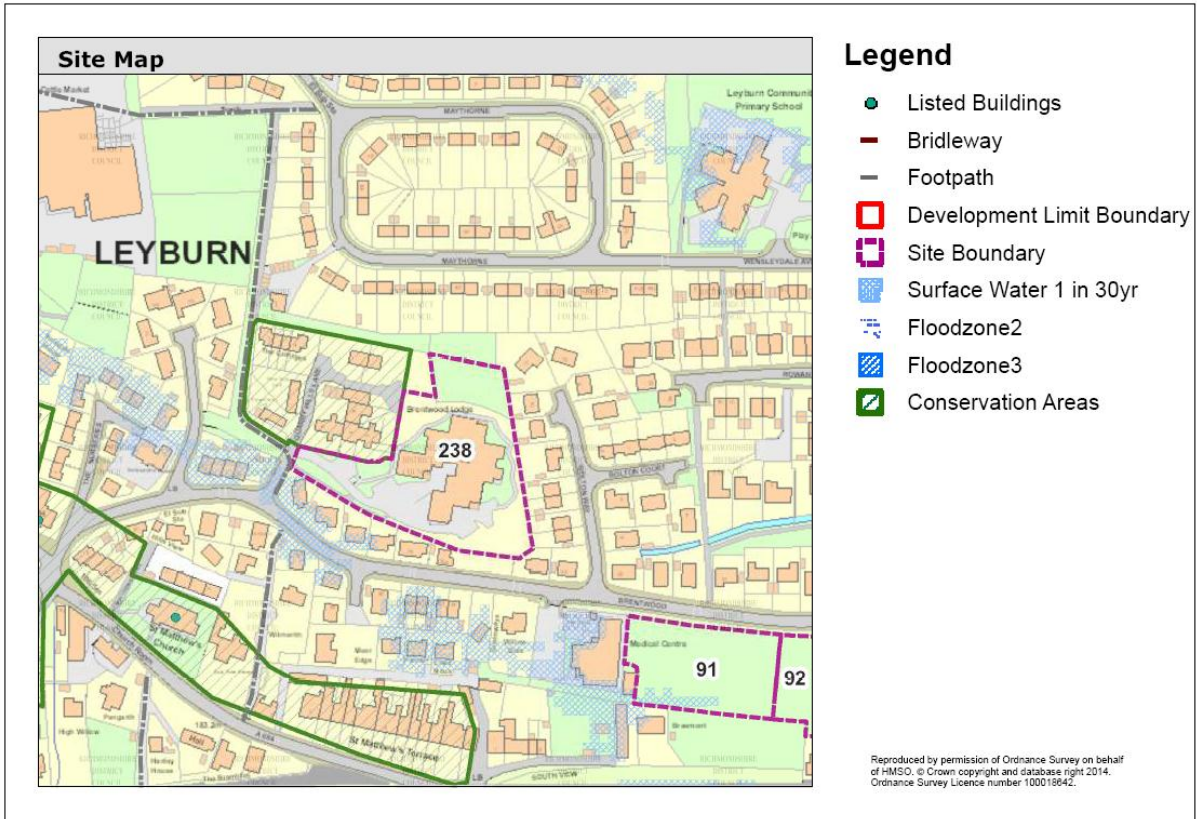
Legend

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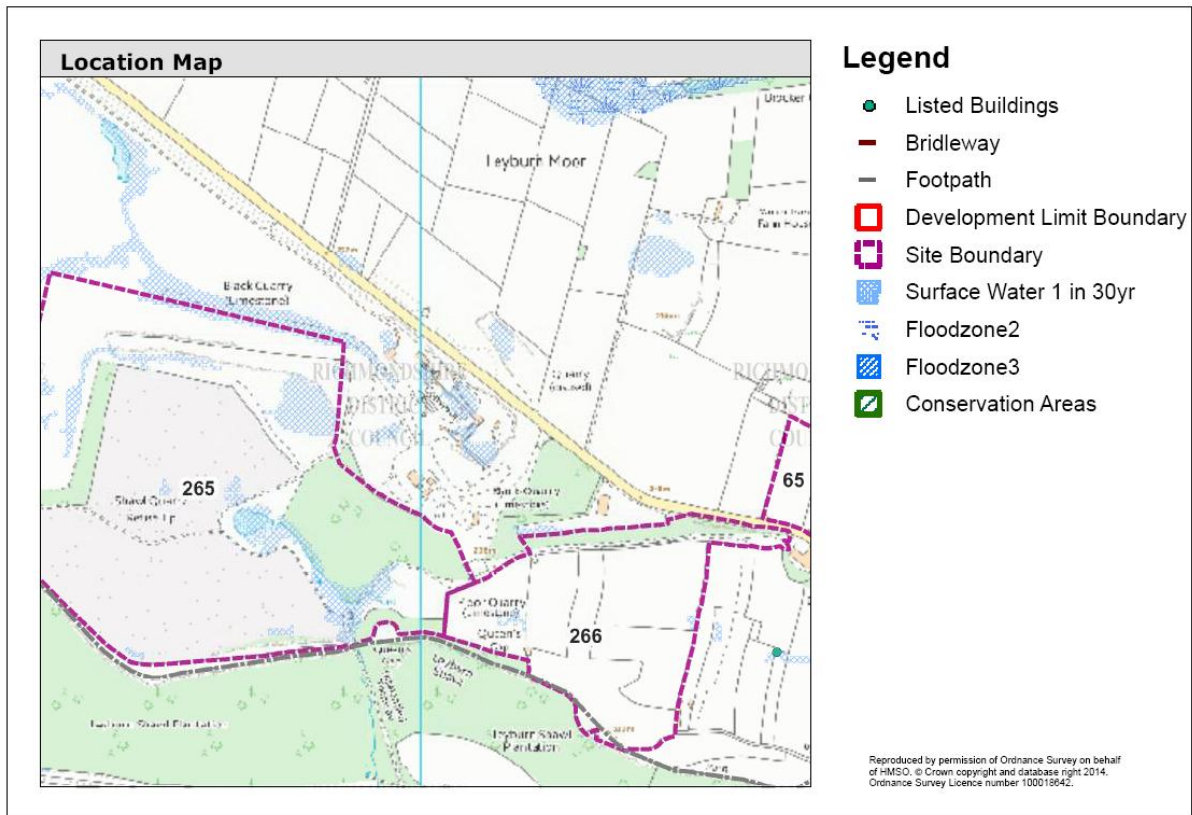
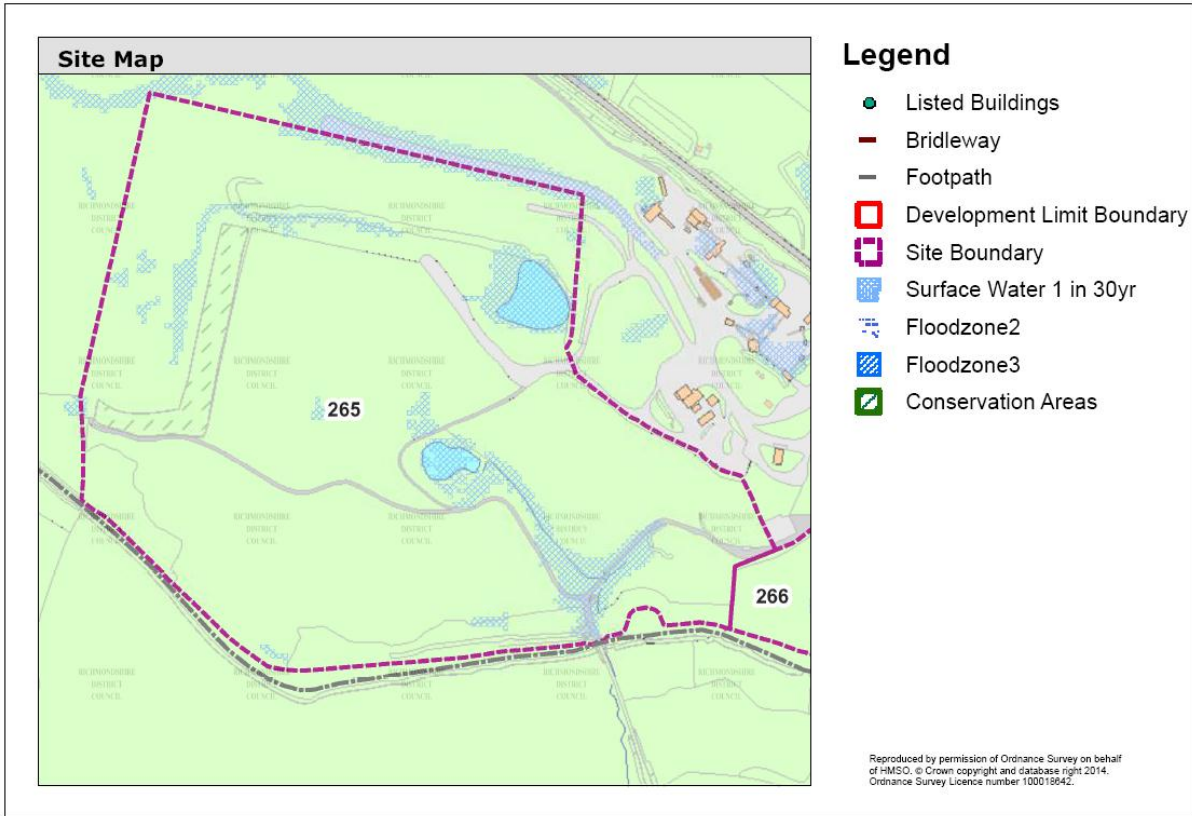
Site Reference	238
Site Name & Location	Brentwood Lodge, Quarry Hills Lane, Leyburn, DL8 5EJ
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Building is elderly persons home which is expected to close upon completion of extra care scheme (Site 14). Small part is leased to NHS and used as dentist. Building is surrounded by housing. No relevant planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within development limits of Leyburn. Site is generally flat. Trees and Hedgerows along boundaries. Site lies adjacent to Quarry Hills Conservation Area.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are available on site. Existing access is likely to be suitable.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Agreement in place for transfer of ownership to Broadacres HA subject to planning consent who will seek to redevelop. Part of site is leased to NHS which would require agreement to surrender. Easement for sewer runs through site.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Redevelopment will likely include demolition of existing building. Site is expected to transfer in to ownership of Housing Association who will seek to redevelop.

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 located within existing development limits and is suitable for redevelopment when available which takes in to account its adjacency to the Quarry Hills Conservation Area.			



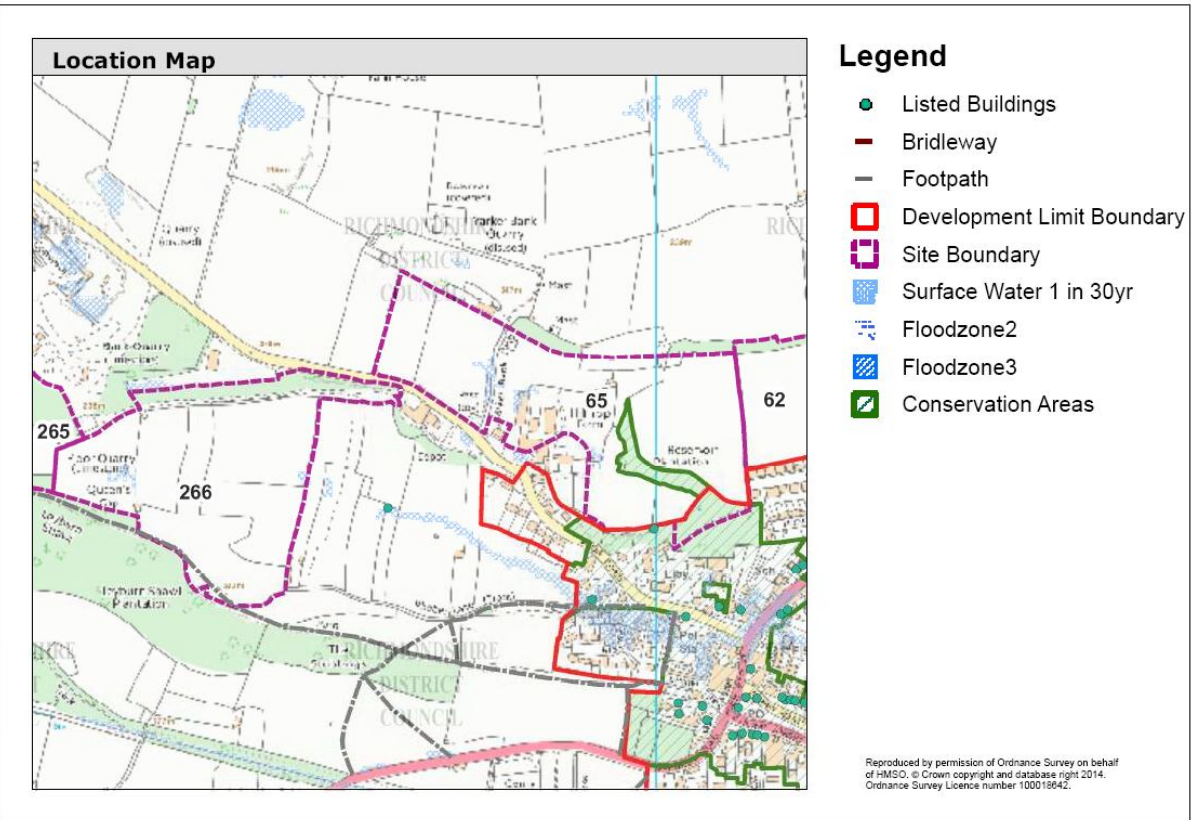
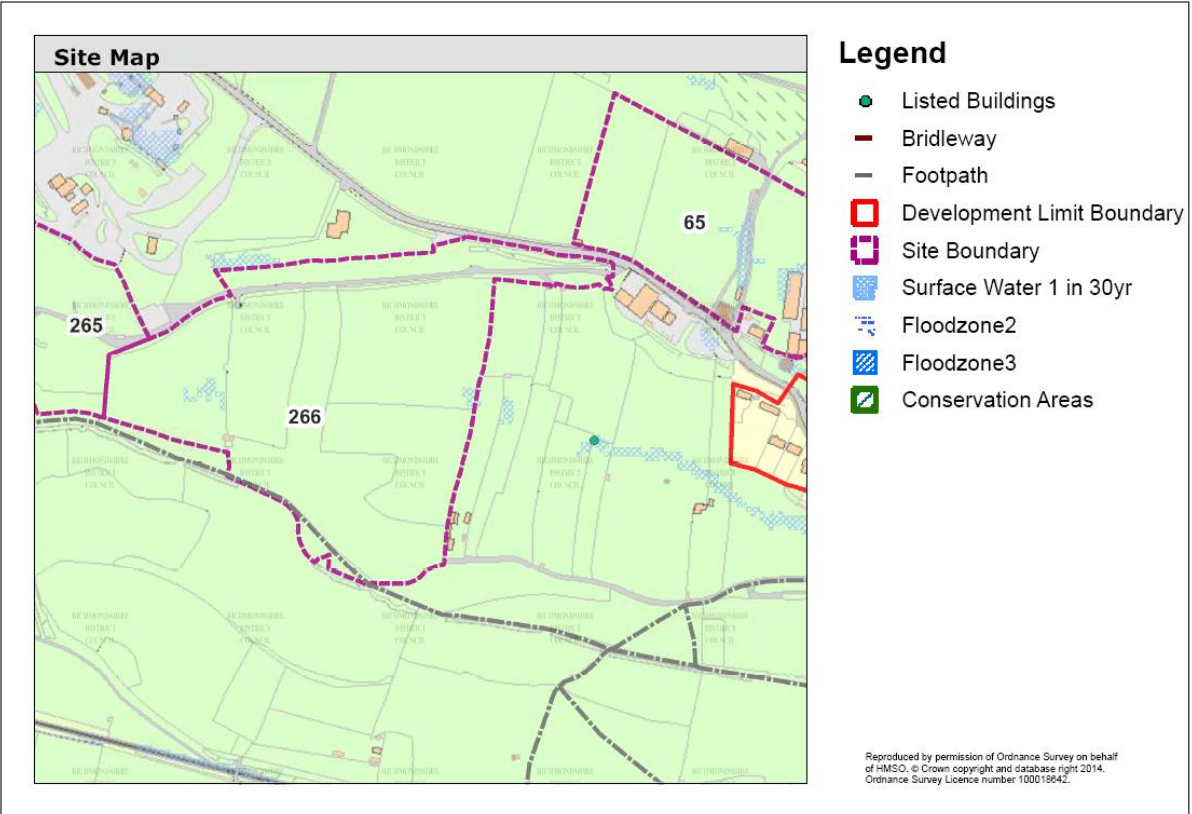
Site Reference	265
Site Name & Location	Land at Shawl Quarry, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	
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 distant from existing Leyburn development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.</p>			



Site Reference	266
Site Name & Location	Land South of Moor Rd, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	
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 distant from existing Leyburn development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.</p>			



Site Reference	279
Site Name & Location	Land North of Dale Grove, Leyburn
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grazing land. North –Grazing Land, South – Housing, East – Grazing, West – A6108 & Grazing Land. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limits (CP4) however is located outside strategic growth development area identified in Local Plan Core Strategy. Site is sloping south to north and sits above housing to south and is prominently located on entrance to Leyburn. Trees and Hedgerows along existing field boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are likely to be available nearby. Suitable access may be achievable from A6108.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of multiple landowner who are making available for development.
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 its development. 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) however is located outside of the identified Leyburn strategic growth development area and is therefore not required for development in the current plan period but may offer potential as a broad location for growth in the long term.</p>			

Site Map

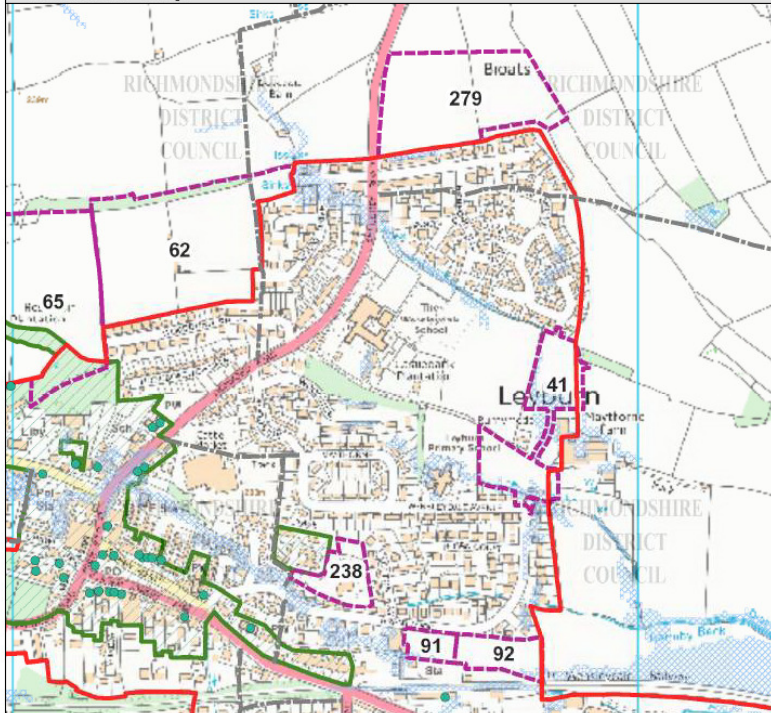


Legend

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Location Map



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