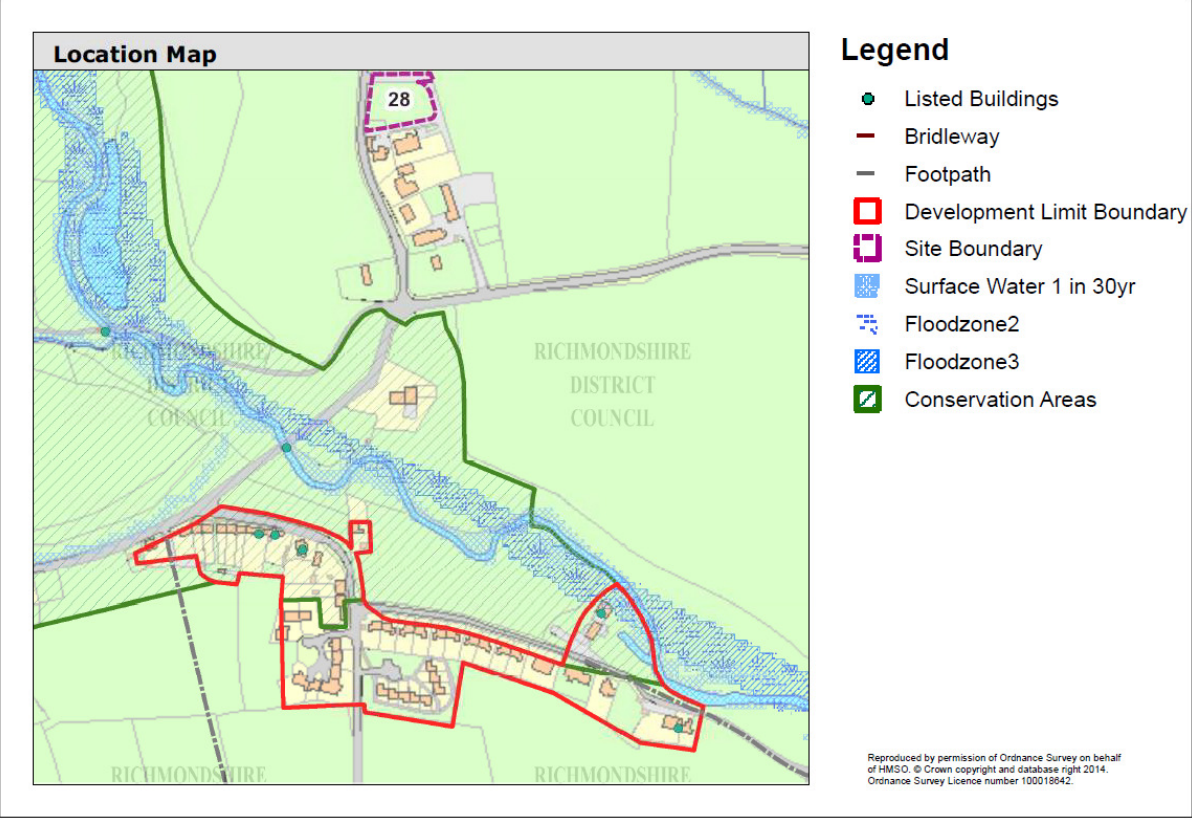
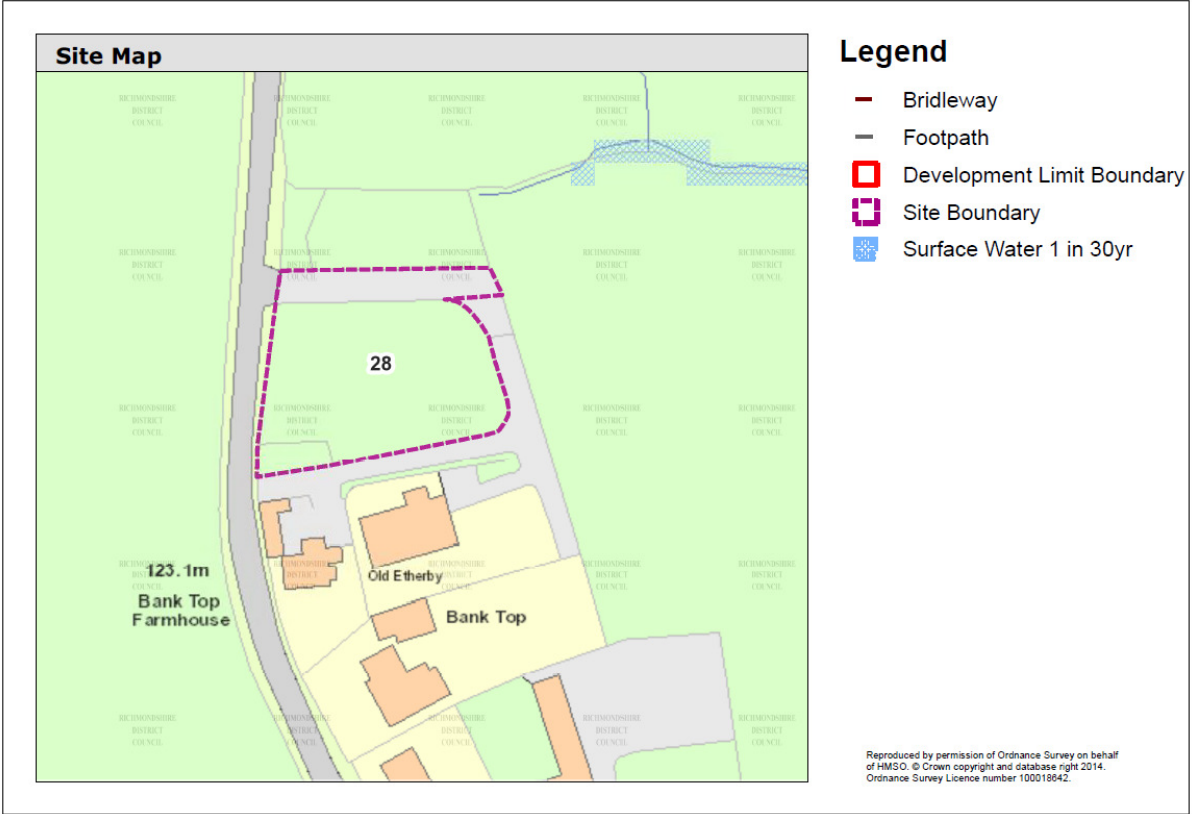


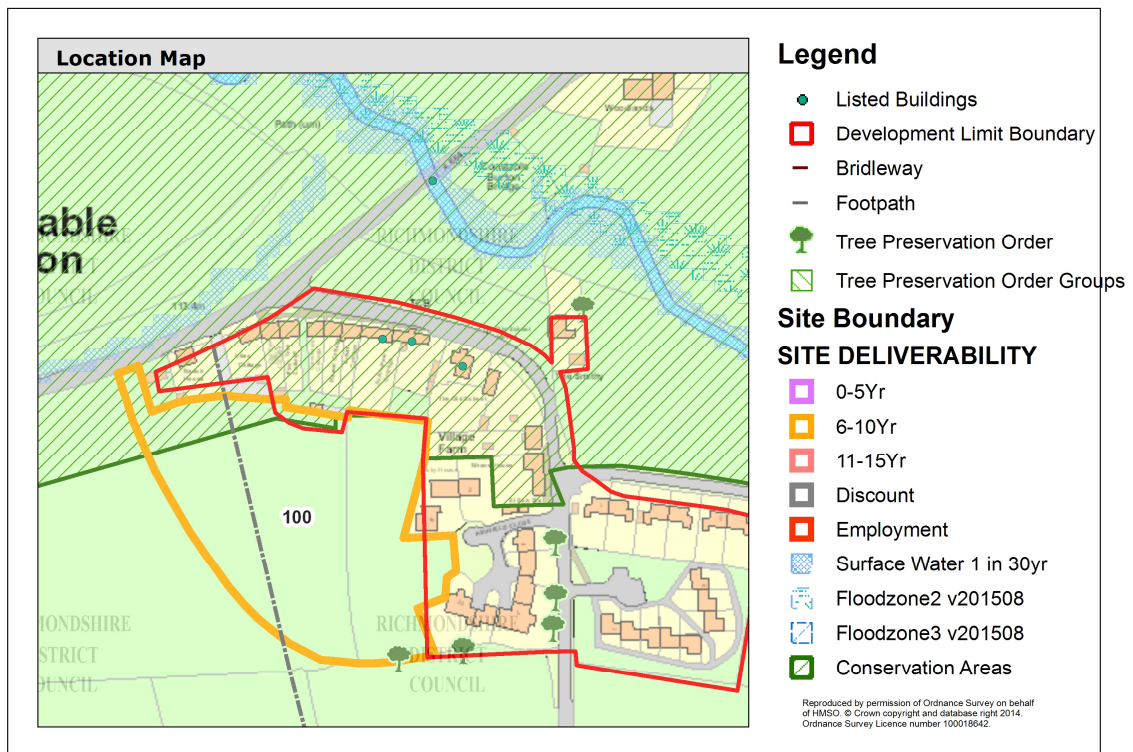
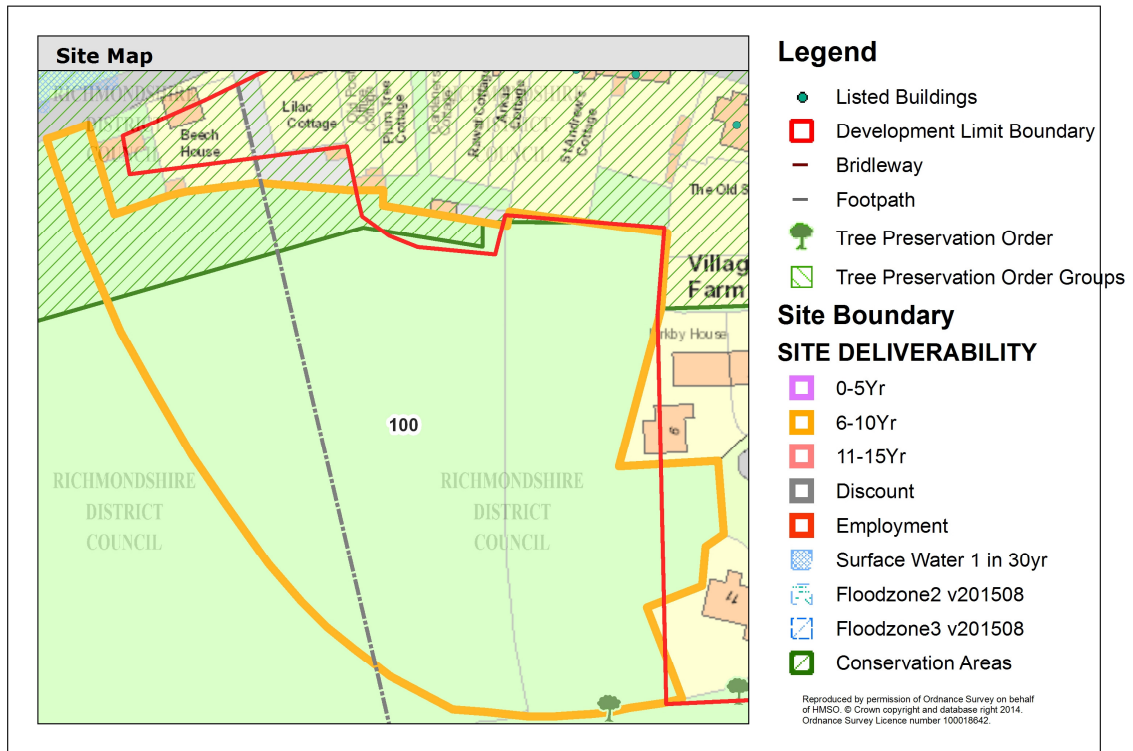
Site Reference	28
Site Name & Location	Land at Bank Top, Constable Burton, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, 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 distant from nearest village and is therefore not suitable for a scale of development to be considered for inclusion within the SHLAA.</p>			



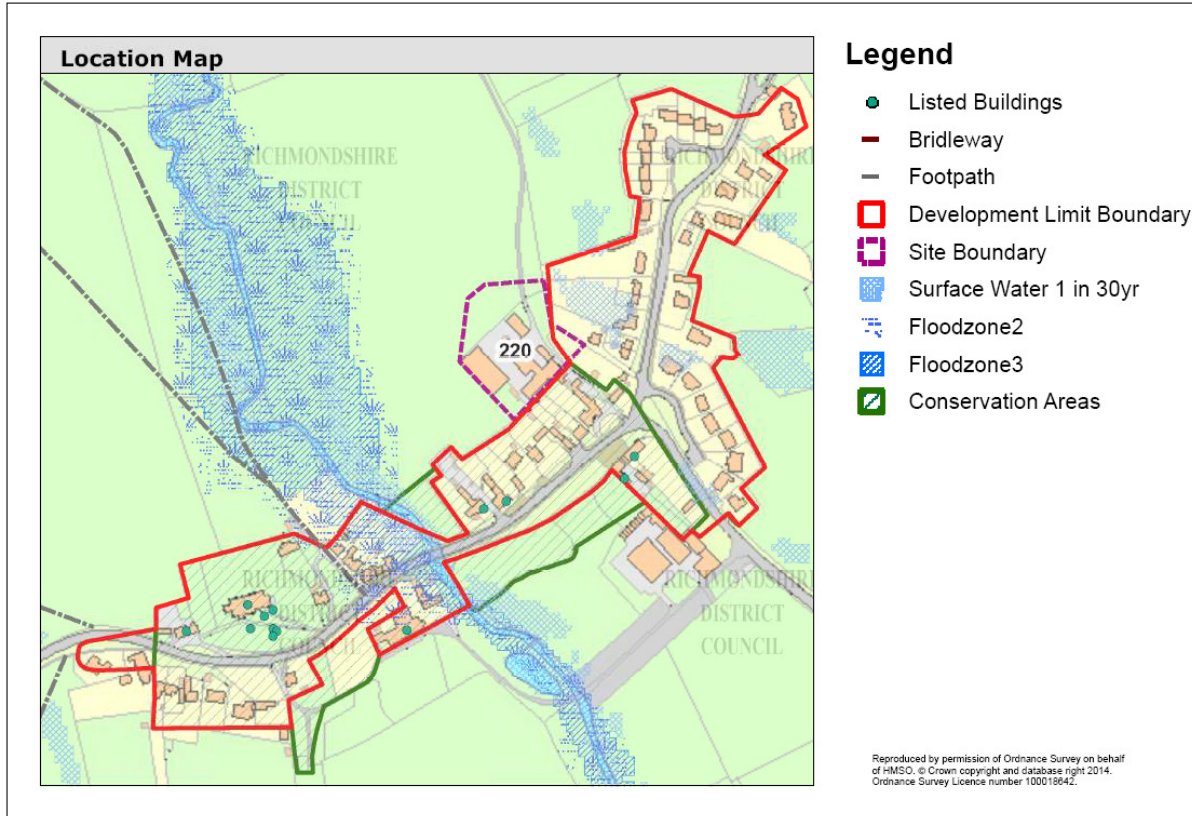
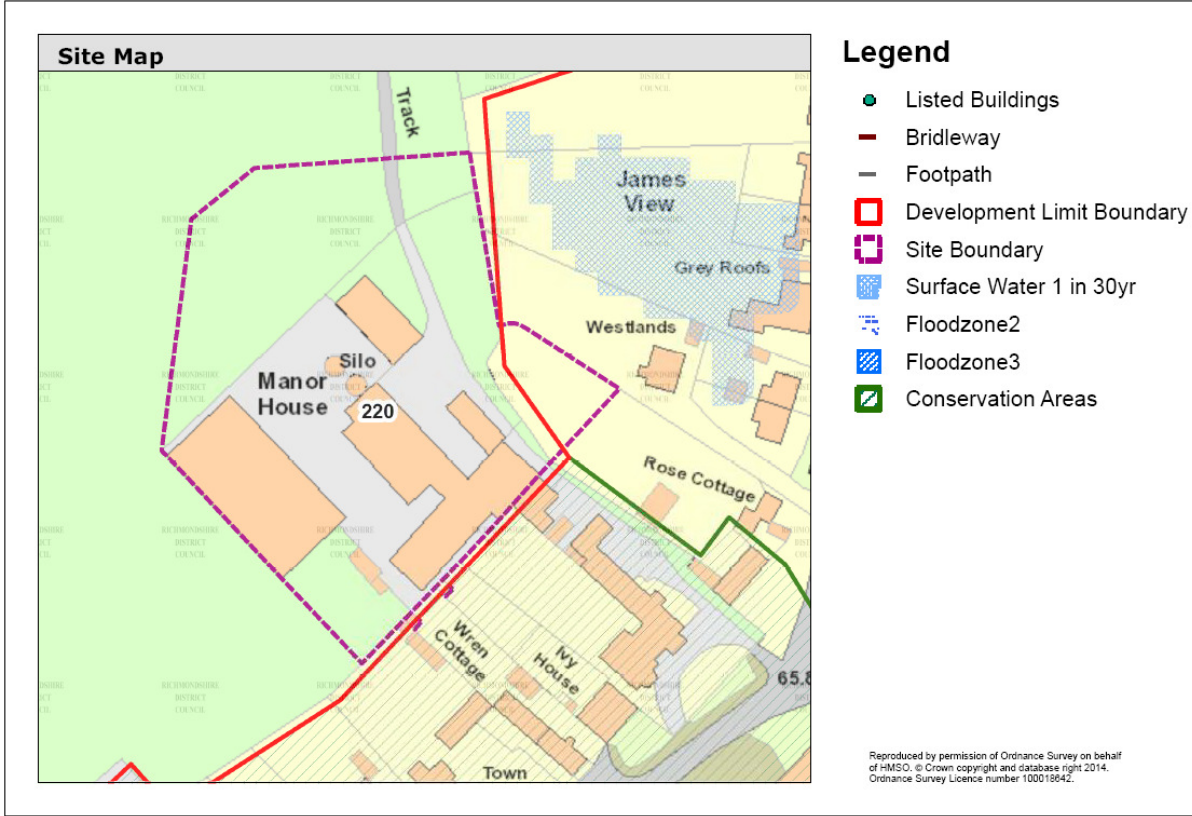
Site Reference	100
Site Name & Location	Land to west of Ashfield Close, Constable Burton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grassland. North & East – Housing and Gardens, South – Agricultural Grazing, West – Agricultural grazing. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limit. Site is generally flat although undulating in places which whilst not designated may suggest past archaeological interest. Small northern western part of site is within conservation area. Trees and hedgerows along existing field boundaries including protected tree on southern boundary.
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 from nearby housing. Suitable access may be achievable from either Ashfield Close or the A684. Public footpath across site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of two landowners who are making available for development. Tenancy currently in place to 2016 and a wayleave agreement is in place with Northern Powergrid for access over site to overhead electricity cable which can be relocated.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable with no significant abnormal costs likely to be associated with its development. Owner is seeking to develop and initial pre-application discussions have taken place.

Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is adjacent to existing development limit and part of this site (eastern side) is developable for an appropriate scale of development subject to achieving appropriate access which is satisfactory to the highways authority and takes in to account the setting of the conservation area.</p>			



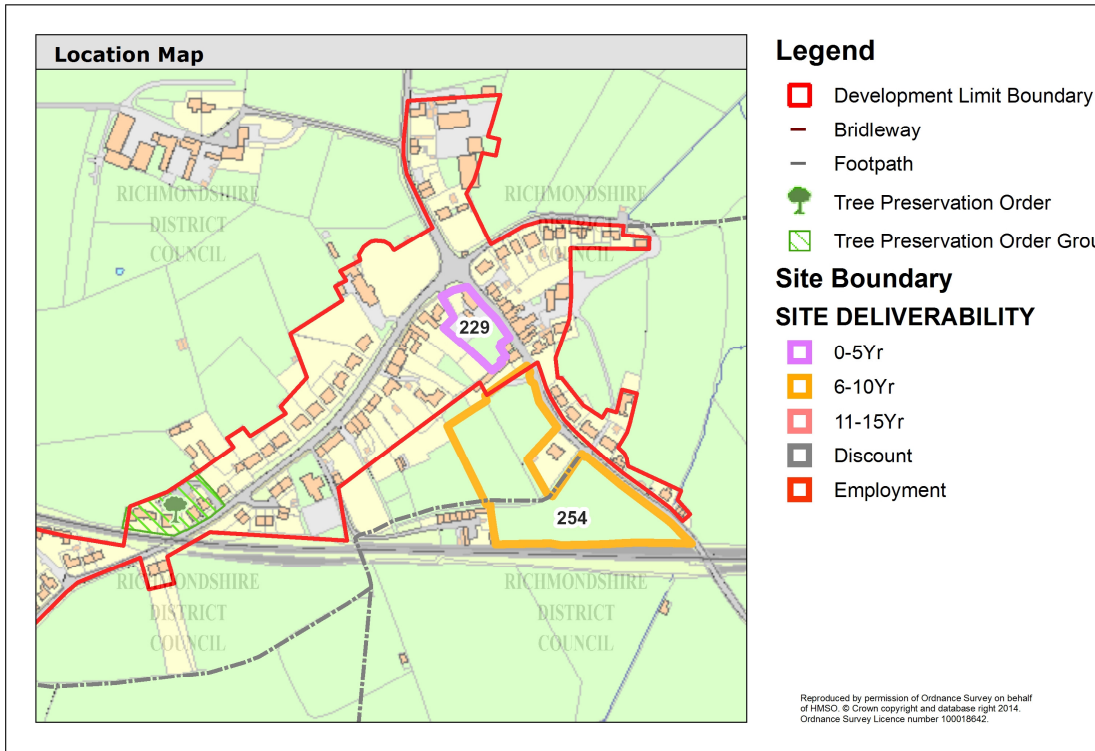
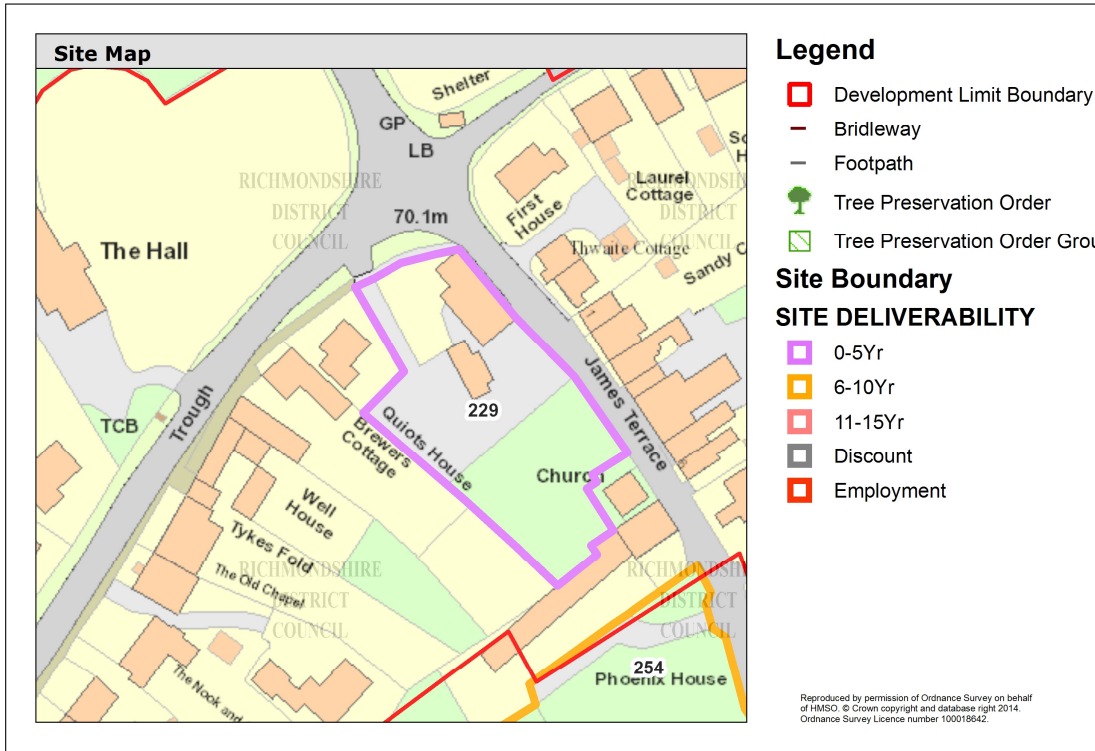
Site Reference	220
Site Name & Location	Farm Buildings, Manor House Farm, Patrick Brompton
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural buildings. North – Agricultural Grazing, East – Paddocks & Gardens, South – Houses & Gardens, West – Agricultural grazing. No recent planning history.
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limit and contains a number of agricultural buildings. Site is adjacent to conservation area and generally flat. Trees and hedgerows along part of existing boundary.
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 onsite or from nearby housing. Existing access may be suitable subject to appropriate enhancement.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of landowner who is making available for development subject to relocation of farm buildings.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable with no significant abnormal costs other than demolition of existing farm buildings. No known developer interest.

Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
<p>Site containing farm buildings and adjacent to existing development limit. Site is likely to be developable for an appropriate scale of development subject to clarification that existing access can be enhanced to satisfy the requirements of the highways authority and development takes in to account that the site is adjacent to the conservation area.</p>				



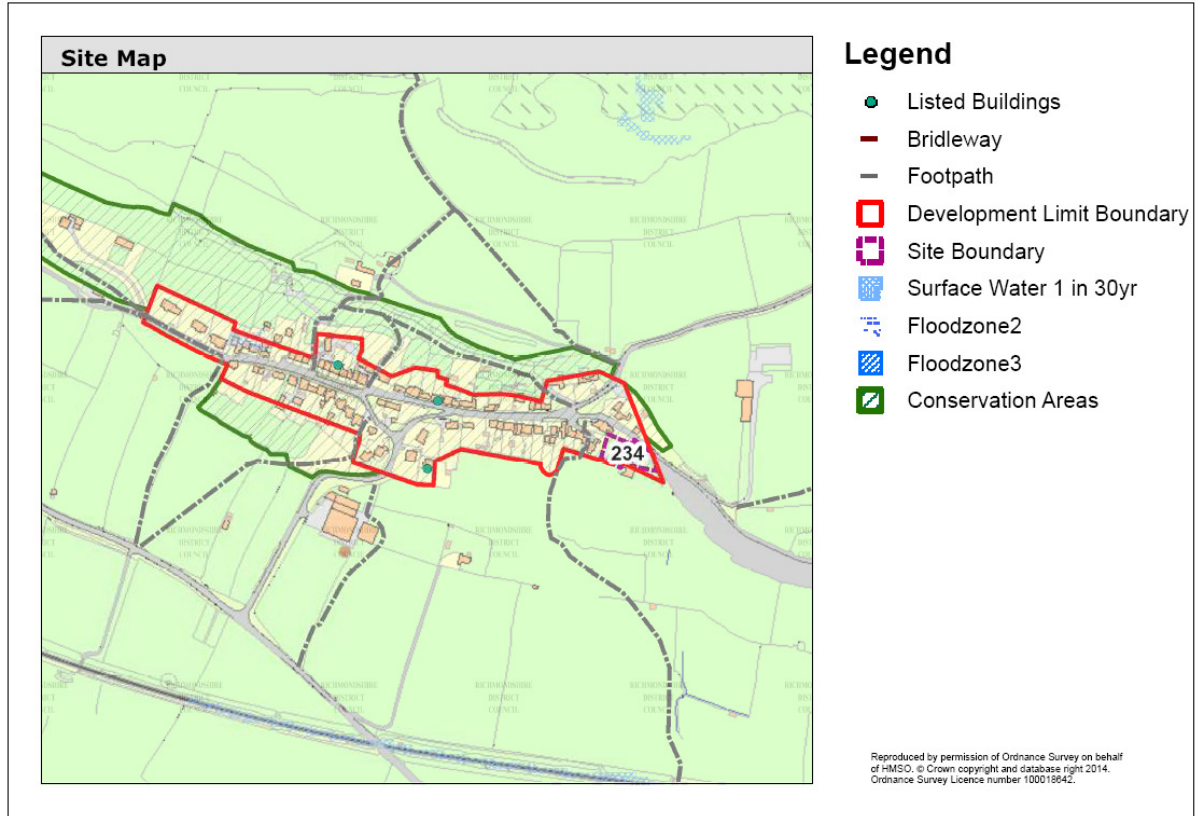
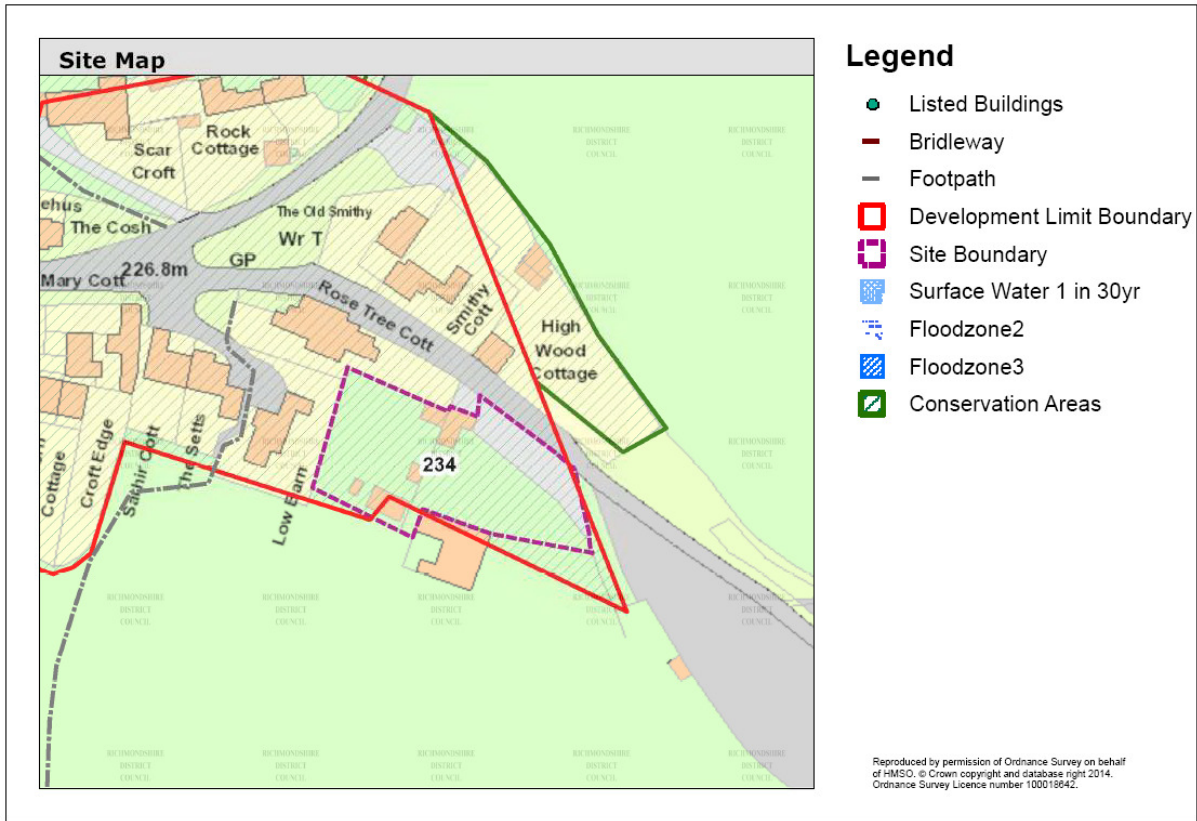
Site Reference	229
Site Name & Location	Former Wheatsheaf Hotel, Brompton Rd, Newton Le Willows, Bedale, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is former pub and associated car park and land. Site has implemented full and reserved matters permissions (09/00985/AORM & 11/00439/FULL) for redevelopment in to a total of 10 houses. North – Roads (Crossroads) South – Church & Housing East – James Terrace & Housing West – Housing & Gardens
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Granted planning permissions demonstrate site is suitable for development.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Granted planning permissions have been considered to provide suitable access and infrastructure.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owner has implemented planning permission but is not seeking to develop at this stage.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is achievable and is unlikely to present any significant abnormal costs other than demolition of existing building.

Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	Site is developable with implemented planning permissions however site owner is not seeking to develop at the present time.			



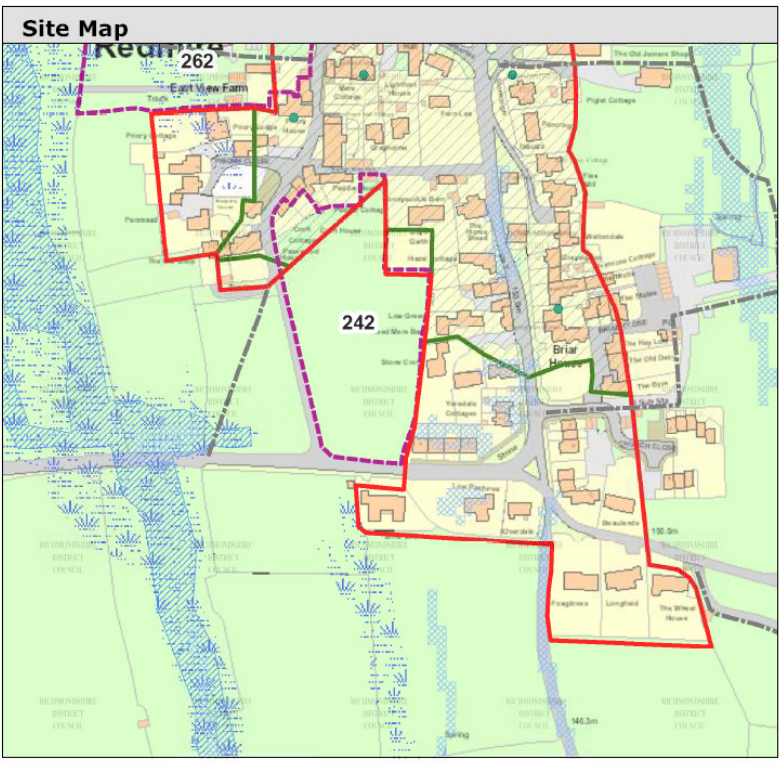
Site Reference	234
Site Name & Location	Land SE Rose Cottage, Preston under Scar, Leyburn, N Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Derelict land and buildings. Planning Application for 6 dwellings refused (06/00149/FULL) North – Road, House & Gardens East – Road & Grazing Land South – Grazing farmland West – Housing & Gardens
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is within existing development limits. Site is sloping and is located below land to north. Trees and hedgerows along boundaries and within site. Site is located within conservation area.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Direct access from existing road may be suitable subject to its capacity and provision of appropriate visibility splays. Services likely to be available from neighbouring housing.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is ownership of landowner who is making available for development and previously sought planning permission.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No significant abnormal costs likely to be associated with development of this site. 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"/>
	This site is within existing development limits and may be developable for an appropriate scale of development subject to provision of an appropriate access and consideration of its location and setting in the conservation area.			



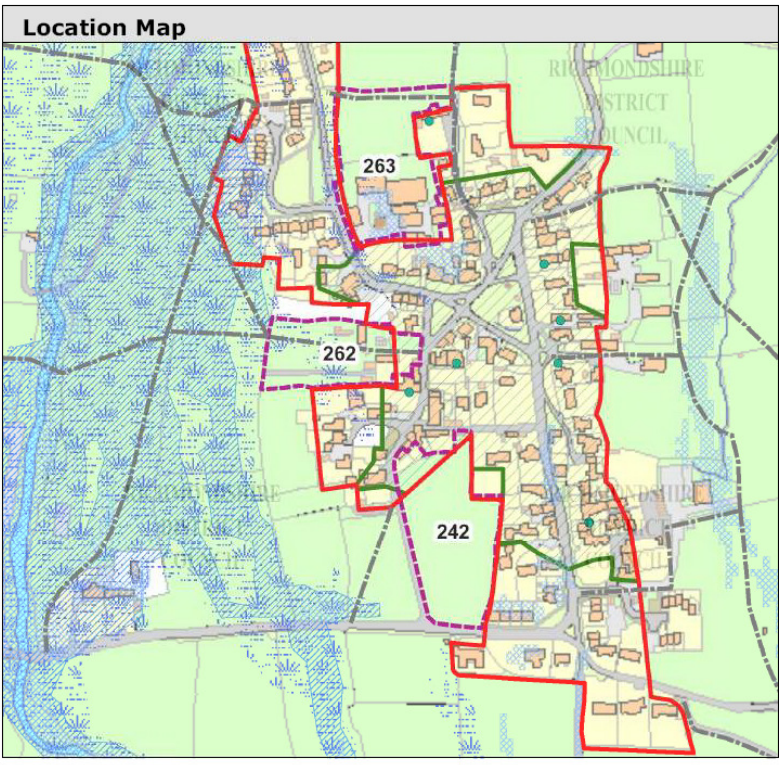
Site Reference	242
Site Name & Location	Land to rear Croft Cottages, Redmire, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grazing field. No recent planning history. North – Housing South – Road & House East – Housing & Gardens West – Road, Housing & Grazing Land
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is directly adjacent to Redmire conservation area and is prominently located in identified distance views of the village from a number of vantage points including A684. Stone walls along existing boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access to site is likely to be achievable from Church Lane and widening of adjacent lane to west may be possible to improve access.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development. No known legal matters.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs. No known developer interest in site 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 adjacent to existing development limits (CP4) and may be developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to full consideration of this sites prominent location in distance views of and the setting of the conservation area. A suitable access would also be required.</p>				



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

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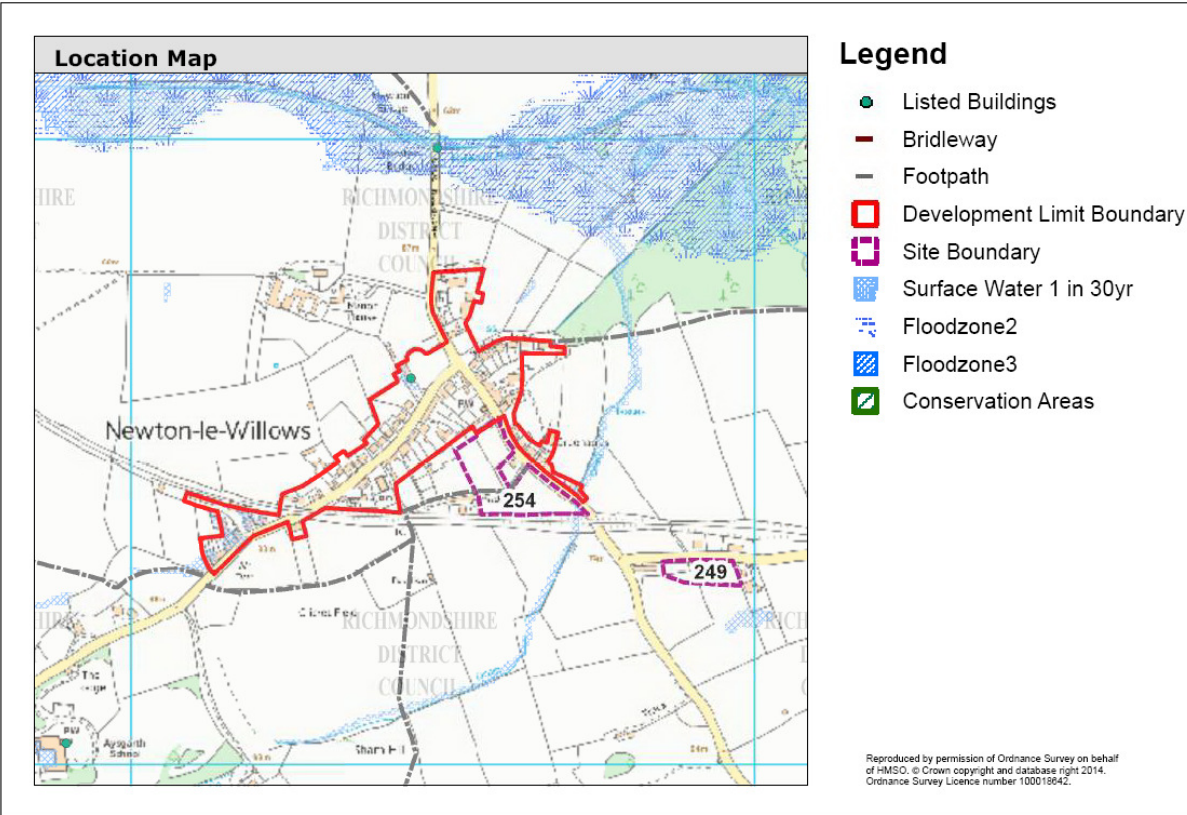
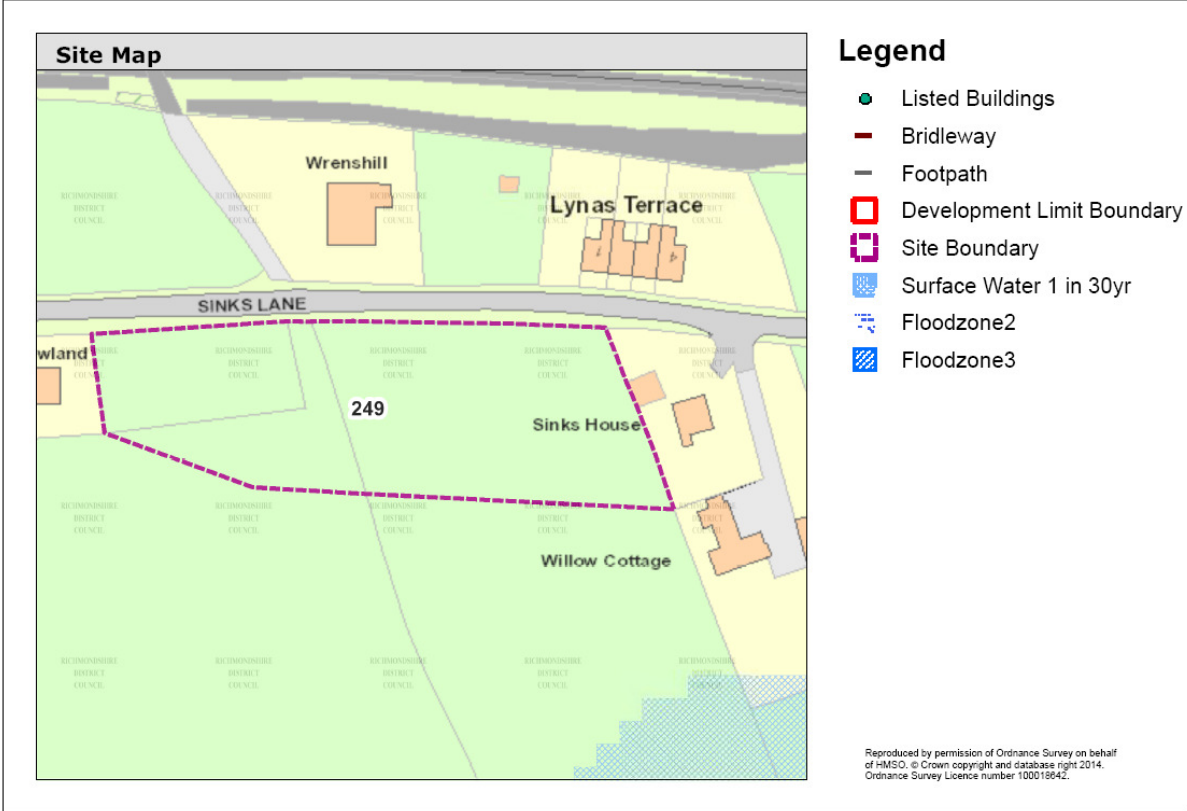


- ### Legend
- Listed Buildings
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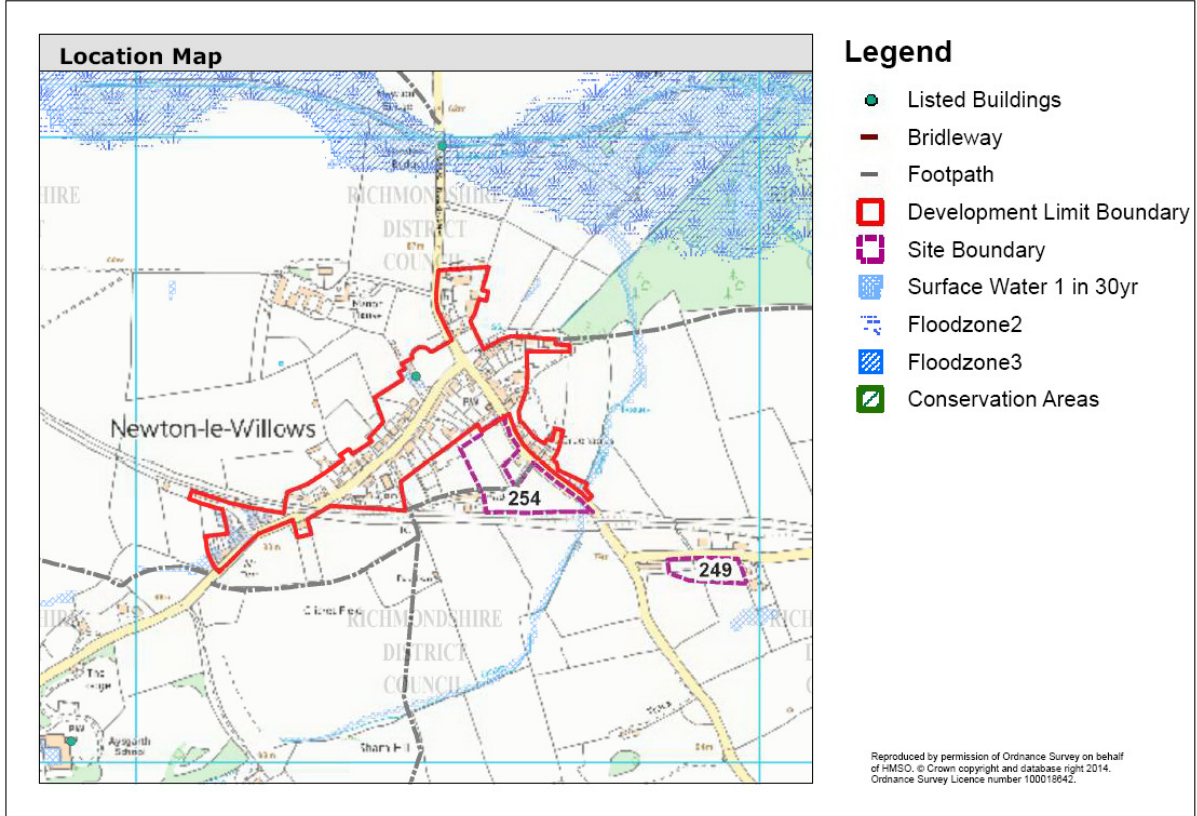
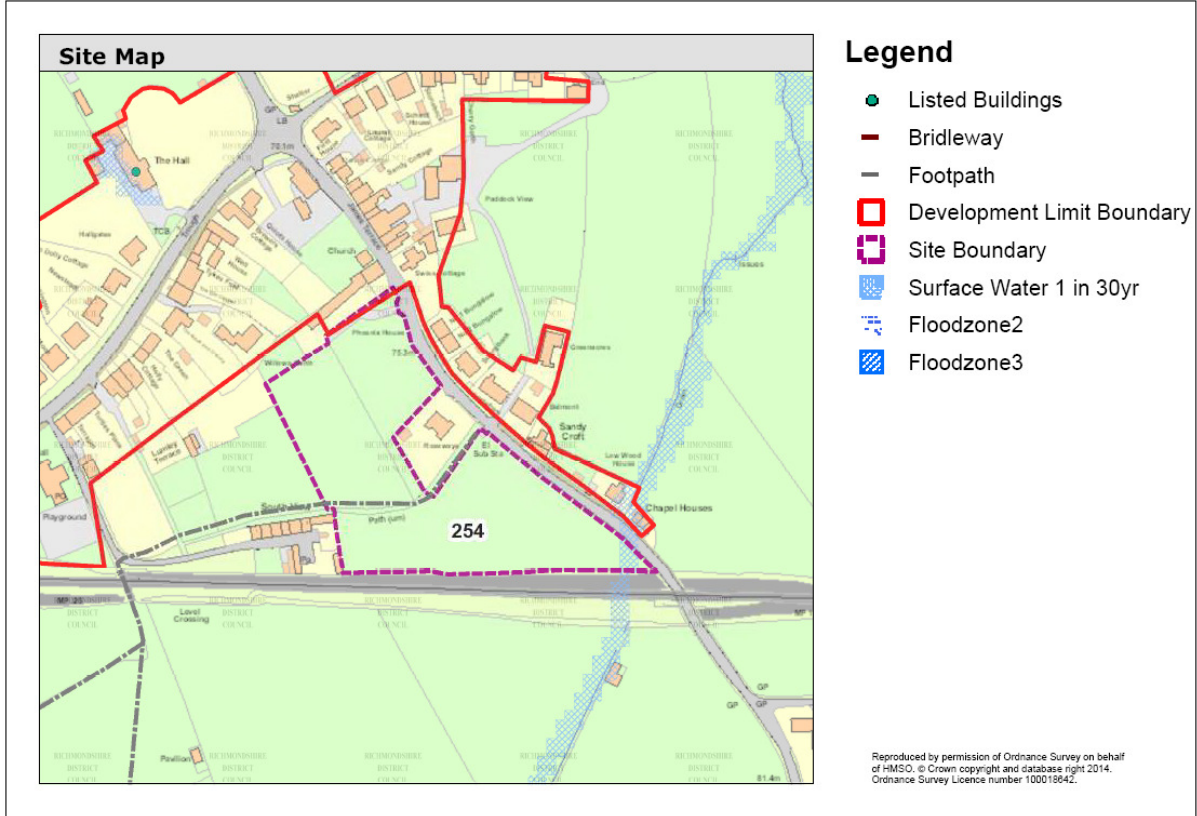
Site Reference	249
Site Name & Location	Land at Sinks Lane, Newton Le Willows, Bedale, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, 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 located in hamlet without development limit and in open countryside and therefore not considered a suitable location for a scale of development required in order to be considered for inclusion within SHLAA.</p>			



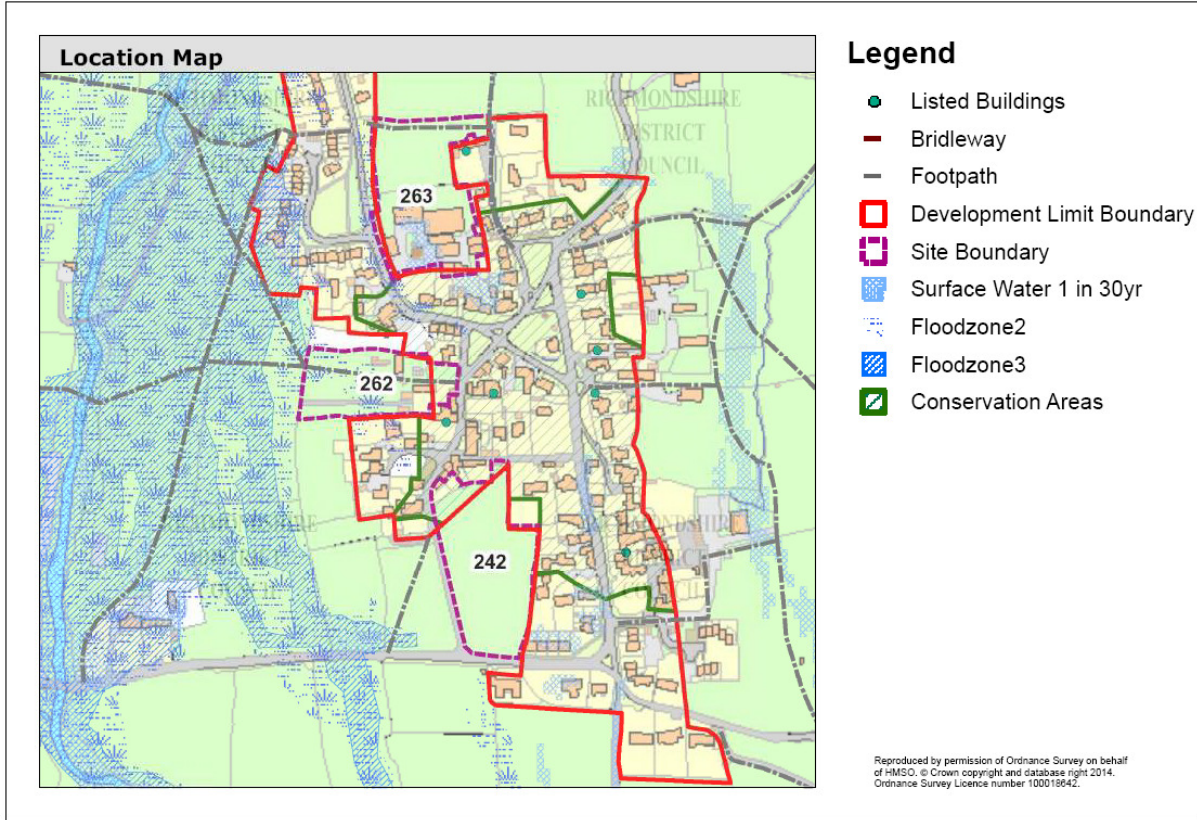
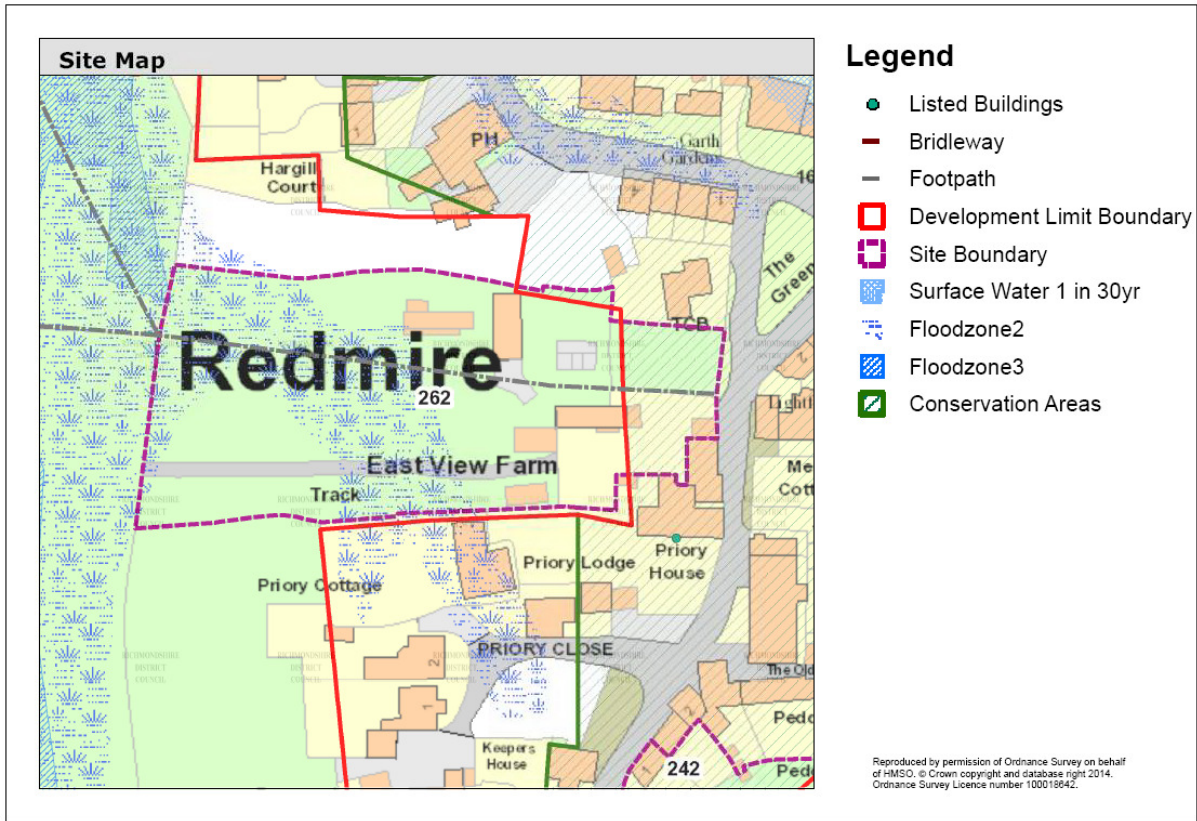
Site Reference	254
Site Name & Location	Land adjacent Brompton Rd, Newton Le Willows, Bedale, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grazing paddocks. No recent planning history. North – Housing & Paddocks South – Railway Line East – Brompton Rd & Housing West – Housing & Gardens & Paddocks
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access to site is likely to be achievable from Brompton Rd. Public Footpath west to east across site. Low Voltage overhead cables cross site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development. Currently let on short-term grazing tenancy.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than re-routing of overhead power cables. No known developer interest.

Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is adjacent to existing development limits (CP4) and is developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to achievement of an appropriate access and re-routing of overhead power cables.</p>			



Site Reference	262
Site Name & Location	Land and buildings at East View Farm, Redmire, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural land and contains a number of farm buildings. No recent planning history. North – Paddocks, Pub & Housing South – Housing & Gardens, Paddocks East – Road & Housing West – Agricultural Grazing Land
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is partly within and adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is partly within and adjacent to Redmire conservation area. Stone walls along existing boundaries. Much of western part of site is located in floodzone 2.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available onsite and from neighbouring housing. Suitable access to site is likely to be achievable although may require widening of existing access and is subject to capacity of surrounding road network. Overhead cables cross site. Public footpath crosses site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development. Current tenancy will not hinder availability of site.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than demolition of existing buildings. No known developer interest.

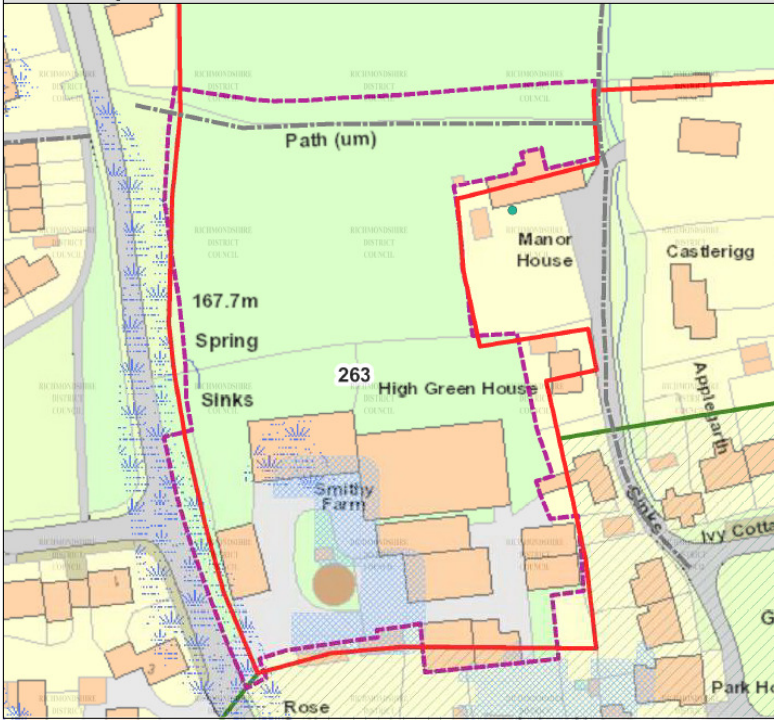
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is within and adjacent to existing development limits (CP4) and parts of site outside floodzone 2 may be developable for an appropriate scale of development reflecting location in an elsewhere settlement, subject to achievement of a suitable access and the capacity of existing road network along with full consideration of this sites adjacency to the conservation area.</p>			



Site Reference	263
Site Name & Location	Land and buildings at Smithy Farm, Redmire, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural land and contains a number of farm buildings. No known recent planning history. North – Agricultural grazing South – Housing & Gardens East – Housing West – Hargill Lane, Housing & Gardens
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is adjacent to Redmire conservation area. Trees, hedgerows and stone walls along existing boundaries. Southern part of site contains areas at risk of surface water flooding (1 in 30yr).
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available onsite. Existing access upgraded is likely to be suitable for an appropriate scale of development subject to capacity of surrounding road network. Public footpath crosses northern part of site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs other than demolition of existing buildings. No known developer interest.

Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is adjacent to existing development limits (CP4) and may be developable for an appropriate scale of development, reflecting location in an elsewhere settlement. This is subject to achievement of an appropriate access and capacity of existing road network, mitigation of surface water flood risk and full consideration of this sites adjacency to the conservation area.</p>			

Site Map

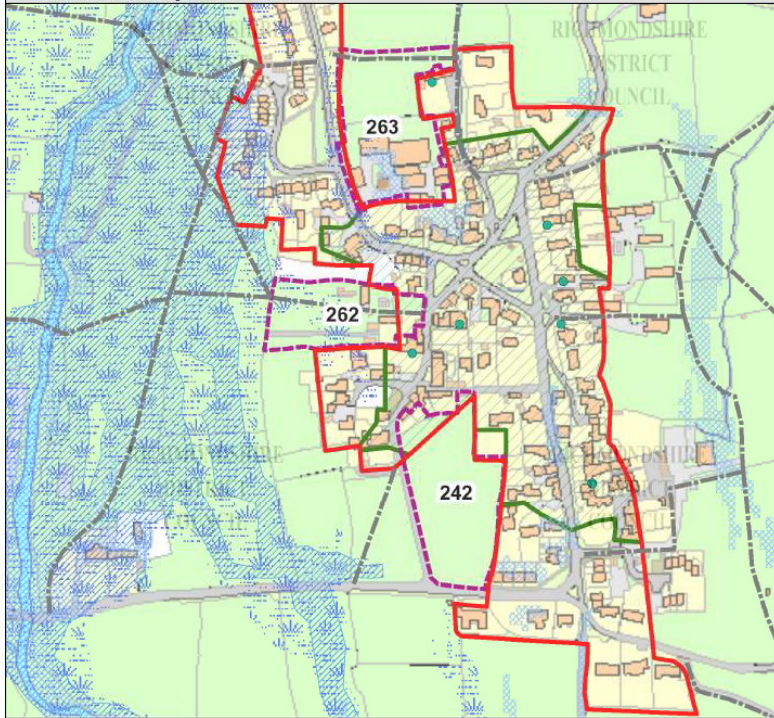


Legend

- 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
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- Floodzone2
- Floodzone3
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Site Reference	264
Site Name & Location	Land adjacent Waeside, Wensley, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently grazing paddocks with associated field building. No recent planning history however pre-applications discussions have taken place. North – A684 & Paddocks South – Housing & Paddocks East – Paddocks, House & Access Lane West – Housing & Gardens
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is adjacent to existing development limits (CP4) within an elsewhere settlement. Site is generally flat. Site is within Wensley conservation area and identified as open land important to the setting of the village. Trees, hedgerows and stone walls along existing boundaries.
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services likely to be available from neighbouring housing and road. Suitable access to site is likely to be achievable from either A684 or existing lane.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site owners are making available for development and seeking to bring forward in the near future.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs. Landowner seeking to develop subject to planning permission in the near future..

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 adjacent to existing development limits (CP4) and is developable for an appropriate scale of development reflecting location in an elsewhere settlement subject to full consideration of this sites role and location in the conservation area along with an achievement of an appropriate access.</p>			

