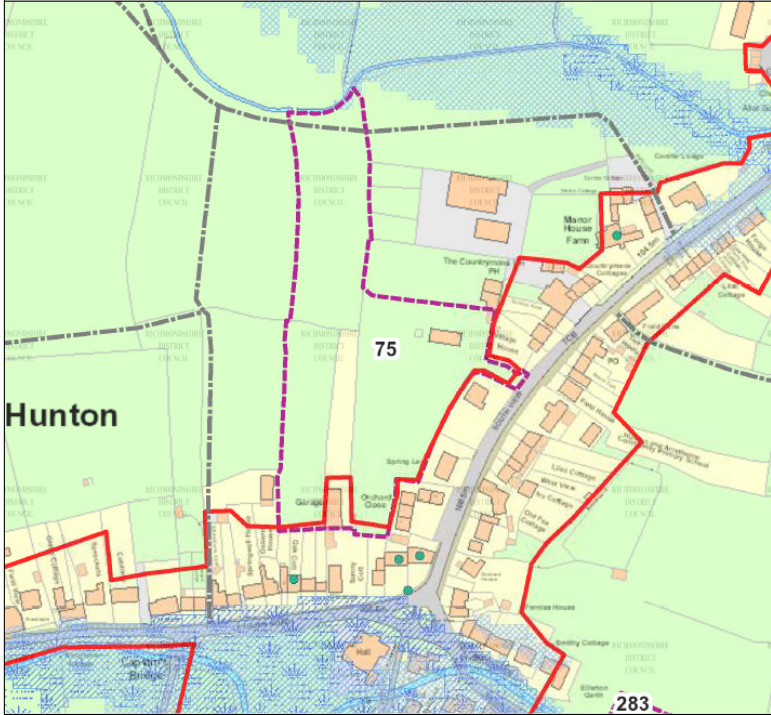


<b>Site Reference</b>	75
<b>Site Name &amp; Location</b>	Land off South View, Hunton, Bedale, North Yorkshire
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields and contains workshop and a barn. North – Beck, Grazing Land, South – Housing, East – Housing & South View, Fields, West – Farmland. 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)	Site is adjacent to existing development limit. Site is generally flat. Trees and Hedgerows along existing field boundaries.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are likely to be available from nearby housing. Existing field access is likely to require extending in order to provide an appropriate access. Footpath across northern part of site.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in multiple ownership (family) who are making available for development. Achievement of appropriate access may require purchasing of adjoining land.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site achievable subject to achievement of an appropriate viable access. No known developer interest although site not actively marketed.

<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 adjacent to existing development limit and is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>			

### Site Map

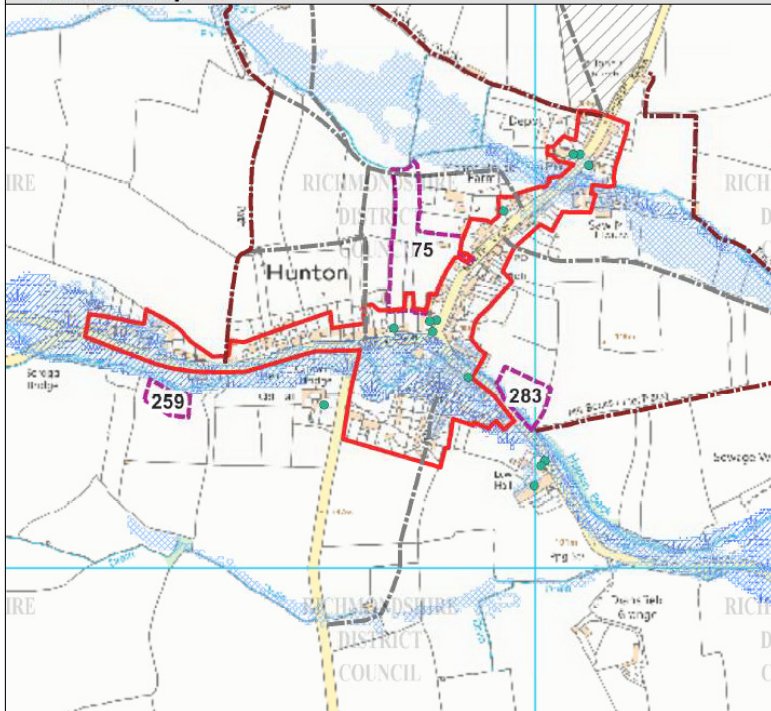


### Legend

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

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### Location Map



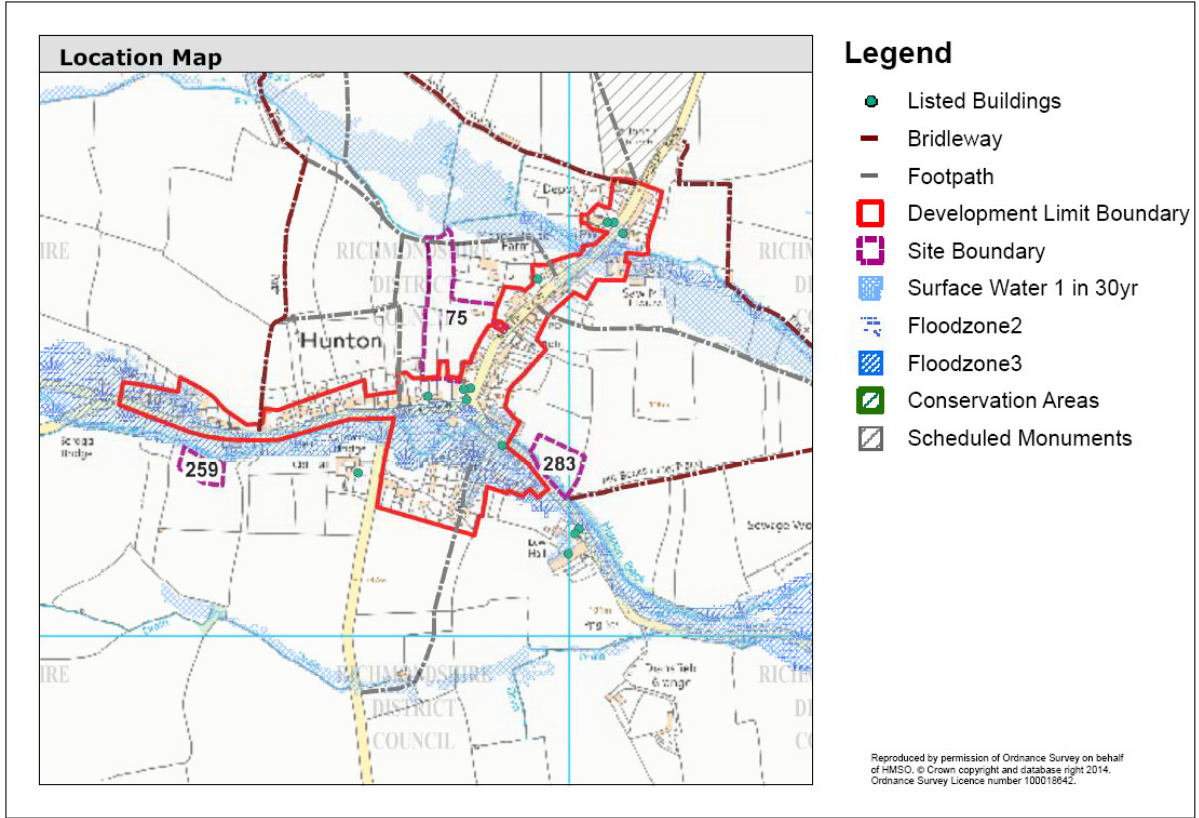
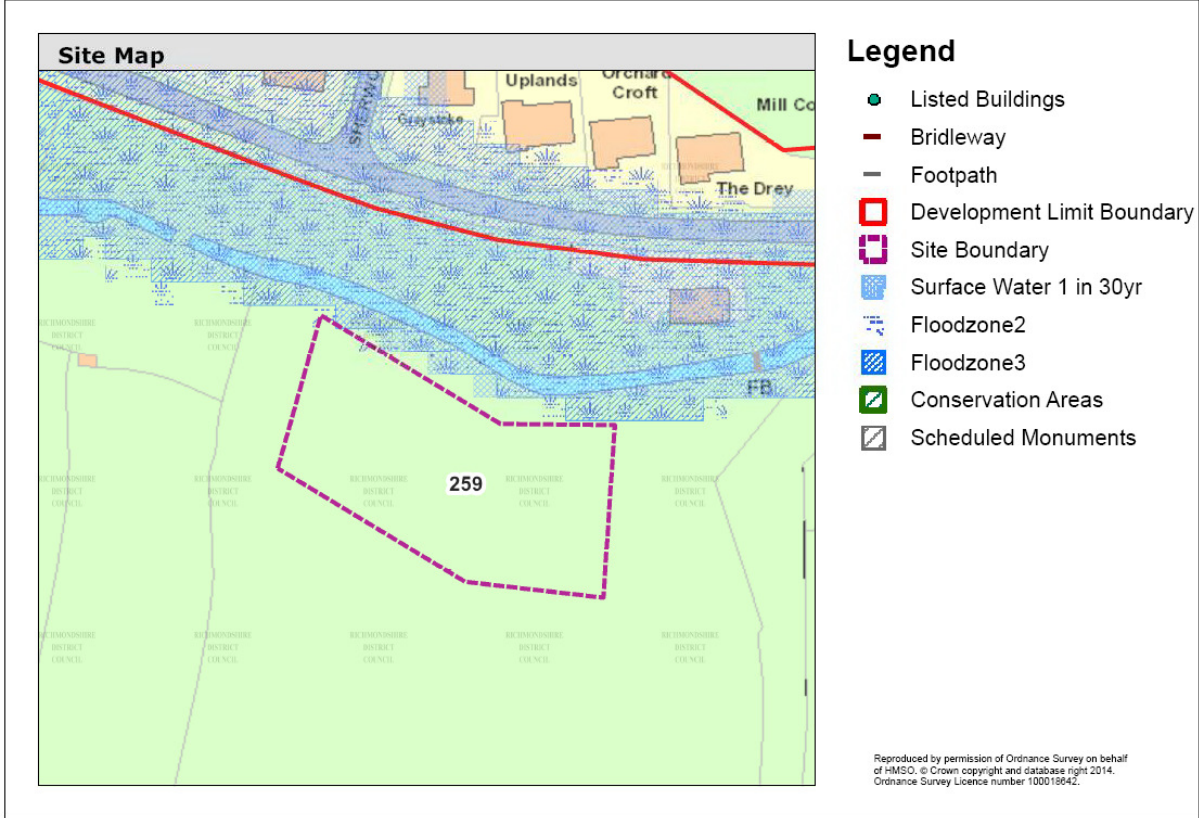
### Legend

- Listed Buildings
- Bridleway
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- Development Limit Boundary
- Site Boundary
- Surface Water 1 in 30yr
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<b>Site Reference</b>	259
<b>Site Name &amp; Location</b>	Land at OS4124, Leyburn Rd, Hunton, Bedale, North Yorks,
<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)	

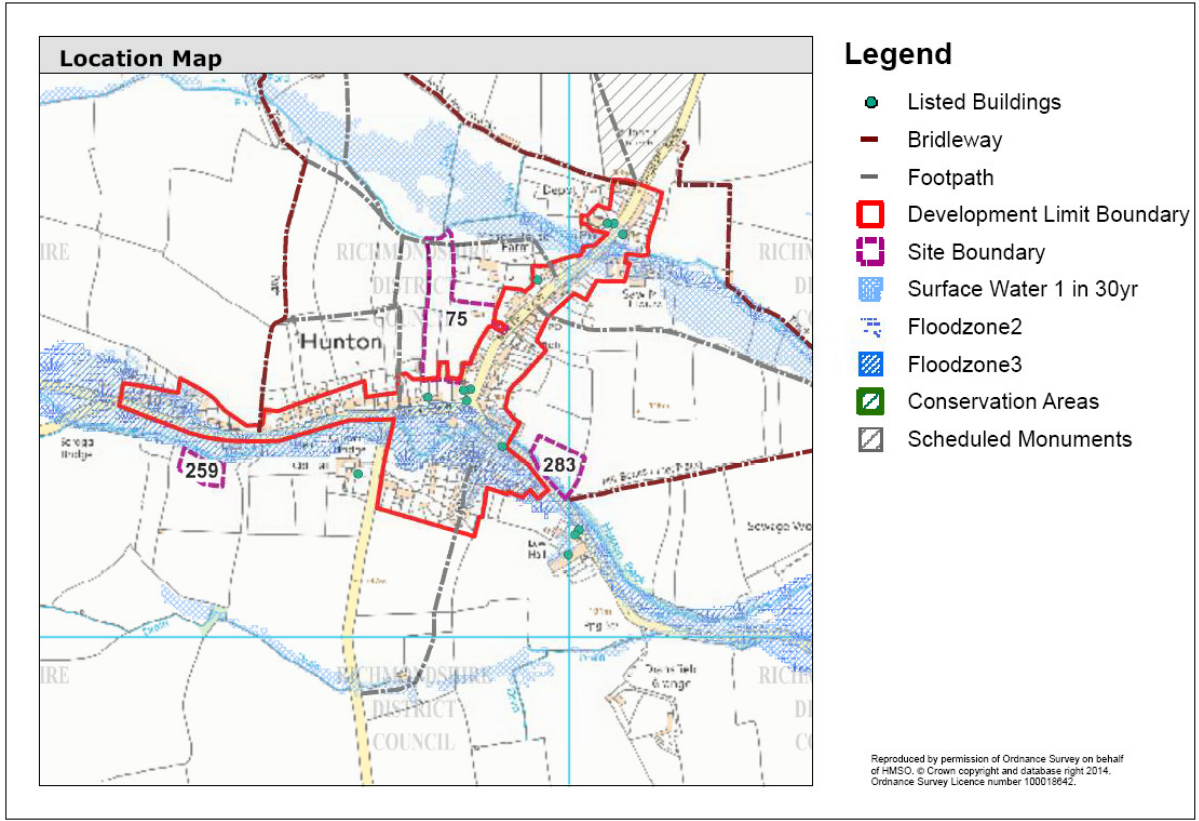
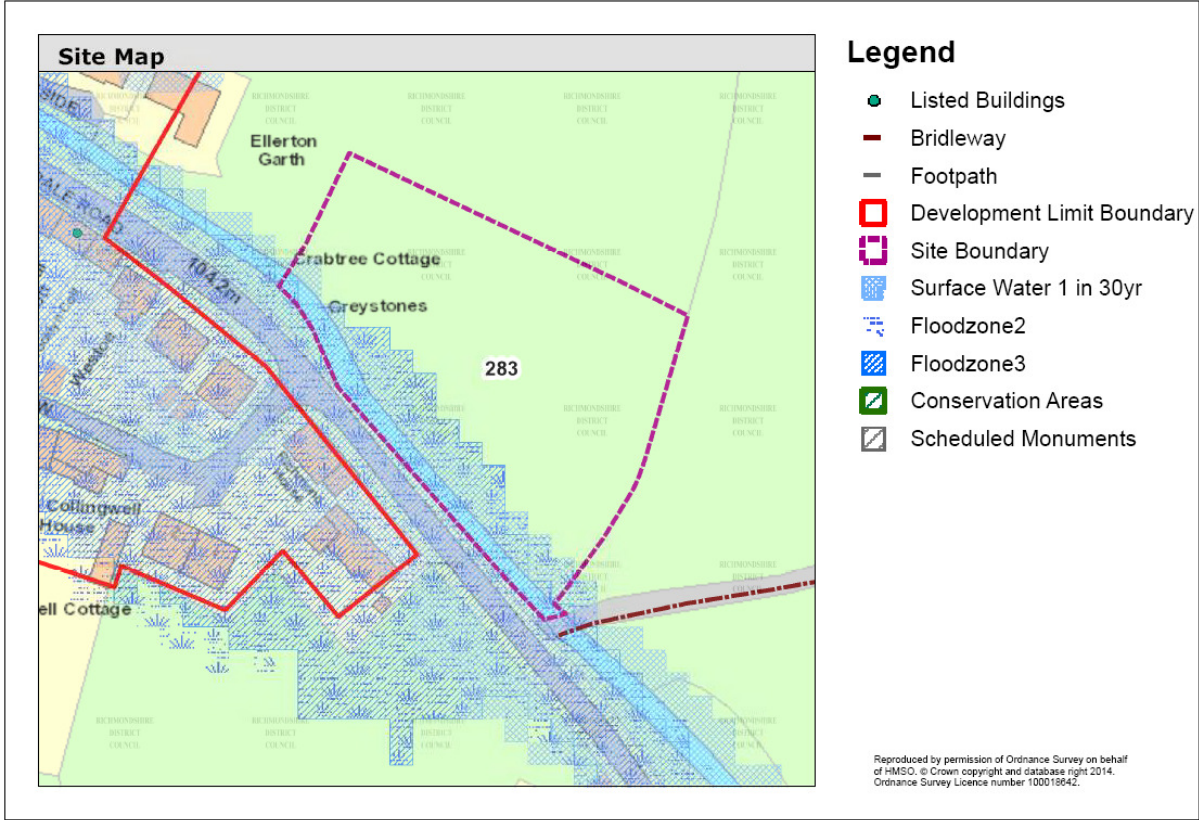
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>This site is not suitable for inclusion in the SHLAA as it is located in open countryside and is removed from the main built up area and existing development limits of the village.</p>			



<b>Site Reference</b>	283
<b>Site Name &amp; Location</b>	Land to North of Bedale Road, Hunton, Bedale, North Yorkshire
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing fields. North – Grazing Land, South – Beck, Bedale Rd & Housing, East – Grazing Land, West –Housing and gardens. 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)	Site is partly adjacent to existing development limits. Site is sloping south to north and topography of site ensures only a small area of site where beck flows through is located within floodzones 2 & 3. Trees and Hedgerows along existing field boundaries.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (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 but would require enhancement of existing bridge over beck or creation of new one.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of single 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)	Site will be achievable if an appropriate viable upgraded or new access can be achieved over beck. No known developer interest.

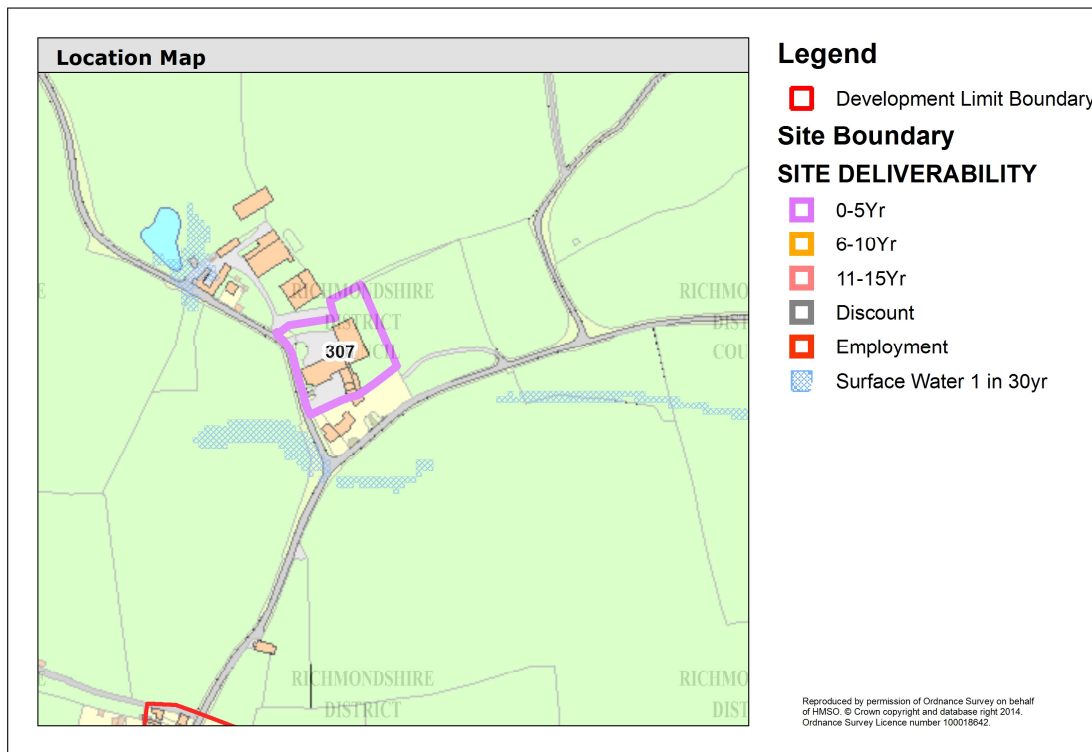
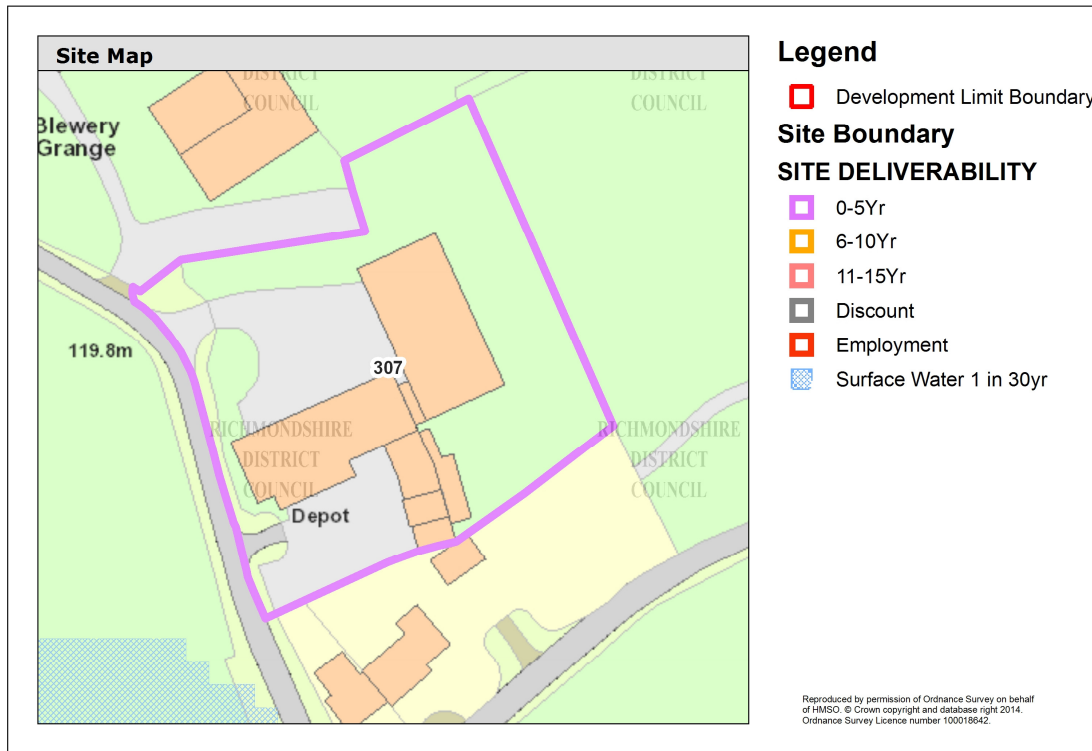
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
<p>This site is partly adjacent to existing development limit and the area of the site outside of floodzone 2 and 3 and away from the beck may be suitable for an appropriate scale of development subject to clarification of an appropriate and viable access over the beck.</p>				





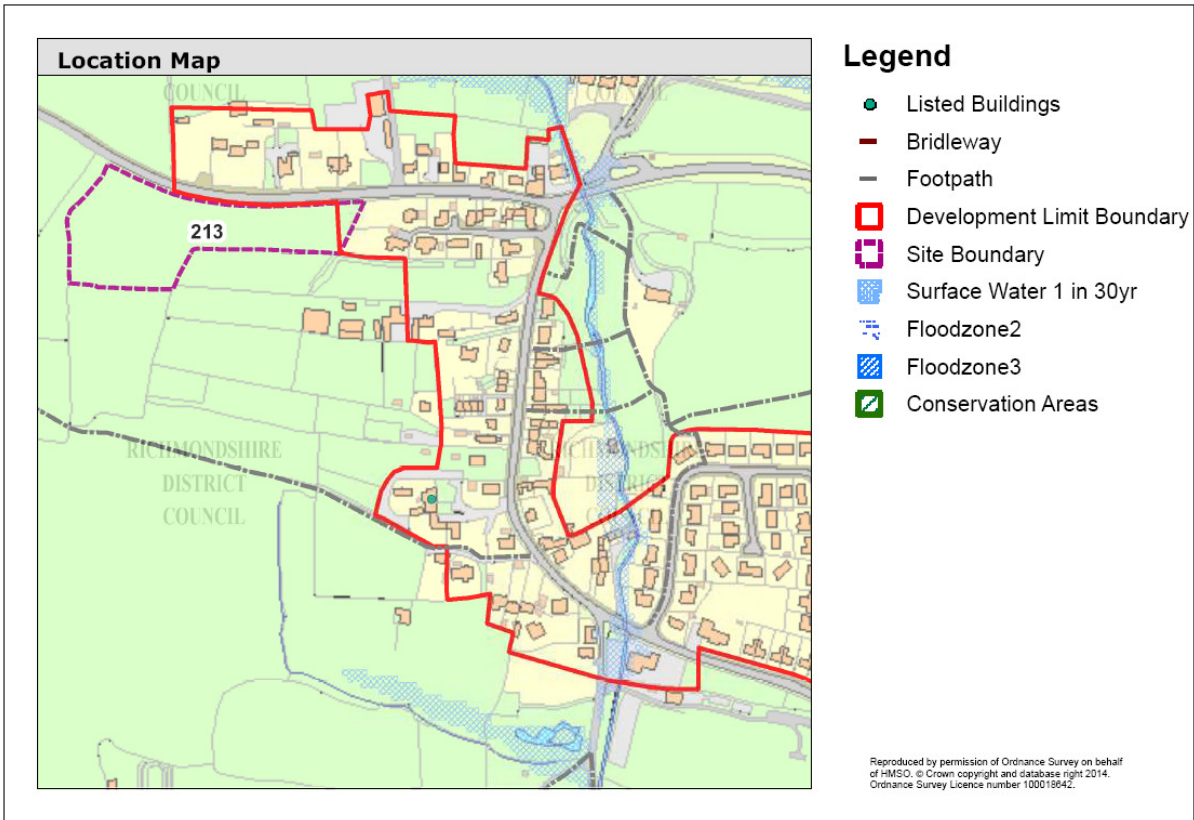
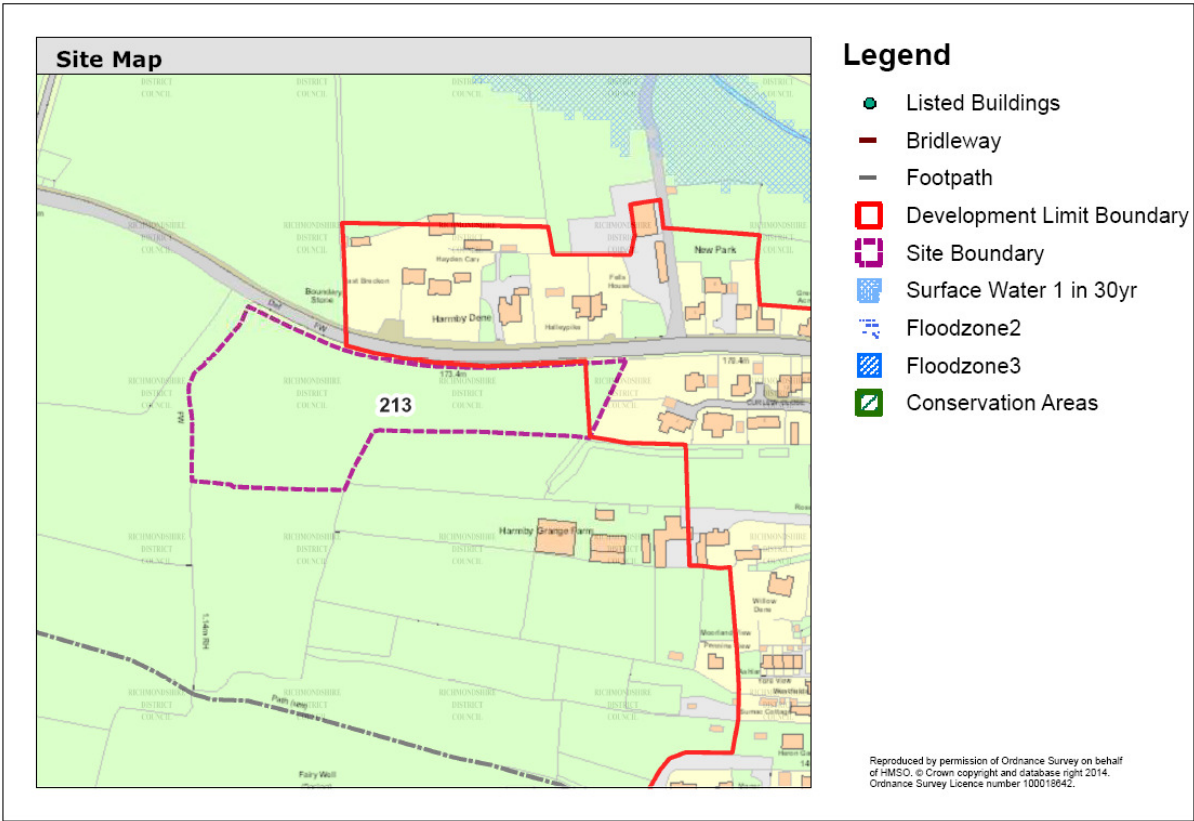
<b>Site Reference</b>	307
<b>Site Name &amp; Location</b>	Adelphi House, Moor Lane, Hunton, Bedale, North Yorks, DL8 1LY
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Building was former fireplace factory. Development is expected to progress in the near future to implement full planning permission (14/00677/FULL) for conversion of buildings in to 6 dwellings.
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development with full planning permission granted.
<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 full planning permission granted.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site has full planning permission and development is 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 has full planning permission and development is expected to proceed in the near future.

<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 and development is expected to commence in the near future.			



<b>Site Reference</b>	213
<b>Site Name &amp; Location</b>	Land west of Curlew Close, Harmby, Leyburn, North Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing land. No known recent planning history. North – A684, Housing & Agricultural grazing South – Agricultural grazing fields East – Housing & Gardens West – Agricultural Grazing Fields
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is slightly within and adjacent to existing development limits (CP4) within secondary service village cluster. Site is generally flat and begins sloping southwards. Trees, hedgerows and stone walls along existing boundaries. Western part of site beyond existing settlement forms part of the gap between Leyburn and Harmby 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 road and neighbouring housing. Suitable access on to A684 likely to be achievable.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site owner 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)	Development of site is likely to be achievable and is unlikely to present any significant abnormal costs. No known developer interest.

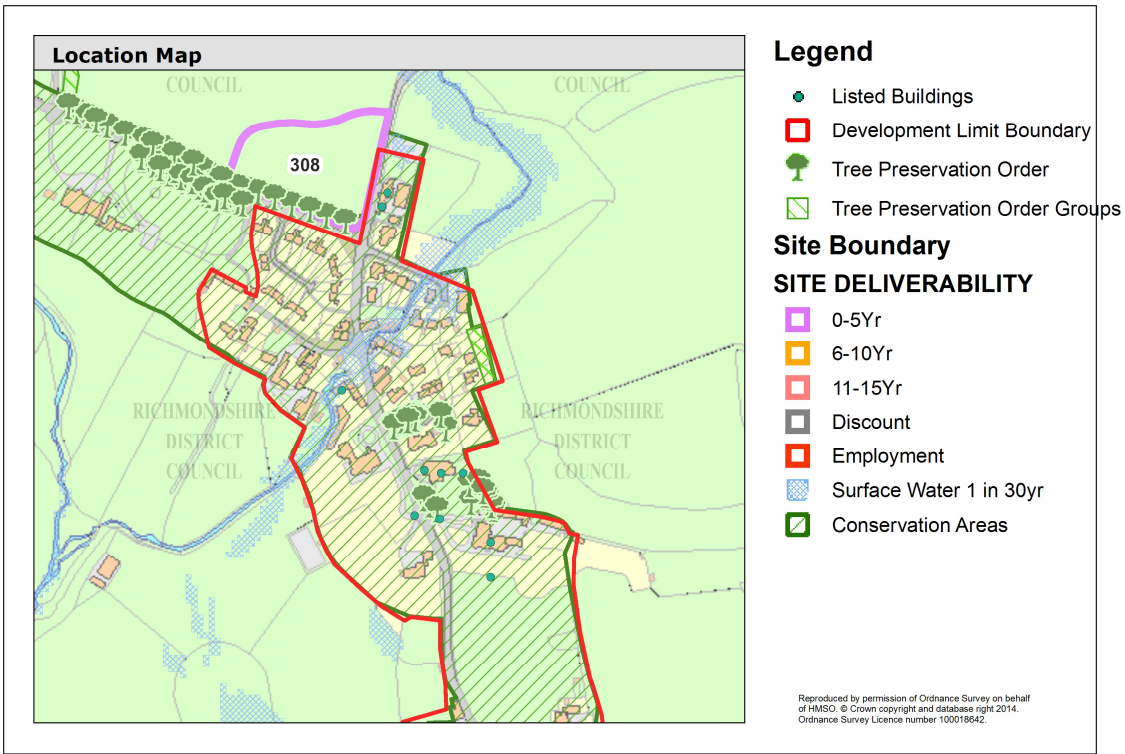
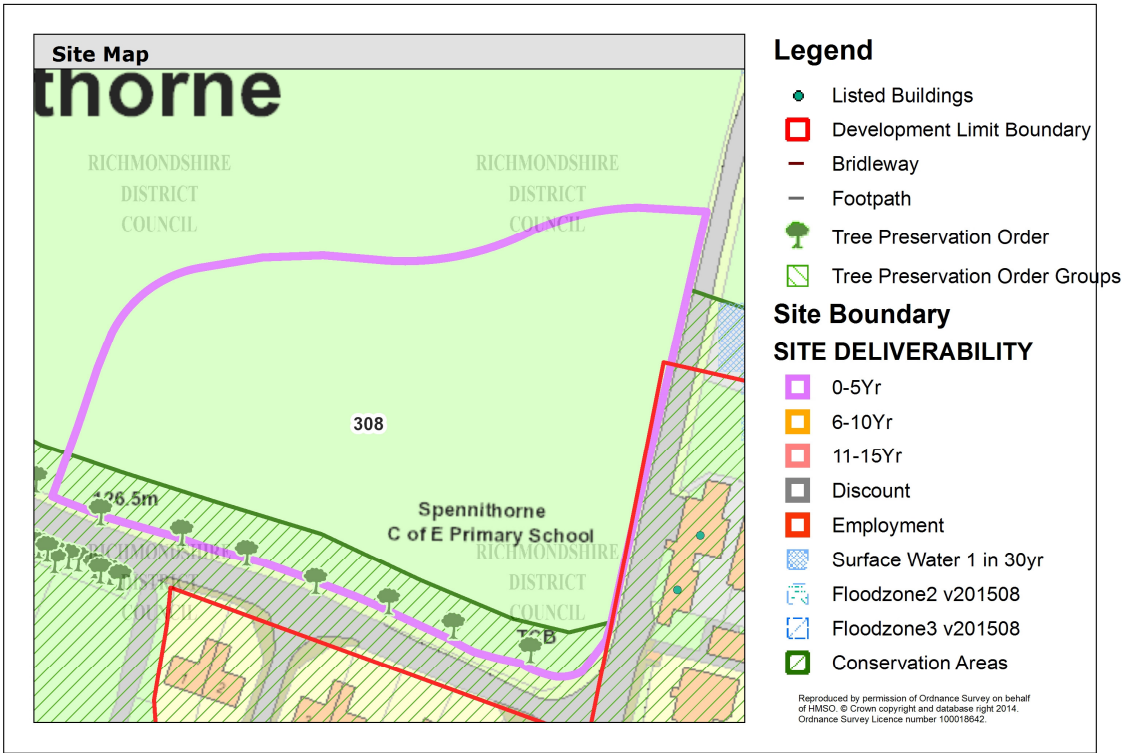
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input checked="" type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input type="checkbox"/>
	<p>Site is slightly within and adjacent to existing development limits (CP4). Western part of site beyond existing settlement form is not suitable for development due to its location in the gap between Leyburn and Harmby. Eastern part of site within main settlement form is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>			



<b>Site Reference</b>	308
<b>Site Name &amp; Location</b>	Land opposite Primary School, Spennithorne
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently arable farmland. North – Arable farmland, South – Harmby Rd & Housing, East – Road, Housing & School, West – Arable Farmland. 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)	Site is adjacent to existing development limit. Site is generally flat. Small southern part of site is within conservation area and contains numerous trees with preservation orders. Adequate surface water attenuation will be required to ensure development does not add to existing surface water flooding issues in village.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are likely to be available from nearby housing. Access is likely to be achievable from adjacent roads.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of single landowner who is making available for development. Pre-application discussions have taken place and public consultation held. Full planning application submitted
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable with no significant abnormal costs likely to be associated with its development. Owner is seeking to develop and pre-application discussions and public consultation held.



<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>Site is adjacent to existing development limit and is deliverable and developable for an appropriate scale of development which takes account of its location within and adjacent to the conservation area with a developer seeking planning permission to bring forward for development.</p>			



<b>Site Reference</b>	313
<b>Site Name &amp; Location</b>	Land at Dale Garth, Harmby, Leyburn, North Yorks, DL8 5PD
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently paddock. Full planning permission (12/00660/FULL) for 3 dwellings and currently under construction. Full planning application (15/00671/FULL) for additional 2 dwellings under consideration. North – Housing & Gardens South – Farm & Agricultural grazing fields East – House West – Agricultural Grazing Fields
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is within and adjacent to existing development limits (CP4) within secondary service village cluster. Site is sloping southwards. Trees, hedgerows and stone walls along existing boundaries.
<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 achievable as demonstrated in full planning permission.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is under construction and application has recently been submitted for further 2 dwellings.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Development of site is achievable and is partly under construction.

<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 and part of it is currently under construction with a planning application for a further 2 dwellings under consideration.			

