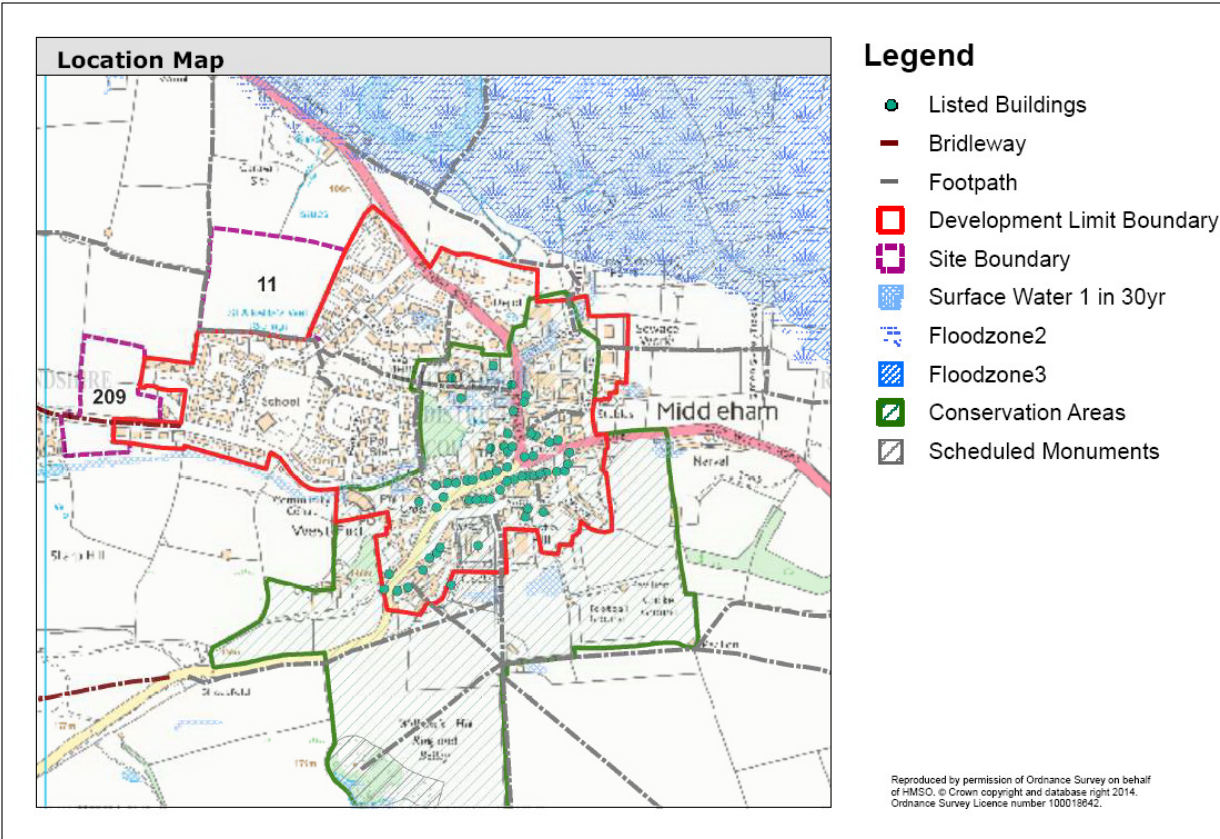
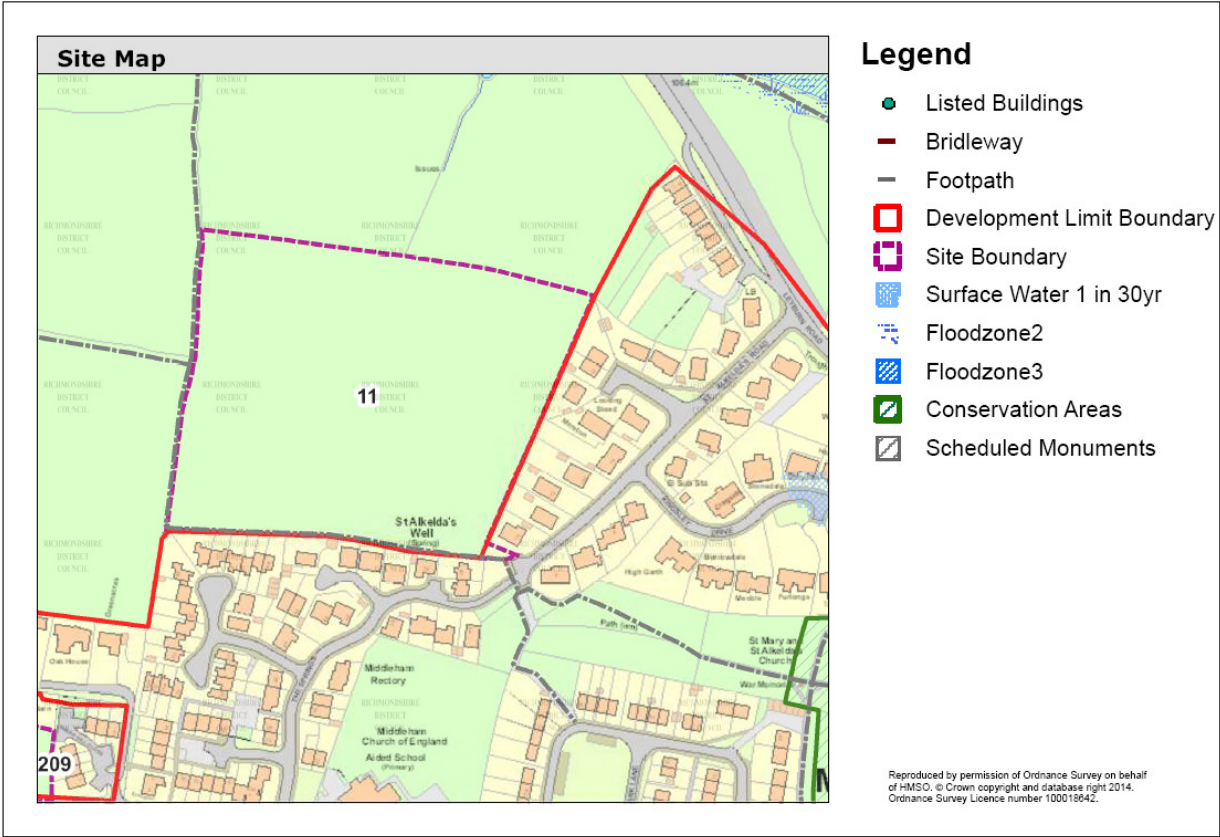


Site Reference	11
Site Name & Location	Land at St Alkelda's, Middleham, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing. North – Agricultural Grazing, East – Housing and Gardens, South – Housing & Gardens, West – 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. Site is sloping quite steeply south to north. Trees and hedgerows along existing boundaries. St Alkelda's Well located 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. Widening of existing field access from St Alkelda's Road using separately owned property (currently houses and gardens) will be required. Public footpath along southern and western boundary. Power line crosses site.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in multiple ownership who are all actively making available for development.
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Additional costs likely to be associated with moving/incorporating power line, establishing an appropriate access and taking in to account topography of site. No known developer interest although site is being actively promoted.

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 is developable for an appropriate scale of development if an appropriate access which is satisfactory to the highways authority can be achieved.</p>			



Site Reference	209
Site Name & Location	Land at Sharp Hill, Park Lane, Middleham, Leyburn, North Yorks
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing. North – Agricultural Grazing, East – Housing and Gardens, South – Housing & Gardens, Agricultural Grazing, West – Agricultural grazing & Farmland. No recent planning history. Pre-application discussions and public consultation held.
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. Trees and hedgerows along existing 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 from nearby housing. Suitable access is likely to be available from Park Lane with appropriate addition to footpath network.
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is in single ownership and is under option to a developer who is seeking to bring forward for development in the near future with a planning application expected September/October 2015.
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. Developer seeking to bring forward for development with a planning application expected September/October 2015.

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 limit and is deliverable and developable for an appropriate scale of development with a developed bringing forward for development in the near future..</p>			

