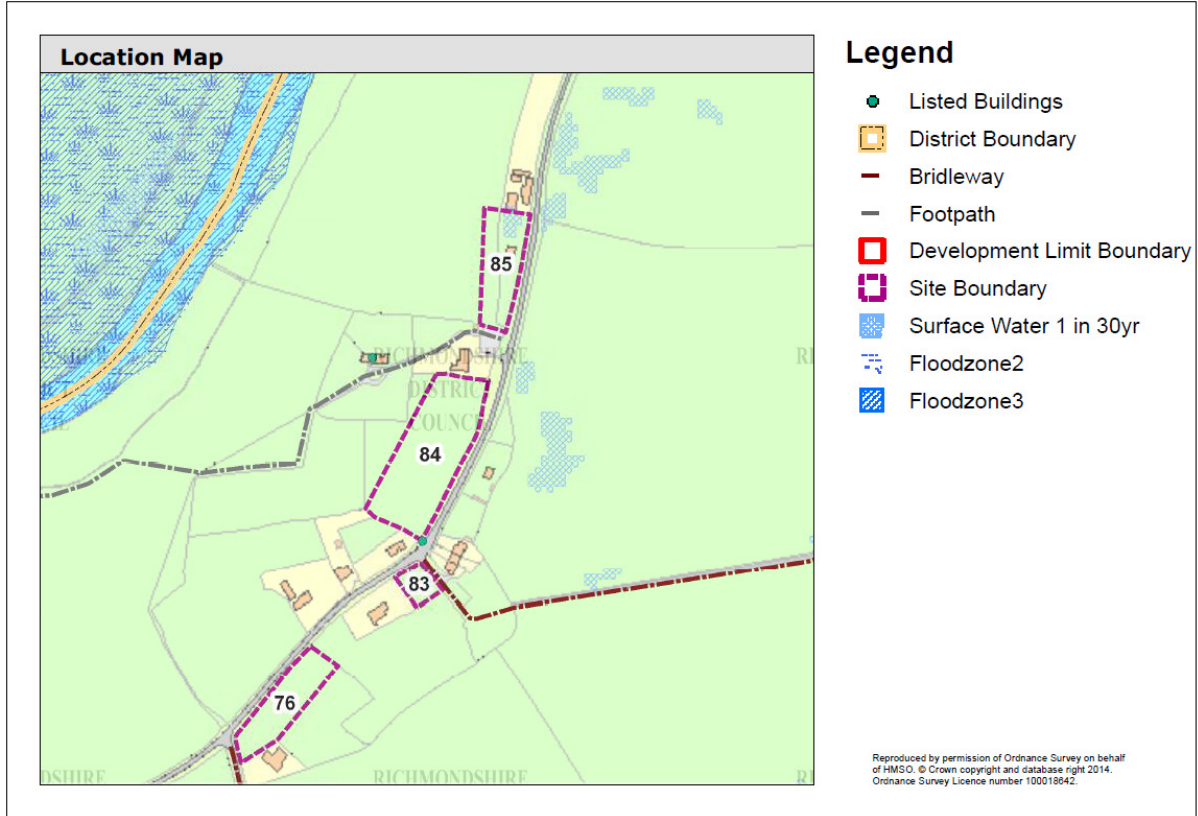
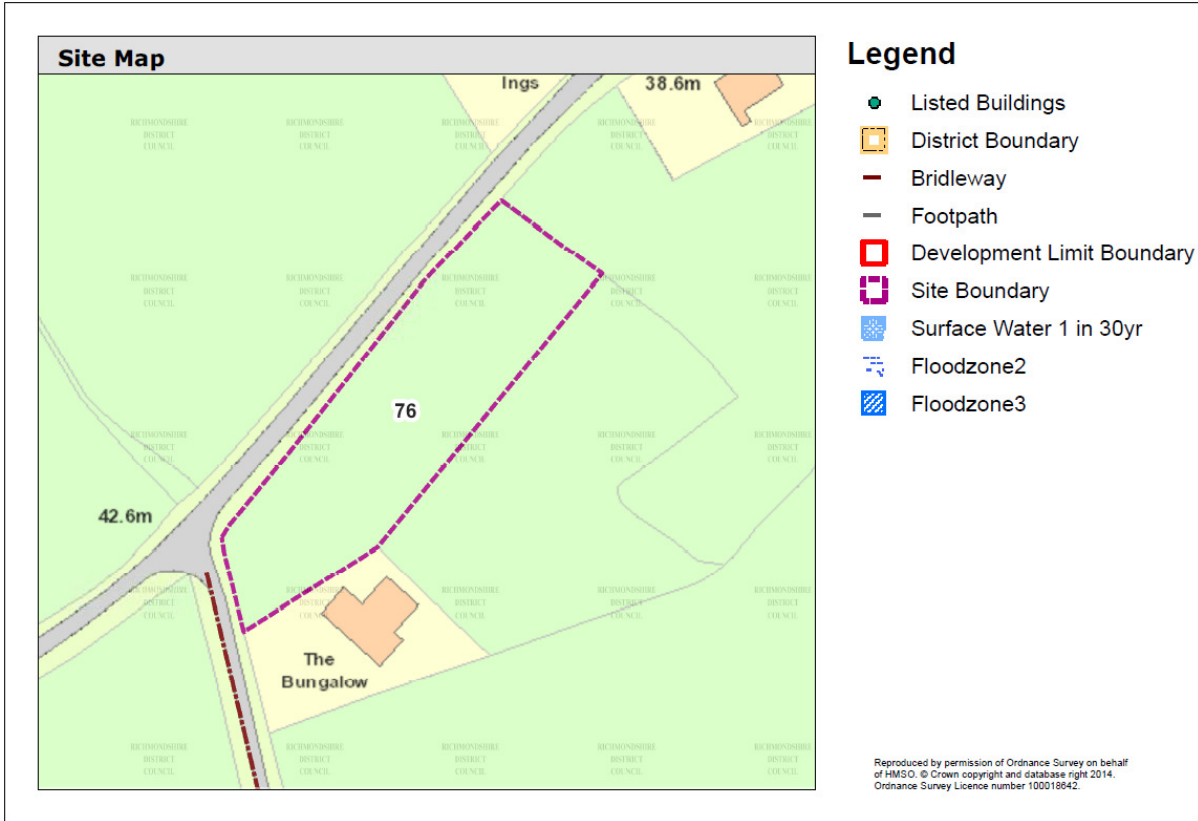


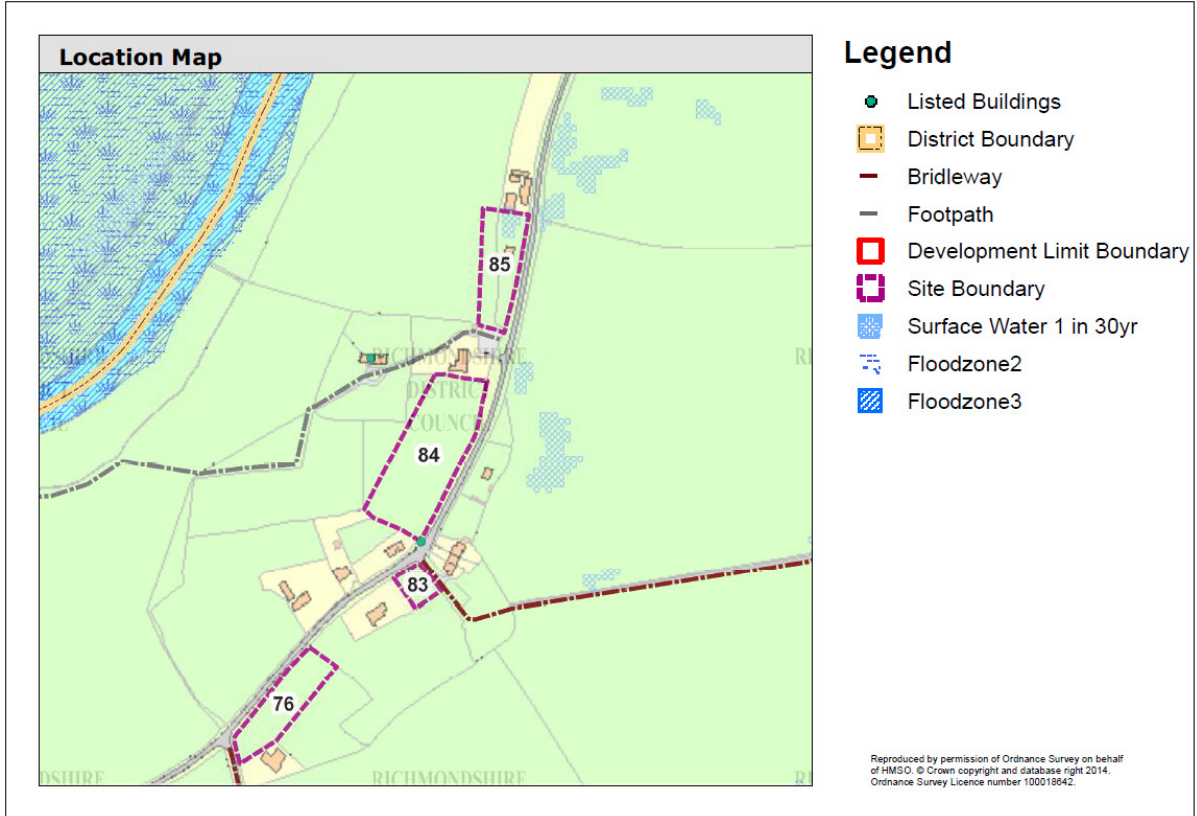
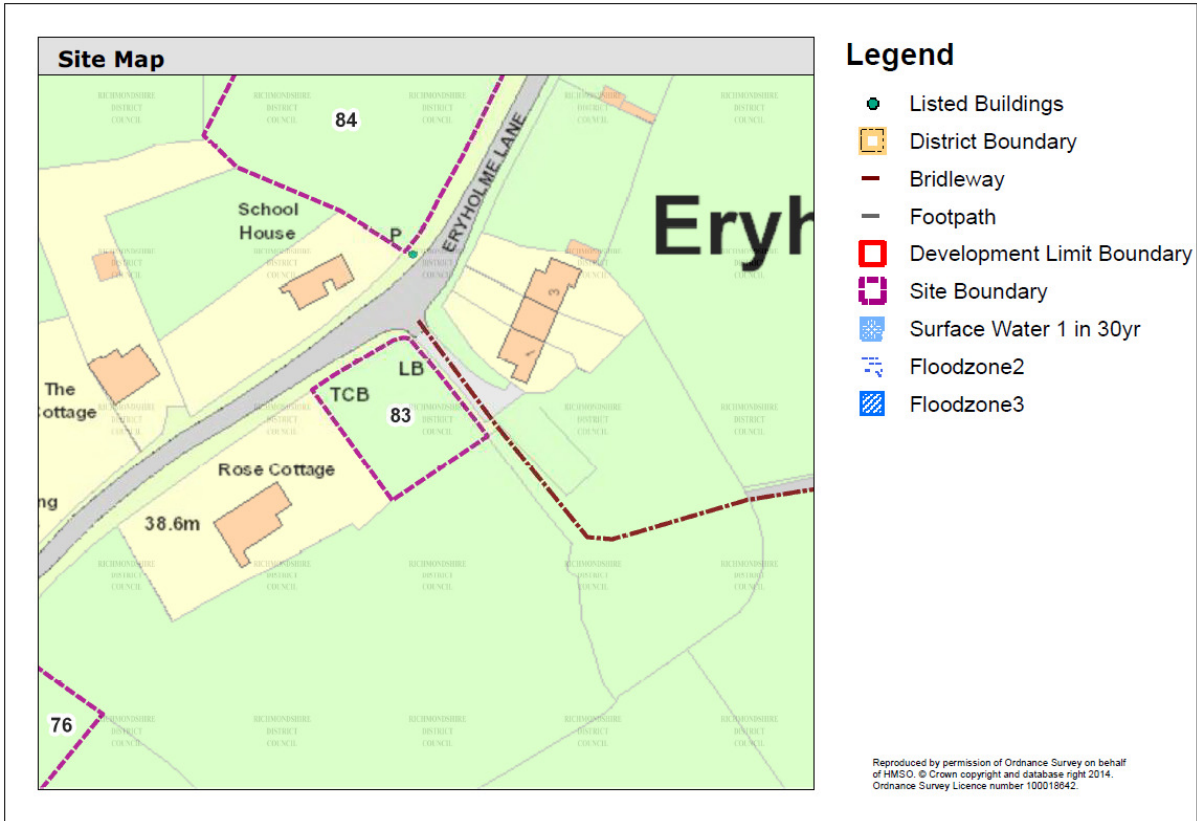
<b>Site Reference</b>	76
<b>Site Name &amp; Location</b>	Land adjacent The Bungalow, Eryholme Lane, Eryholme, Darlington
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, 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>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>			



<b>Site Reference</b>	83
<b>Site Name &amp; Location</b>	Land adjacent Rose Cottage, Eryholme Lane, Eryholme, Darlington
<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)	

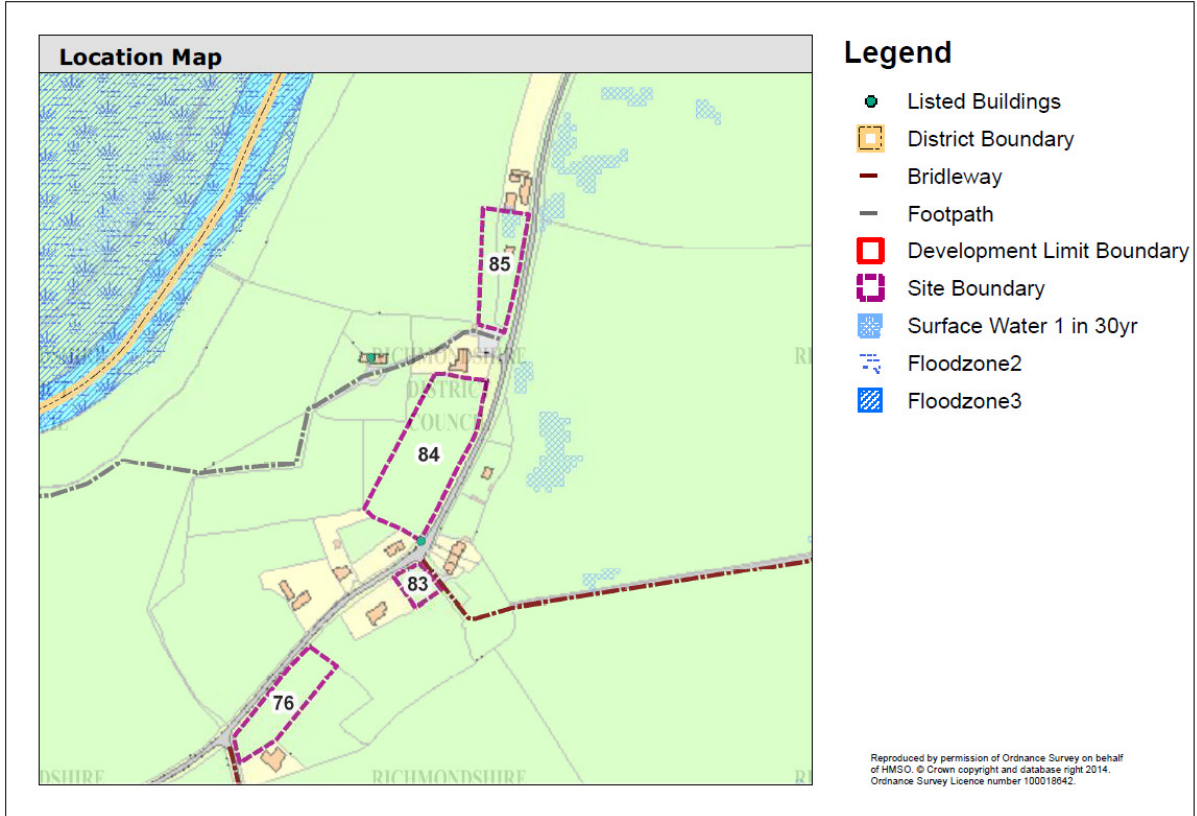
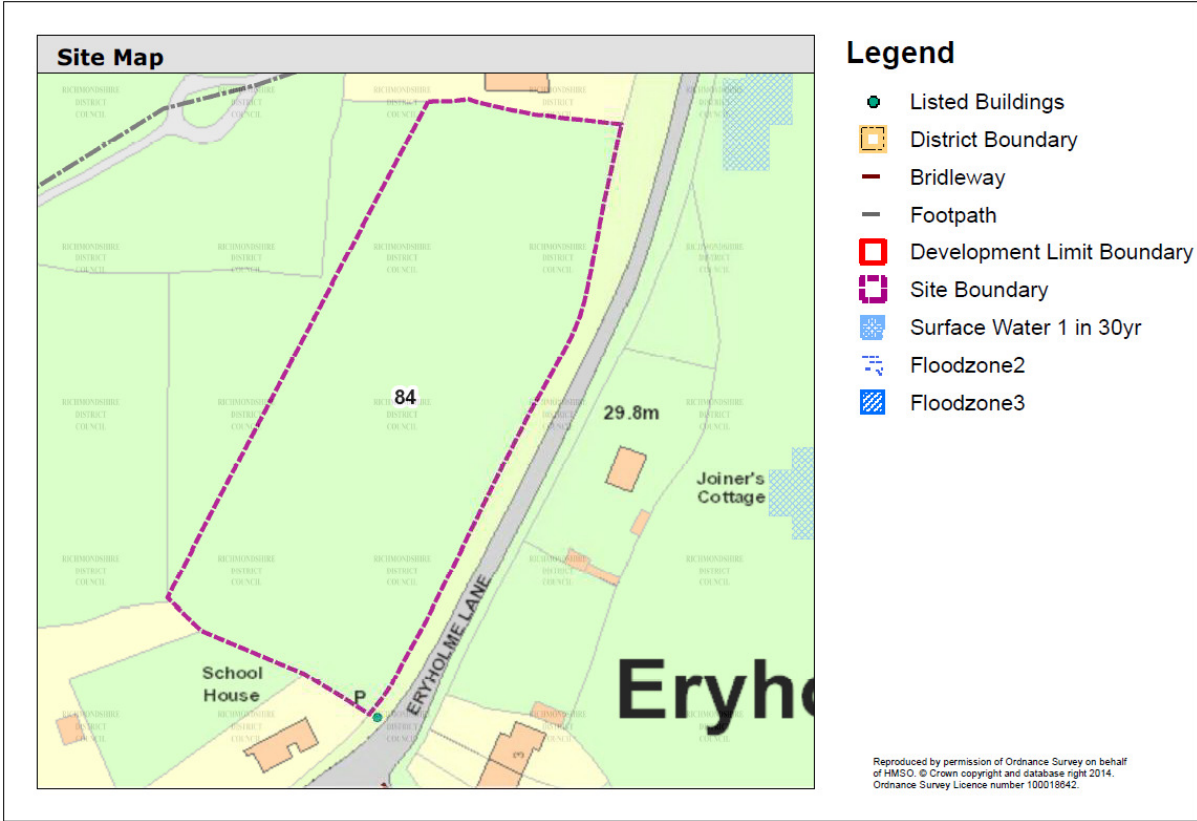
Overall Deliverability and Developability	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>Site located in hamlet without development limit and in open countryside and therefore not considered a suitable location for a scale of development required in order to be considered for inclusion within SHLAA.</p>			



<b>Site Reference</b>	84
<b>Site Name &amp; Location</b>	Land adjacent School House, Eryholme Lane, Eryholme, Darlington
<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)	

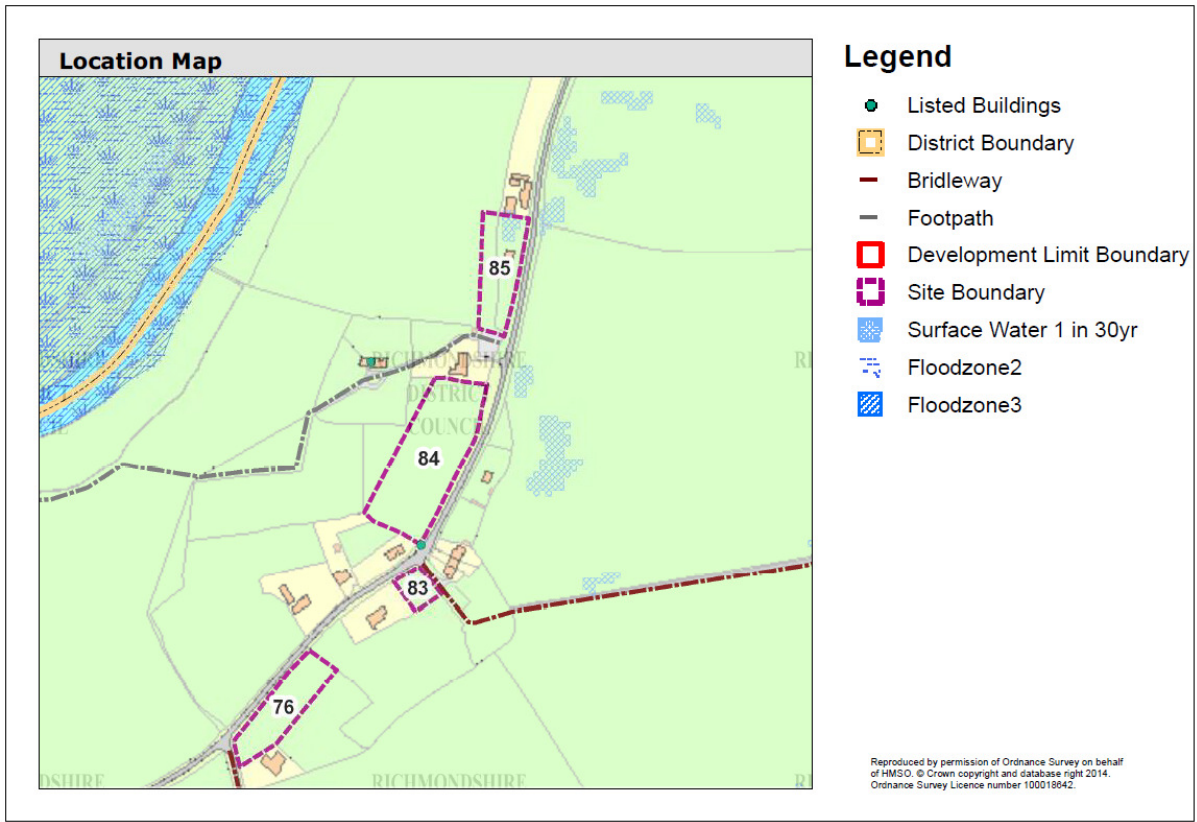
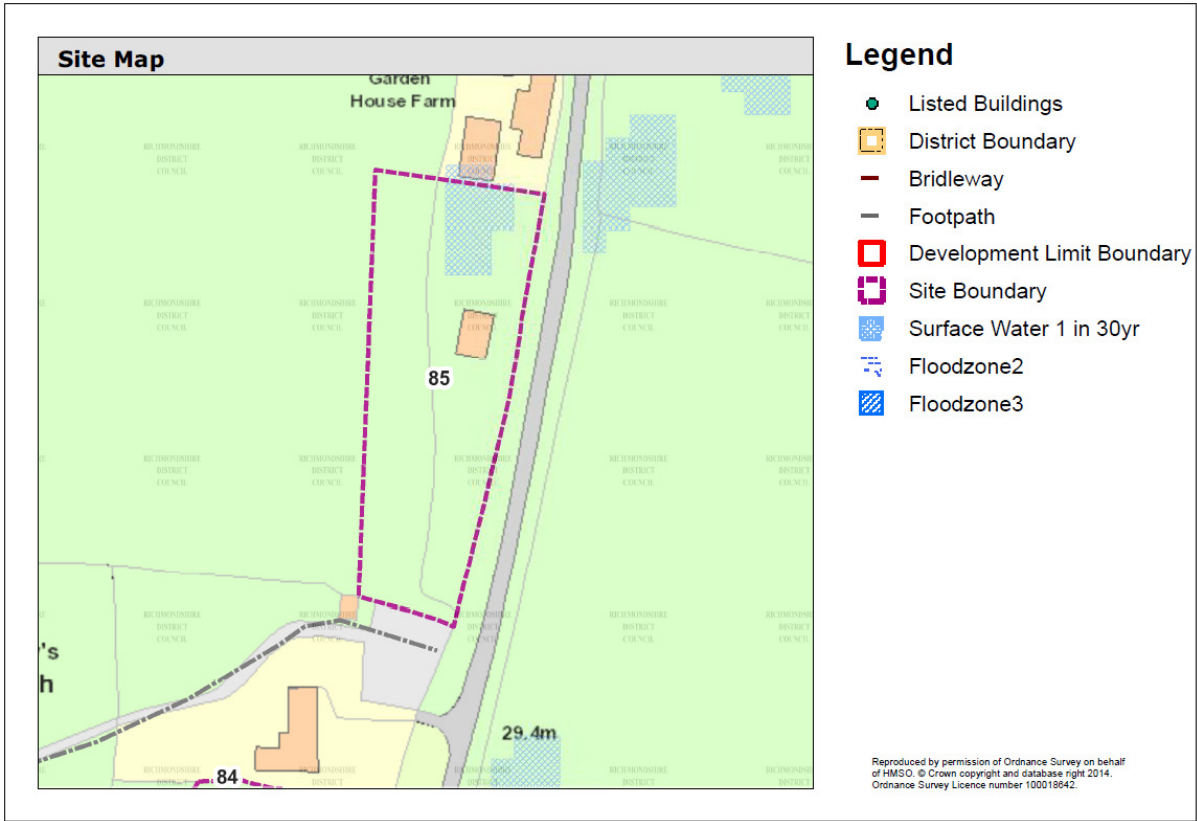
<b>Overall Deliverability and Developability</b>	0-5 Years <input type="checkbox"/>	6-10 Years <input type="checkbox"/>	11-15 Years <input type="checkbox"/>	Discounted <input checked="" type="checkbox"/>
	<p>Site located in hamlet without development limit and in open countryside and therefore not considered a suitable location for a scale of development required in order to be considered for inclusion within SHLAA.</p>			





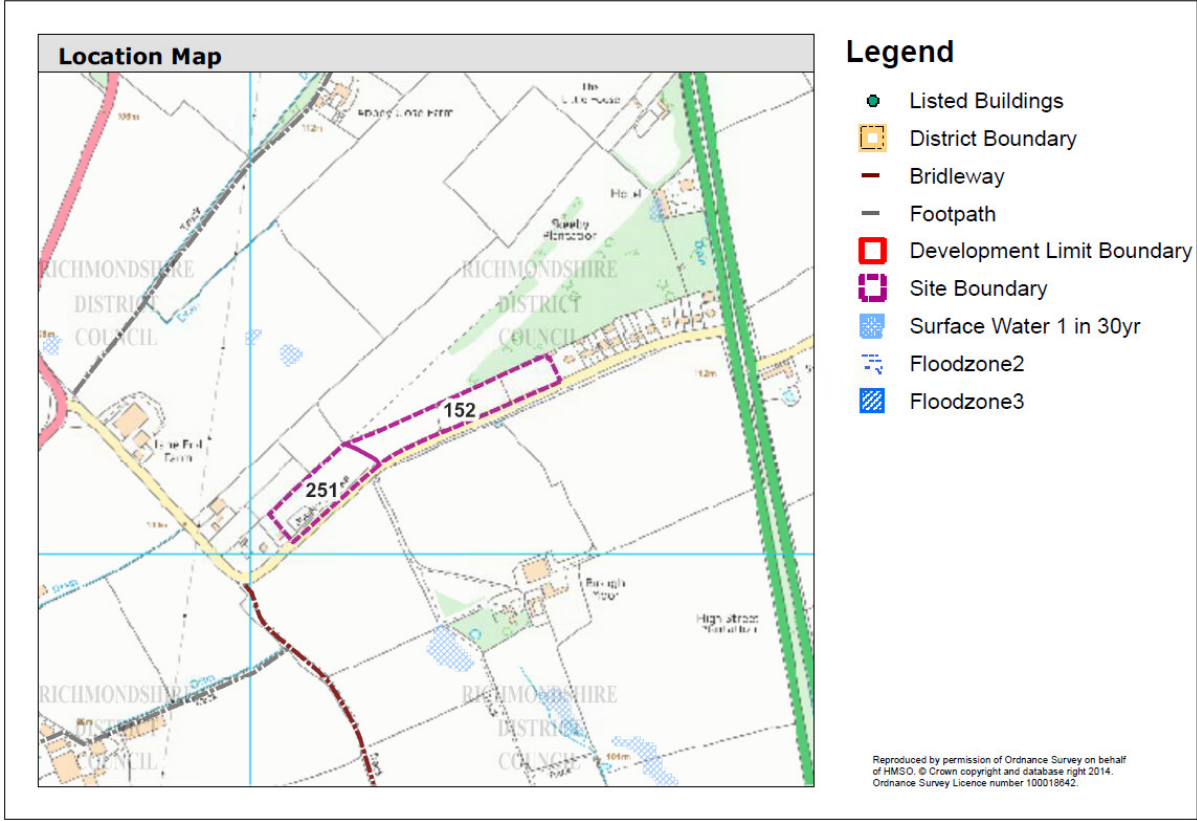
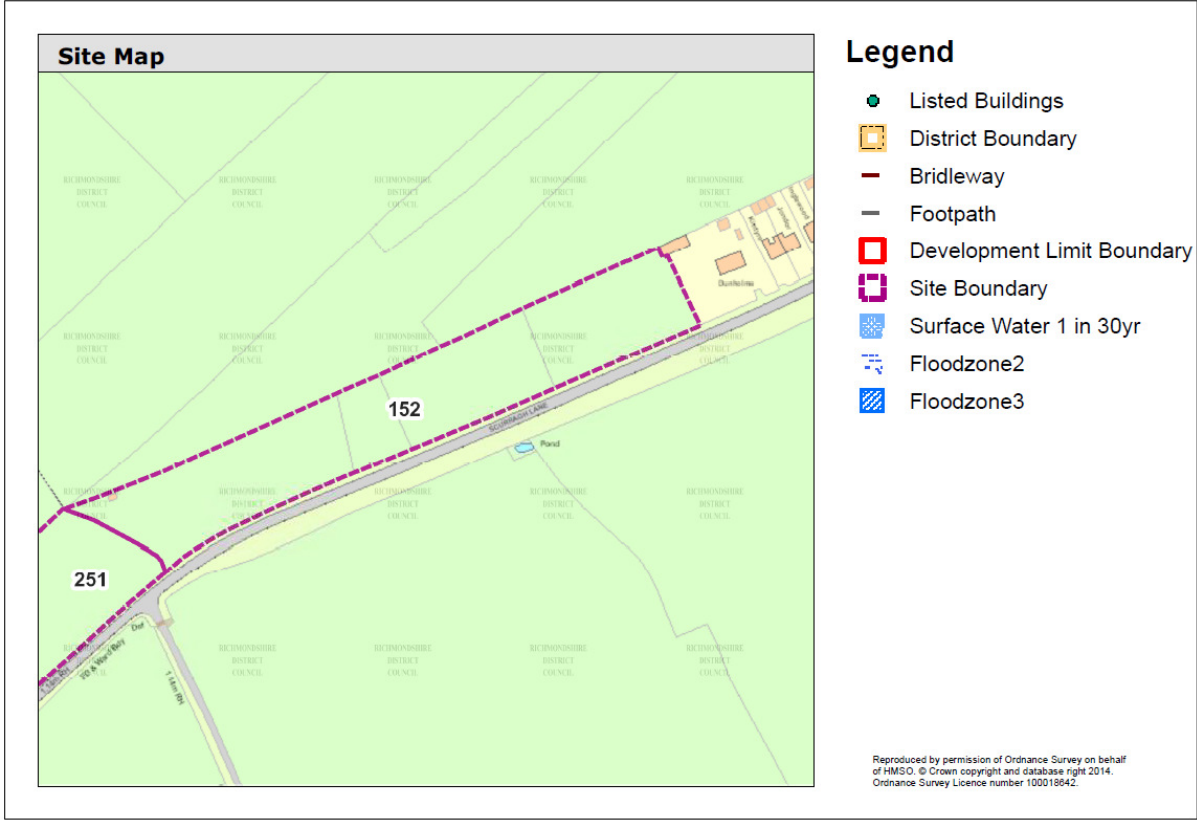
<b>Site Reference</b>	85
<b>Site Name &amp; Location</b>	Land at Garden House Farm, Eryholme Lane, Eryholme, Darlington
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, 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)	

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>			



<b>Site Reference</b>	152
<b>Site Name &amp; Location</b>	Land North of Scurragh Lane, Skeeby, Richmond, N 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"/>
	Site located in hamlet without development limit and in open countryside and therefore not considered a suitable location for a scale of development necessary to be considered for inclusion within SHLAA.			



<b>Site Reference</b>	241
<b>Site Name &amp; Location</b>	Land North of Richmond Rd, Skeeby
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Agricultural Grazing, No recent planning history, North – Arable Land South – A6108, Housing East – Arable Land West – Housing and associated paddocks
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Skeeby is an elsewhere settlement. Site is adjacent to existing development limit. Site is gently sloping west to east. Large parts of site identified at risk of surface water flooding (1 in 30yr). Site is adjacent to conservation area.
<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 on to A6136 Richmond Rd or existing lane likely to be achievable. Footpath along western boundary of site.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is in ownership of 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 is likely to be achievable with only likely abnormal costs associated with surface water flooding mitigation. No known developer interest at this stage.



<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 limits and may be suitable for an appropriate scale of development subject to appropriate consideration of the sites adjacency to the conservation area and mitigation of surface water flooding.</p>			

### Site Map

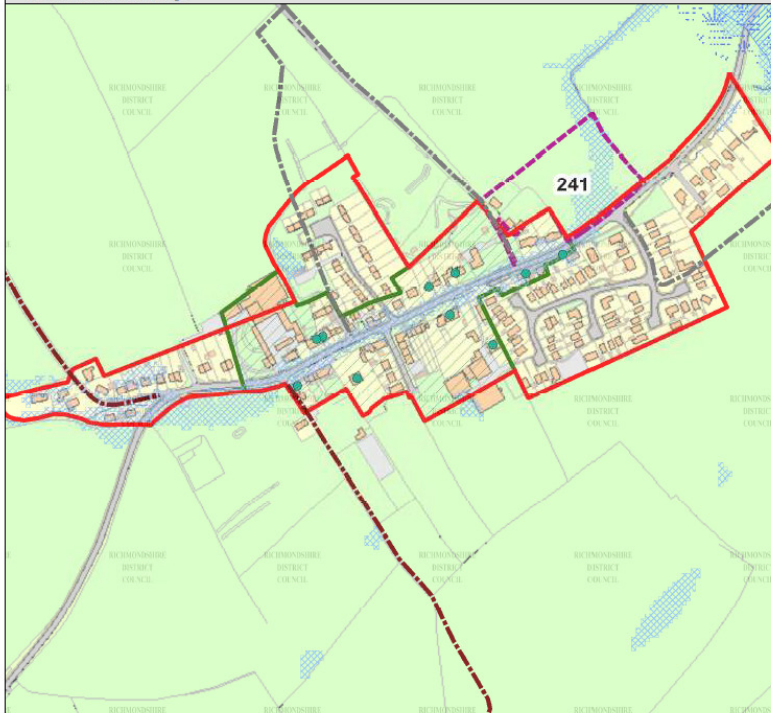


### Legend

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

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### Location Map



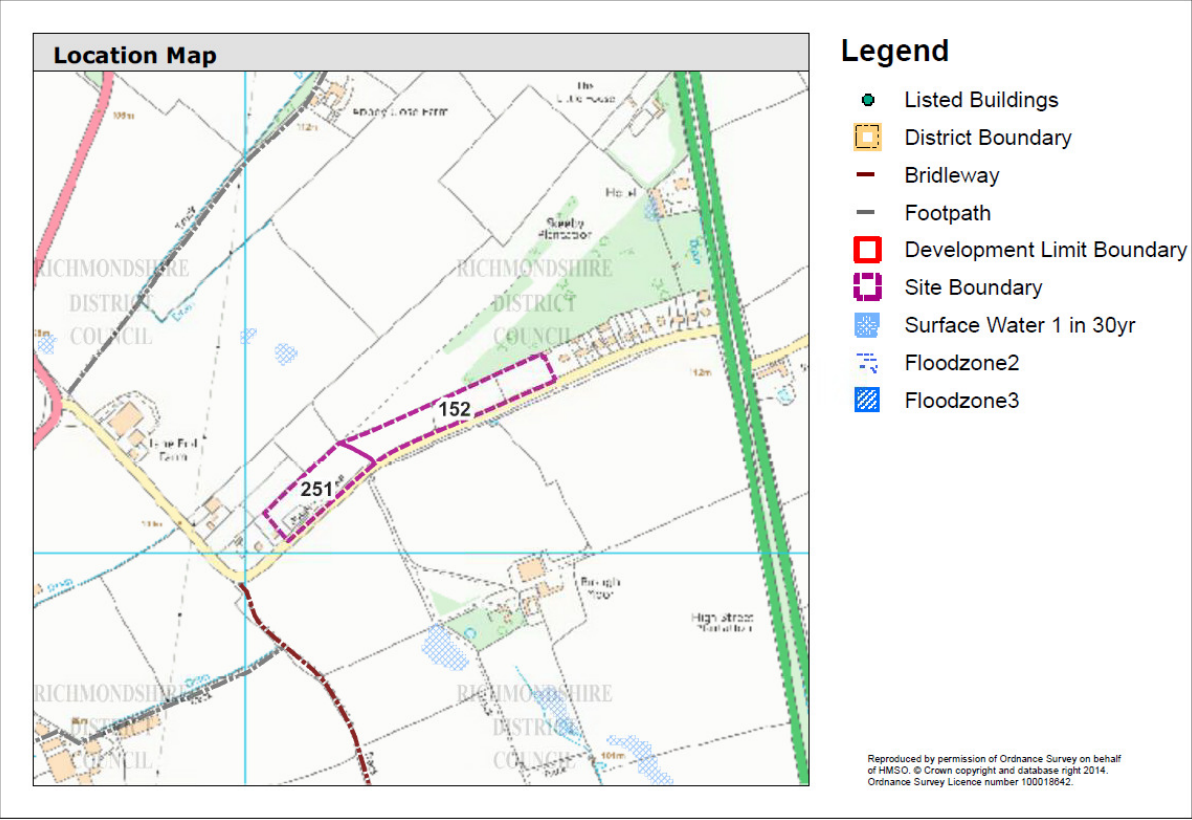
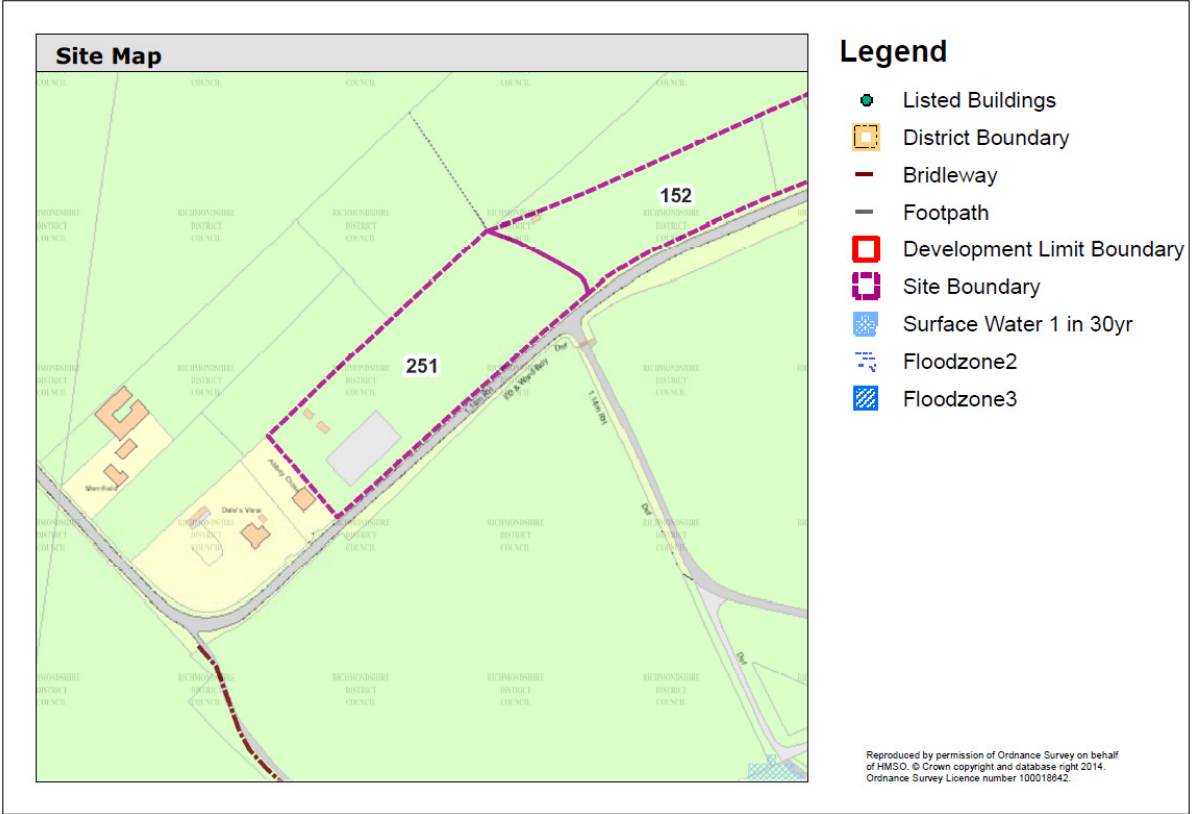
### Legend

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

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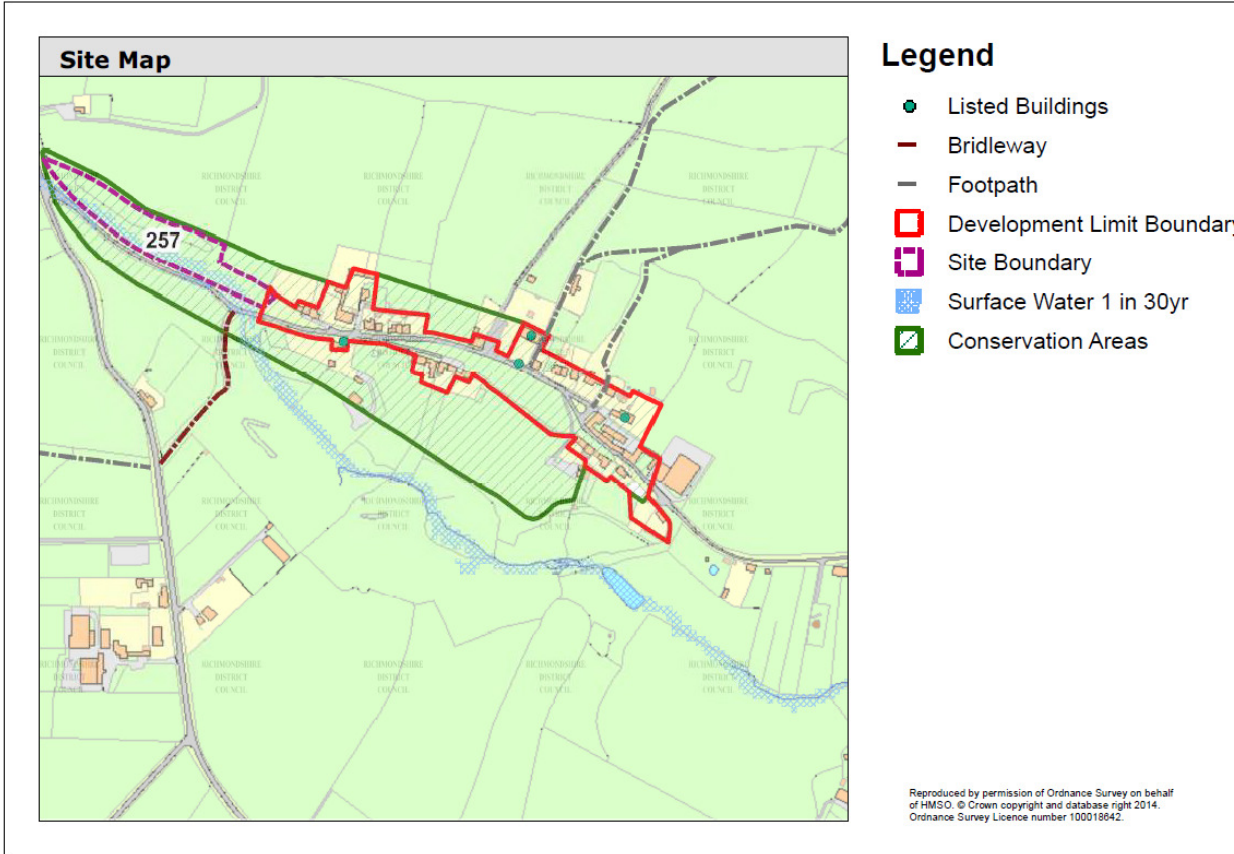
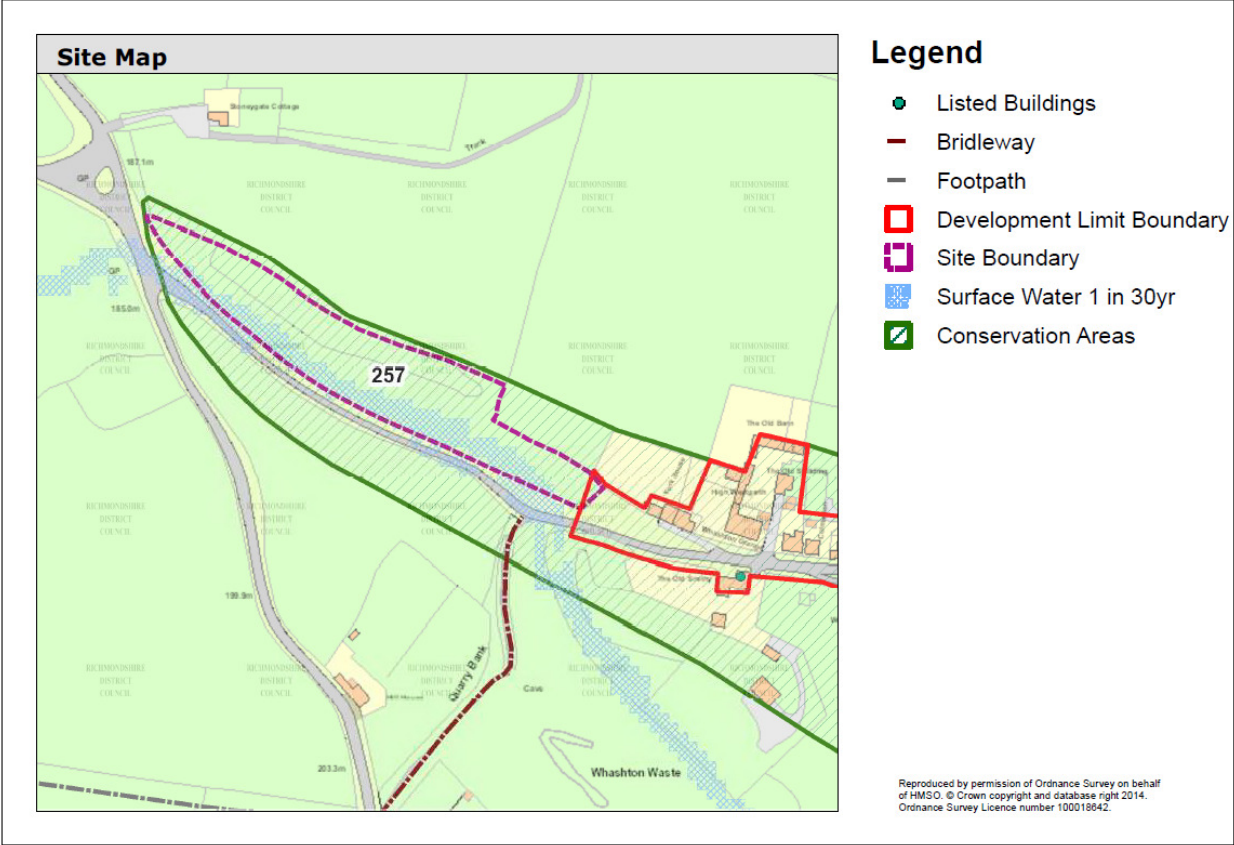
<b>Site Reference</b>	251
<b>Site Name &amp; Location</b>	Land adjacent Abbey Bungalow, Scurragh Lane, Skeeby, Richmond, N Yorks
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground 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"/>
	Site located in hamlet without development limit and in open countryside and therefore not considered a suitable location for a scale of development necessary to be considered for inclusion within SHLAA.			



<b>Site Reference</b>	257
<b>Site Name &amp; Location</b>	Land to West of Whashton, Whashton
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site is currently agricultural grazing. North – Agricultural grazing, East –Garden and house. South – Whashton Road and agricultural grazing, West – Ravensworth Rd and agricultural grazing. 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)	Eastern end of site is adjacent to existing development limit (CP4). Site is located within Whashton conservation area on main approach to the village forming part of a narrow tight valley rising towards the first group of buildings on the crown of the hill which is recognised as quite spectacular and identified as important for its small scale landscape quality in conservation statement. Site rises steeply northwards and slopes gently westwards and steeply eastwards. Trees and hedgerows along boundaries. Entire southern area of site identified as area of surface water flood risk (1 in 30yrs) at times of heavy and prolonged rainfall.
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Suitable access meeting highways requirements may be achievable from adjacent Lane. Services will be available nearby within village.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner with no tenancies who is making available for development.

<p><b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)</p>	<p>No known developer interest. Abnormal costs to take account of topography, sensitive location and address surface water flooding risk.</p>			
<p><b>Overall Deliverability and Developability</b></p>	<p>0-5 Years <input type="checkbox"/></p>	<p>6-10 Years <input type="checkbox"/></p>	<p>11-15 Years <input type="checkbox"/></p>	<p>Discounted <input checked="" type="checkbox"/></p>
	<p>This site is considered not suitable for inclusion in the SHLAA due to its location within the Whashton Conservation Area and its recognised importance in contributing to the small scale landscape quality and setting of the main approach to the village</p>			





<b>Site Reference</b>	281
<b>Site Name &amp; Location</b>	Holmes House Farm Buildings, Manfield, DL2 3SY
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Site was agricultural buildings. Full planning permission 09/00034/FULL for conversion to 7 dwellings granted March 2013.
<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.
<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.
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is being brought forward for development with full planning permission.
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is achievable

<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 deliverable and developable with full planning permission and development expected to proceed in near future.</p>			

