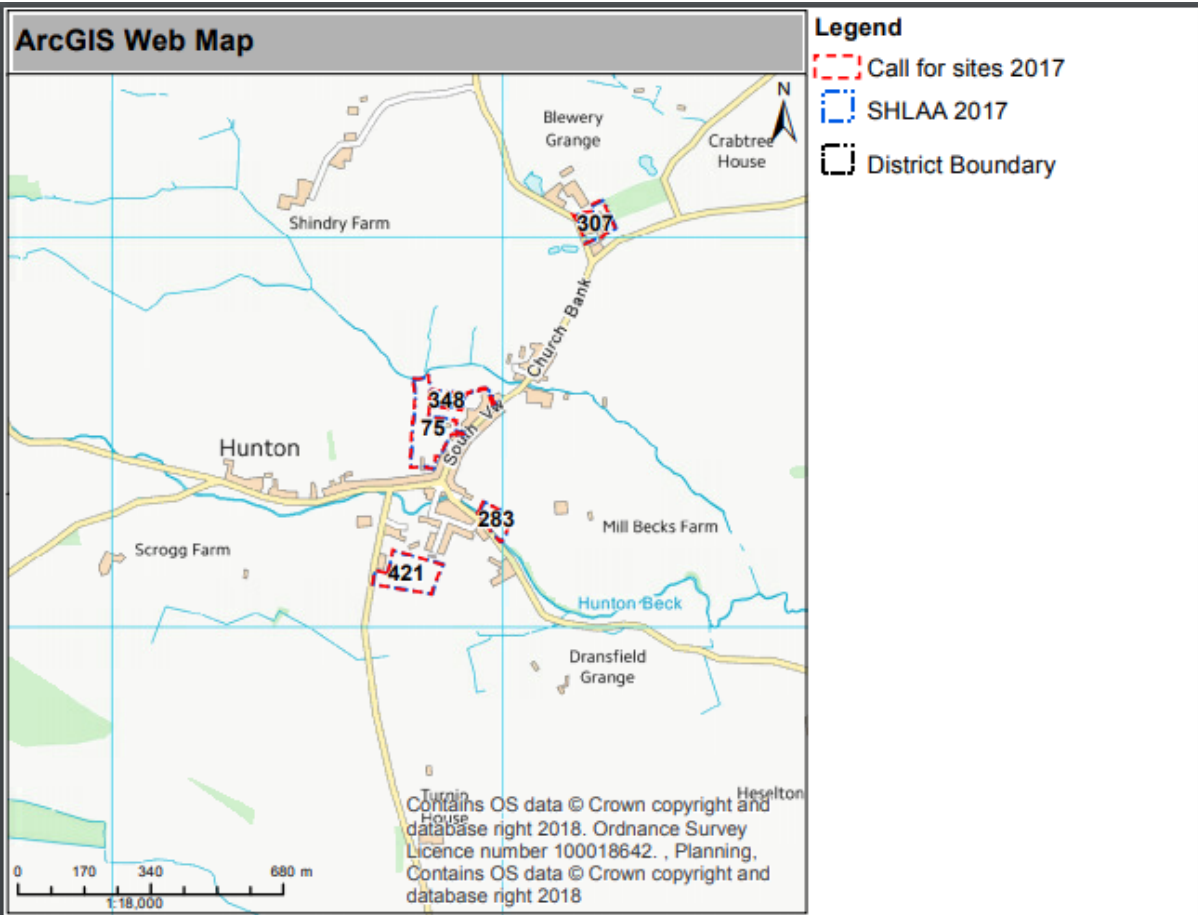
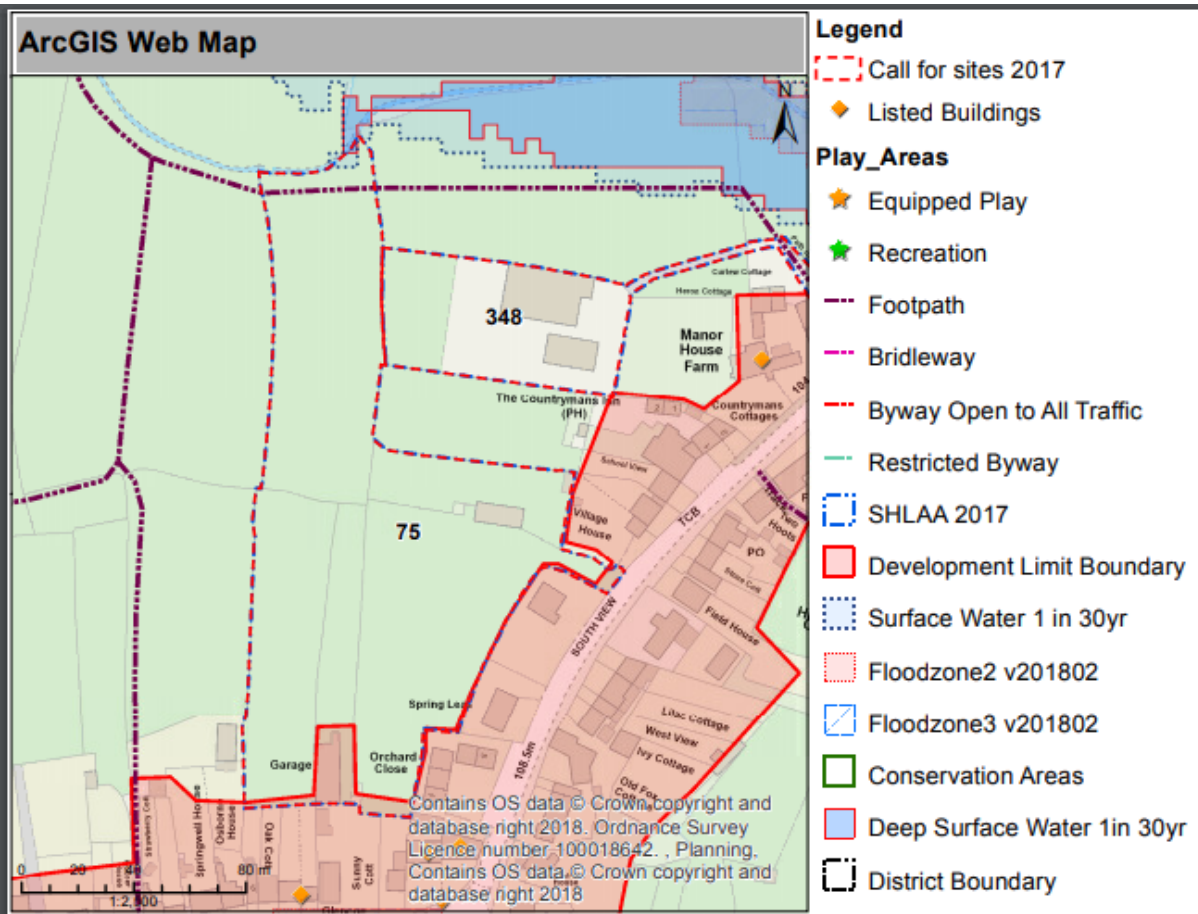
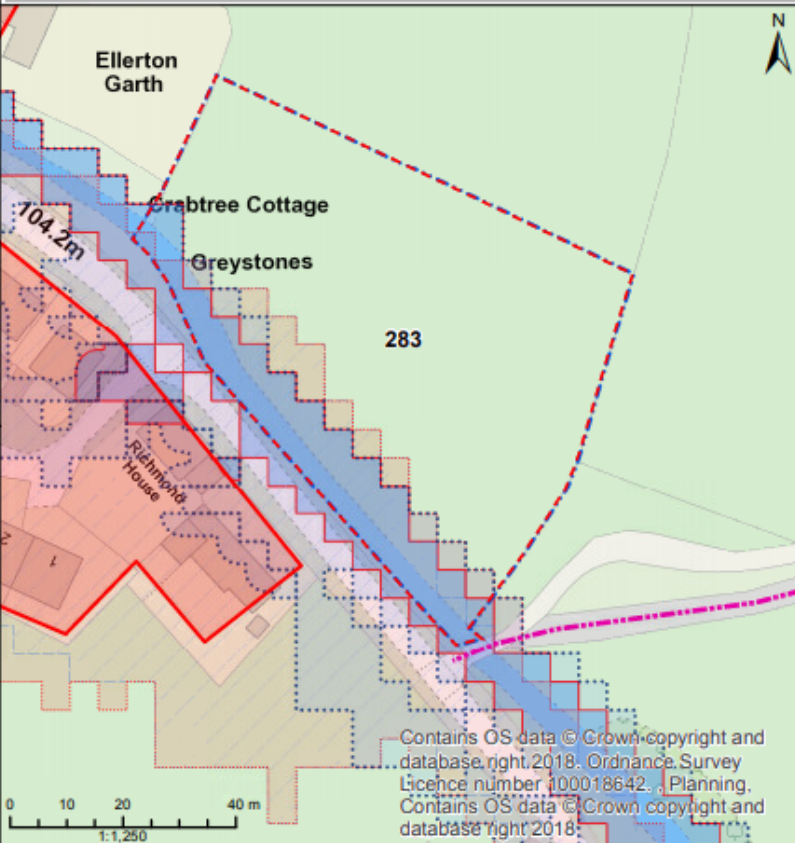


Site Reference	75			
Site Name & Location	Land off South View, Hunton, Bedale, North Yorkshire			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing fields and contains workshop and a barn.</p> <p>North – Beck, Grazing Land South - Housing East – Housing & South View, Fields, West – Farmland.</p> <p>No recent relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4). Site is generally flat. Trees and Hedgerows along existing field boundaries.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available from nearby housing. Footpath across northern part of site. Land acquired to the south eastern edge of the site between two existing dwellings creates the potential for an additional second access. Acceptability subject to highways.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in multiple ownership who are making available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site achievable subject to achievement of an appropriate viable access. It is unknown whether there would be any source of land contamination, given the previous land use.</p>			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site is adjacent to existing development limit (CP4) and is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>				



Site Reference	283			
Site Name & Location	Land to North of Bedale Road, Hunton, Bedale, North Yorkshire			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing fields.</p> <p>North – Grazing Land, South – Beck, Bedale Rd & Housing, East – Grazing Land, West –Housing and gardens.</p> <p>No recent relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is partly adjacent to existing development limit (CP4). 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.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>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.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of single landowner who is making available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site will be achievable if an appropriate viable upgraded or new access can be achieved over beck. No known developer interest.</p>			
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>This site is partly adjacent to existing development limit (CP4) 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>			

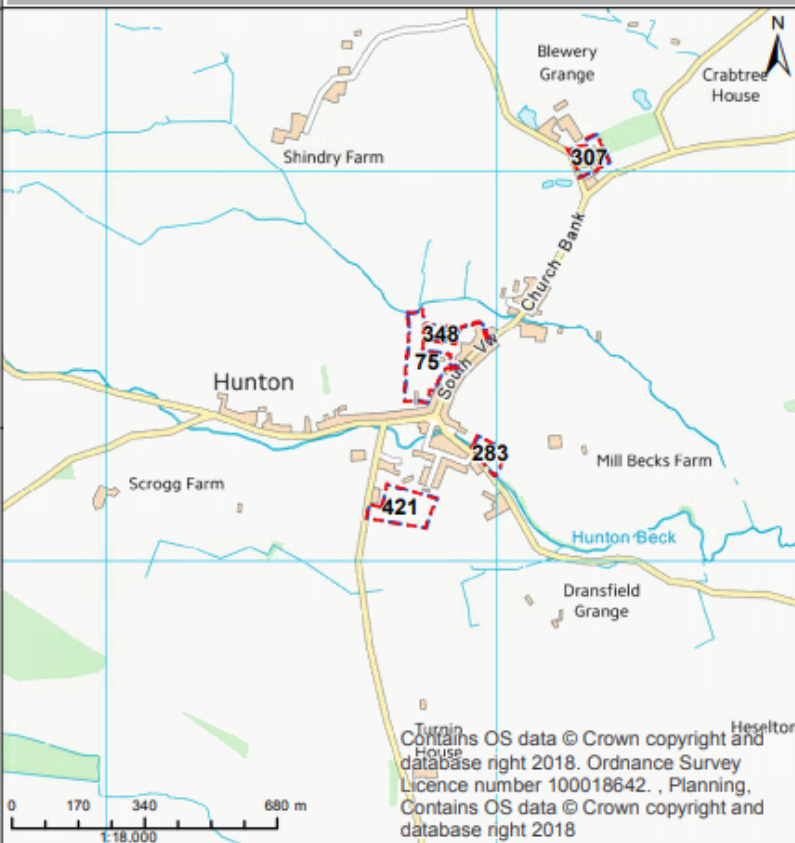
ArcGIS Web Map



Legend

- Call for sites 2017
 - ◆ Listed Buildings
- ### Play_Areas
- ★ Equipped Play
 - ★ Recreation
 - Footpath
 - Bridleway
 - Byway Open to All Traffic
 - Restricted Byway
 - SHLAA 2017
 - Development Limit Boundary
 - Surface Water 1 in 30yr
 - Floodzone2 v201802
 - Floodzone3 v201802
 - Conservation Areas
 - Deep Surface Water 1 in 30yr
 - District Boundary

ArcGIS Web Map

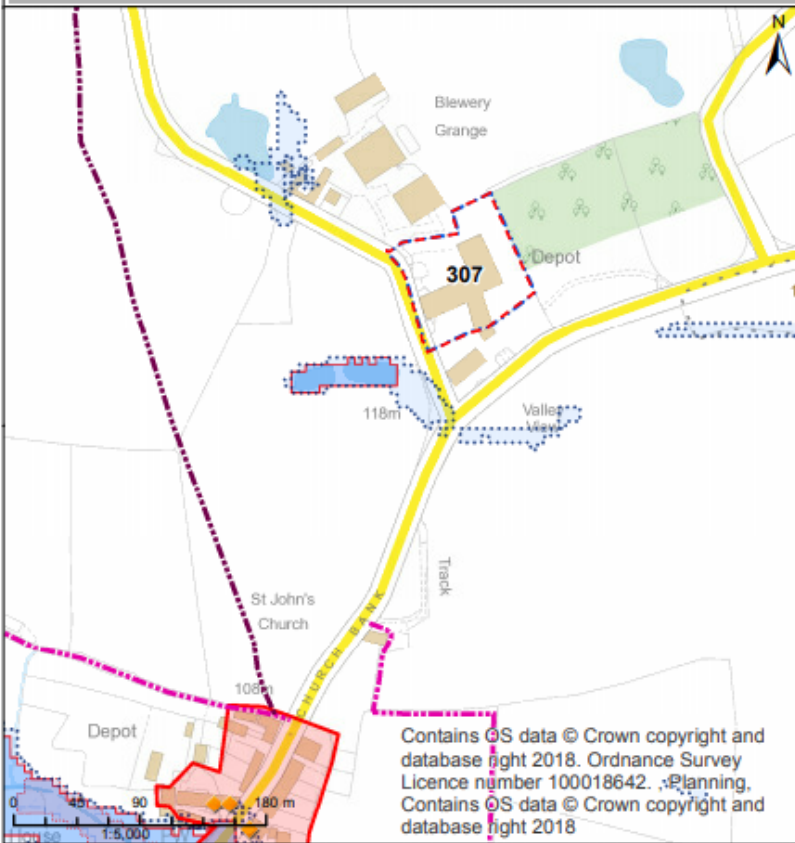


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	307			
Site Name & Location	Adelphi House, Moor Lane, Hunton, Bedale, North Yorks, DL8 1LY			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Building was former fireplace factory.</p> <p>Development is expected to progress in the near future to implement full planning permission.</p> <p>(14/00677/FULL) for conversion of buildings in to 6 dwellings.</p> <p>19/00028/VAR – Awaiting Decision</p> <p>North – Blewery Grange East – Open Countryside South – Open Countryside West – Open Countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is suitable for development with full planning permission granted.			
Site Suitability - Infrastructure & Accessibility (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.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site has full planning permission and development is expected to proceed in the near future.			
Site Achievability & Economic Viability (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.			
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 development is expected to commence in the near future. Application to vary conditions under consideration (19/00028/VAR).			

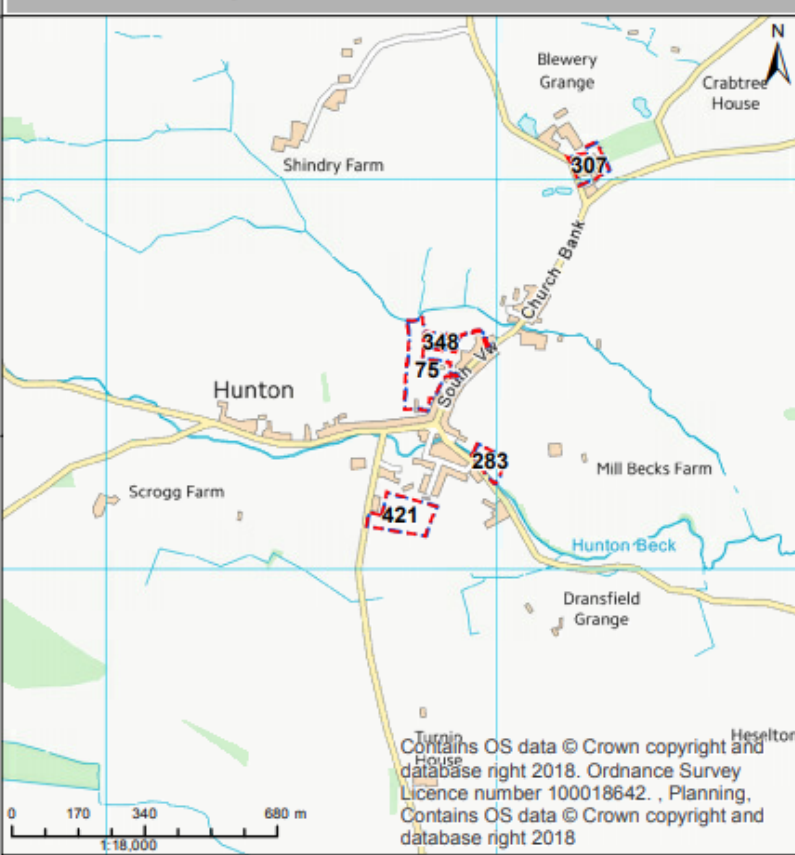
ArcGIS Web Map



Legend

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ArcGIS Web Map

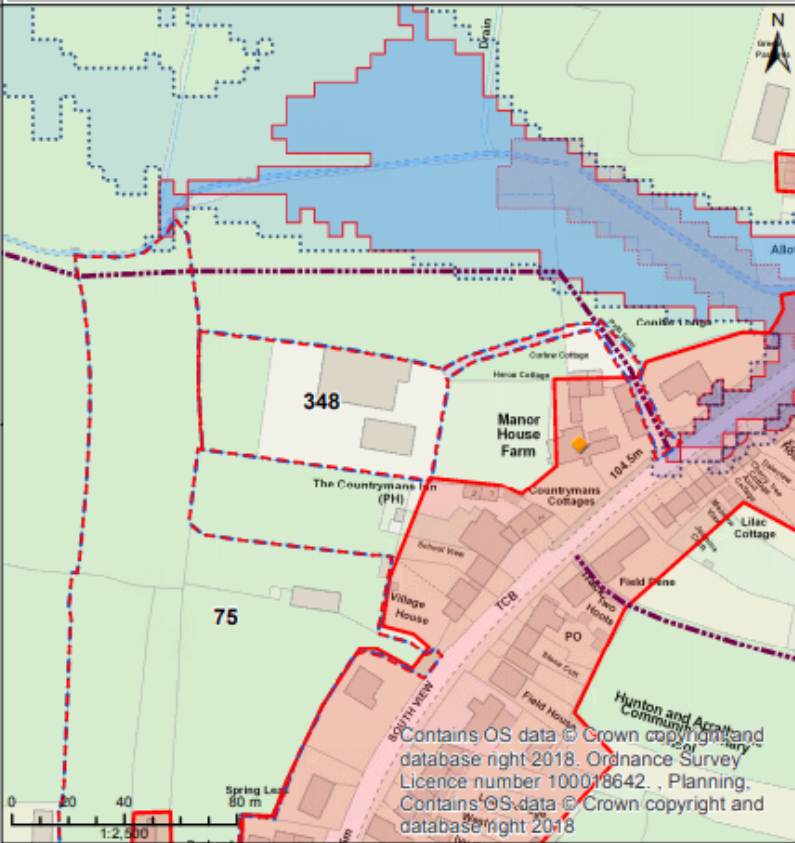


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	348			
Site Name & Location	Manor Farm, Hunton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Currently used for the purposes of agriculture. Agricultural building with yard present on site.</p> <p>No recent relevant planning history on site.</p> <p>North – open countryside East – field, housing South – open countryside, housing beyond West – open countryside</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Existing agricultural building to be cleared from site. Flat. Manor House Farm to the east of the site is grade II listed. The site does adjoin the development limit in the south east corner, however this is considered tenuous.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access available onto South View road via a private road which has the capacity to be widened. However, the site is neither considered to be within or adjacent to the existing development limit boundary of Hunton.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner. The site is neither considered to be within or adjacent to the existing development limit boundary of Hunton.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	The site is neither considered to be within or adjacent to the existing development limit boundary of Hunton.			
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"/>
	The site adjoins the development limit at the south east corner (CP4) however this is considered tenuous and any proposed development of the site would have to address this and be respectful of the built form of the village.			

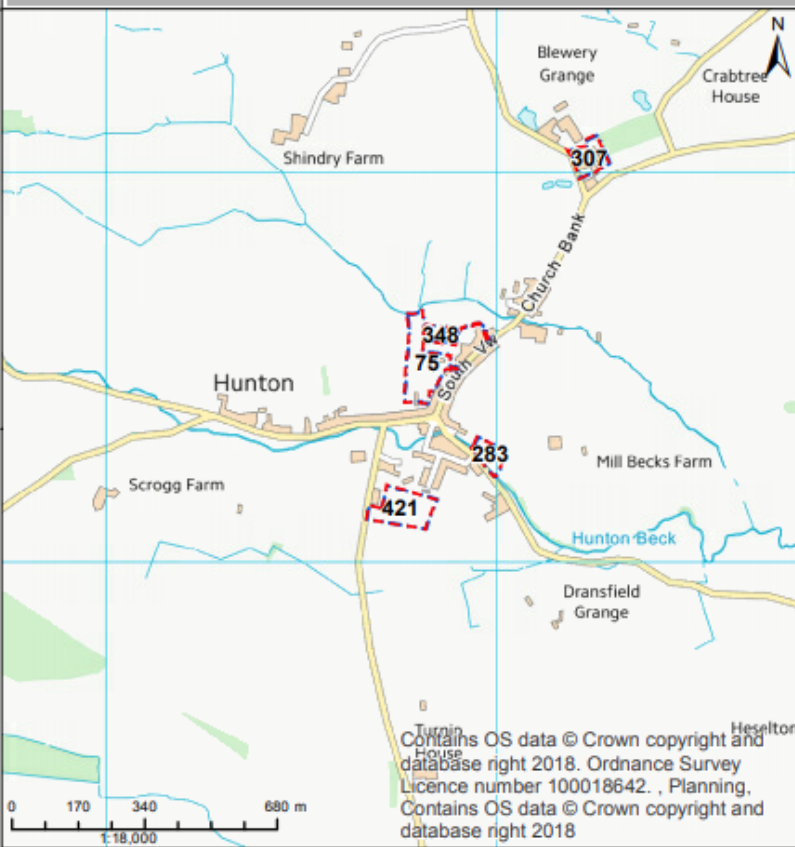
ArcGIS Web Map



Legend

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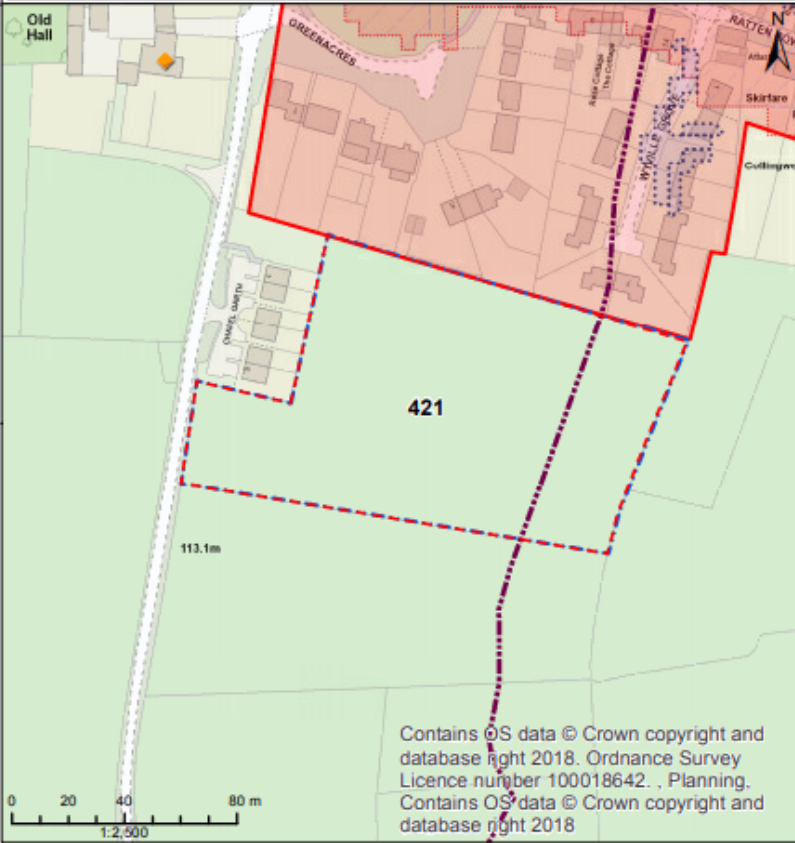


Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

Site Reference	421			
Site Name & Location	Wild Hill Lane, Hunton			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing fields</p> <p>North – Housing South – Agricultural Grazing Fields East – Housing West – Agricultural Grazing Fields</p> <p>No recent relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Site is adjacent to existing development limit (CP4). Site is generally flat.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are likely to be available from nearby housing. Public Right of Way runs through the site to the east. Access likely to be achievable from Wild Hill Lane subject to meeting the requirements of the Highways Authority.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	-			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is likely to be achievable with no significant abnormal costs likely to be associated with its development.</p>			
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 (CP4) and is likely to be developable for an appropriate scale of development subject to achievement of an appropriate access.</p>			

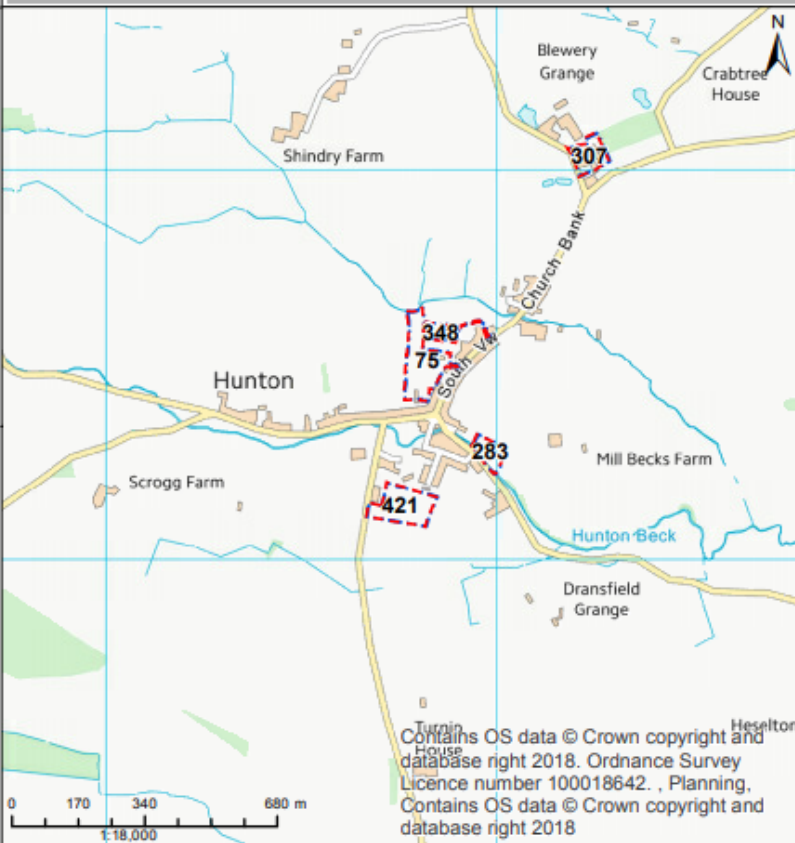
ArcGIS Web Map



Legend

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