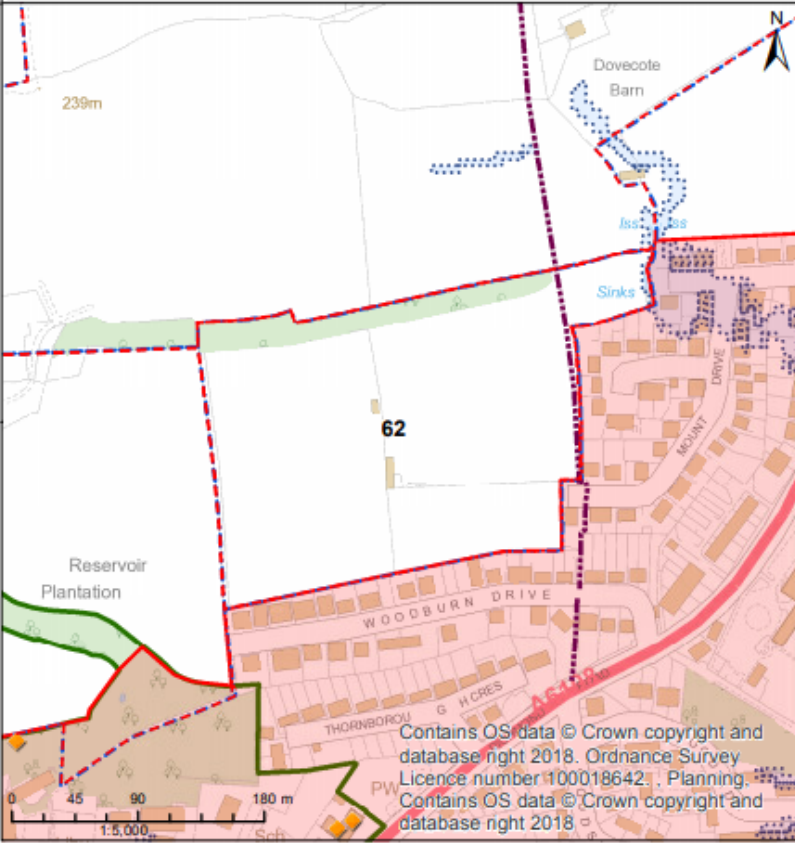


Site Reference	62			
Site Name & Location	Land North of Woodburn Drive, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing fields with byre and 2 sheds.</p> <p>North – Trees & Grazing Land South – Housing East – Housing West – Grazing Land.</p> <p>No recent planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limits (CP4) and is located within strategic growth development area identified in Local Plan Core Strategy. Site is generally flat. Trees and Hedgerows along existing field 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 nearby. Suitable access likely to be achievable from Mount Drive or as part of wider development of adjacent site 65. Public Right of Way runs from north to south through the eastern edge of the site.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	It is unclear when the site will be brought forward due to the landowner wanting to maintain its current use for keeping livestock on the land.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is likely to be achievable as there are unlikely to be any significant abnormal costs associated with its development. Initial developer interest and very early stage negotiations have taken place.			
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"/>
	Site is located adjacent to existing development limits and within the strategic growth development area and is developable for an appropriate scale of development. However it is uncertain as to when the site would realistically be brought forward.			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

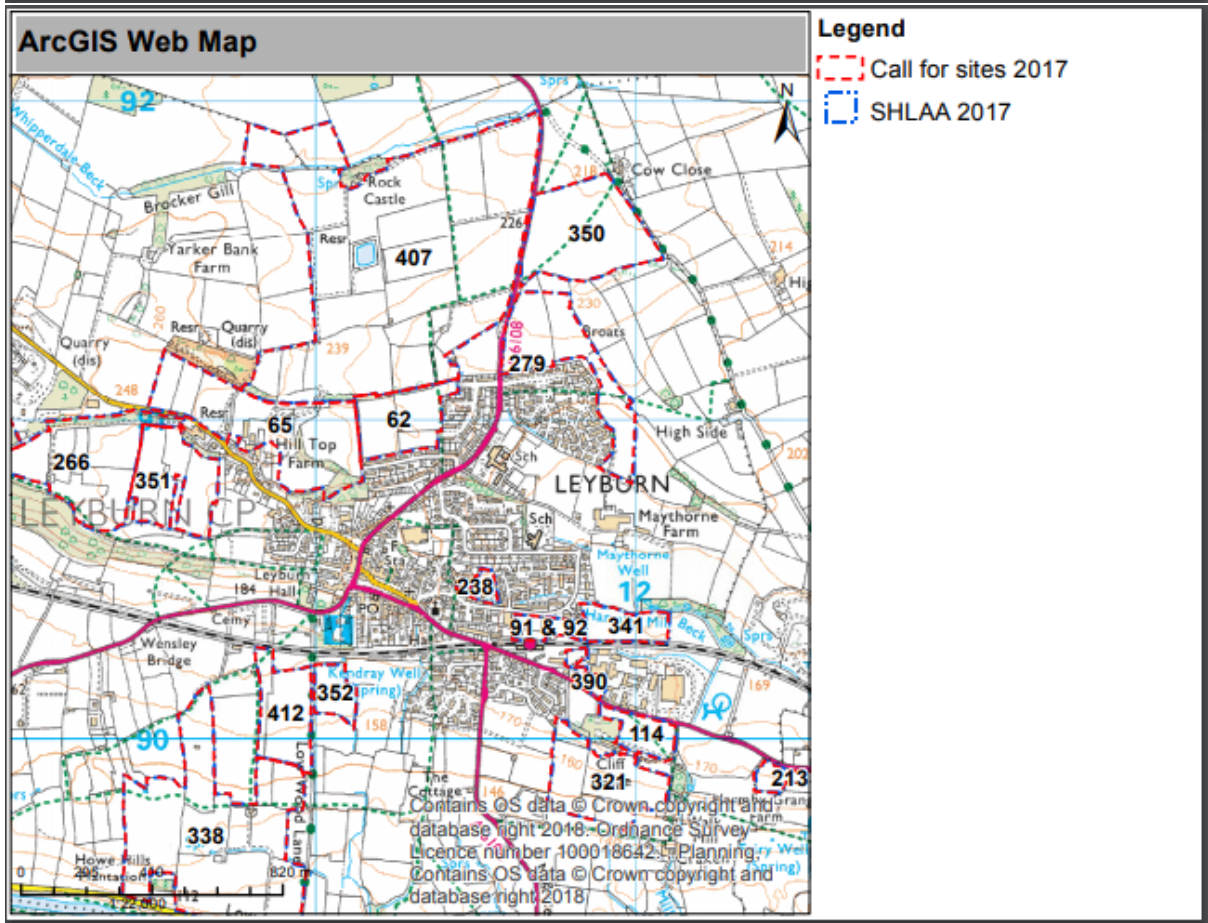
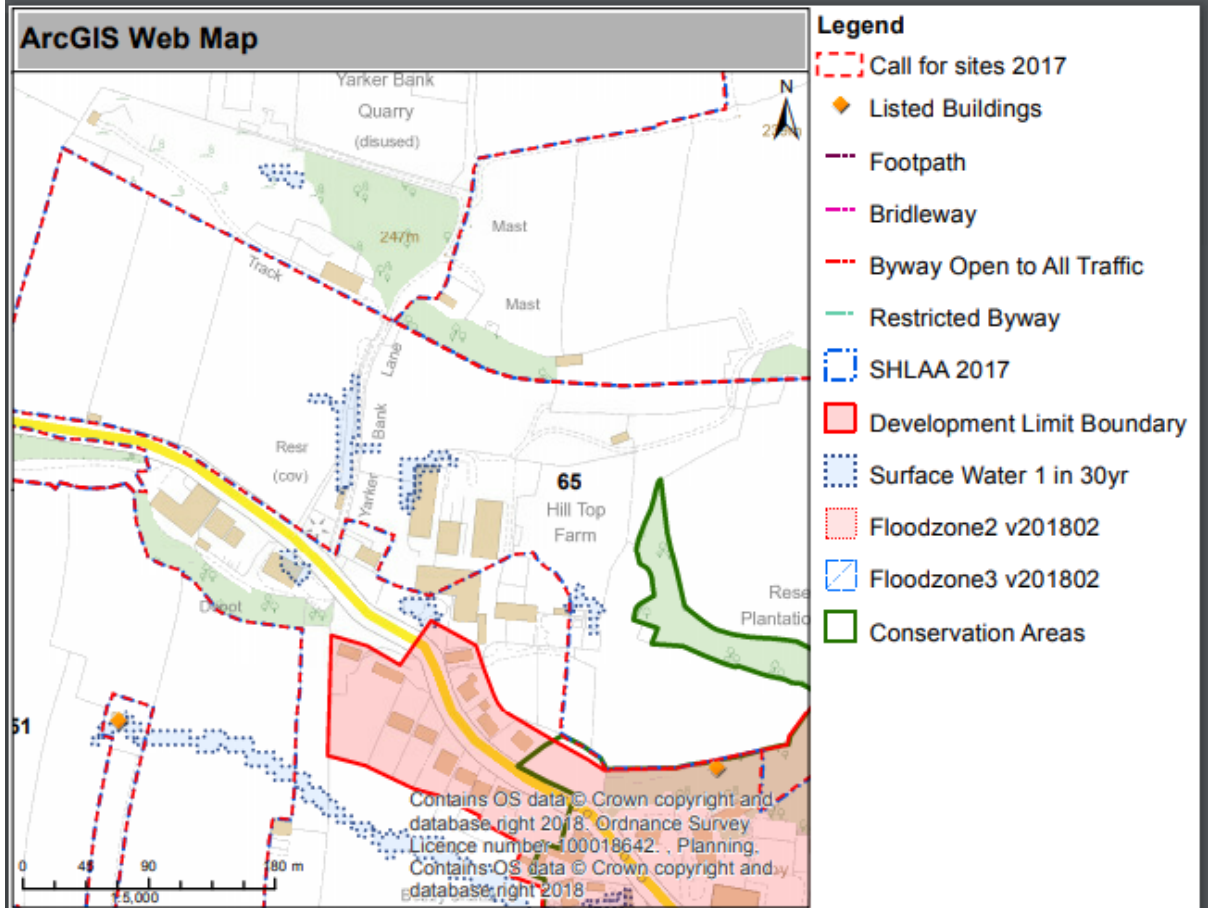
ArcGIS Web Map



Legend

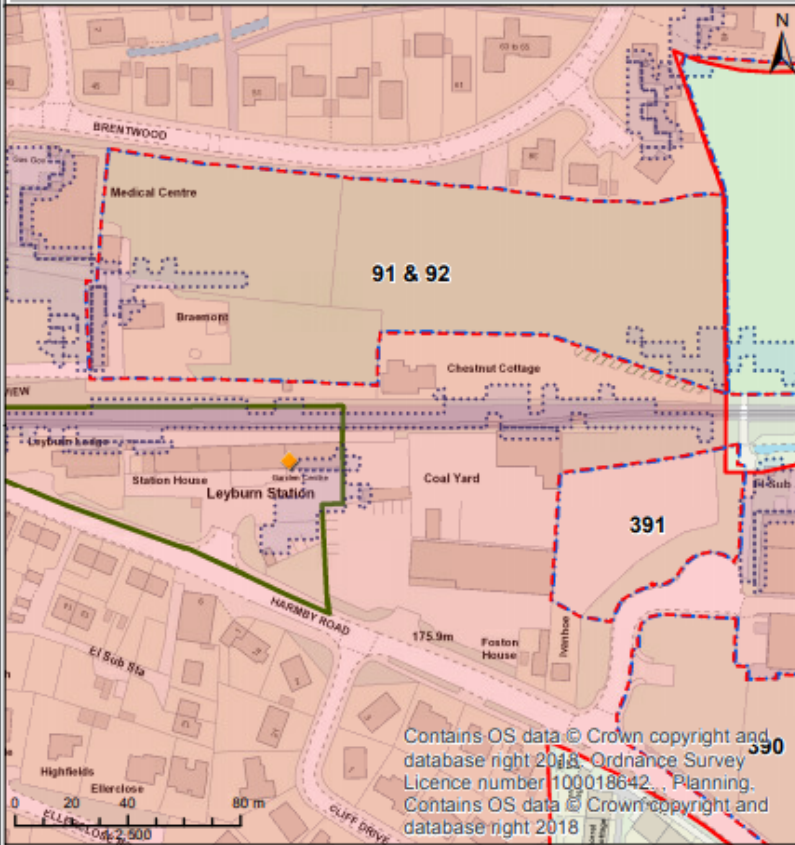
- Call for sites 2017
- SHLAA 2017

Site Reference	65			
Site Name & Location	Hill Top Farm, Moor Road, Leyburn, North Yorkshire, DL8 5DJ			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing fields, woodland and contains farm building in small area.</p> <p>No recent relevant planning history on site.</p> <p>North – Farmland, Woodland and former quarry, South – Moor Rd, Industrial Buildings including Haulage & Highways Depot, Farmland and Houses, East – Agricultural Grazing (Site 62) & Housing, West – Farmland and Quarry.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Eastern and Southern parts of site are adjacent to existing development limits and majority of site is located within strategic growth development area identified in Local Plan Core Strategy. Site is sloping and flat in places. Small areas at risk of surface water flooding (1 in 30yr) in south western and eastern corners requiring appropriate mitigation. Trees and Hedgerows along existing field boundaries. Trees Groups in South Eastern area of site are included within Leyburn Conservation Area in recognition of their role in the wider landscape setting of the Conservation Area would need to be retained.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Services are available on site and nearby. Suitable access likely to be achievable from Moor Road.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Developer interested. Likely that development would be phased. Application likely to be submitted in the near future.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Site is achievable and there are unlikely to be any significant abnormal costs associated with its development subject to appropriate studies/assessments being carried out. Developer seeking to bring forward for development which is likely to be in a number of phases.</p>			
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 located adjacent to existing development limits and within the strategic growth development area and is suitable for an appropriate scale of development subject to access and integration of the tree groups within the conservation area and mitigation of surface water flood risk areas. Site is deliverable with a developer seeking to bring forward in phases in the near future. Application expected in summer 2019.</p>			



Site Reference	91 & 92			
Site Name & Location	Land to the East of Medical Centre, Brentwood, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	15/00844/FULL - Full Planning Permission for Erection of 41 Dwellings, Formation of Means of Access, Associated Parking and Landscaping, Granted 14 th December 2017. North – Brentwood Road and Housing, South – House & Garden & Railway, East – Agricultural Grazing, West – Medical Centre.			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within existing development limits and although is not located within strategic growth development area was previously allocated as housing land. Site is generally flat. Small areas at risk of surface water flooding (1 in 30yr) in south western and eastern corners.			
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. Development commenced with first completions in 18/19.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with full planning permission granted. Development commenced with first completions in 18/19.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development with full planning permission granted. Development commenced with first completions in 18/19.			
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"/>
	This site is within existing development limits and has been granted planning permission for the erection of 41 dwellings. Development commenced with first completions in 18/19.			

ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- 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

ArcGIS Web Map

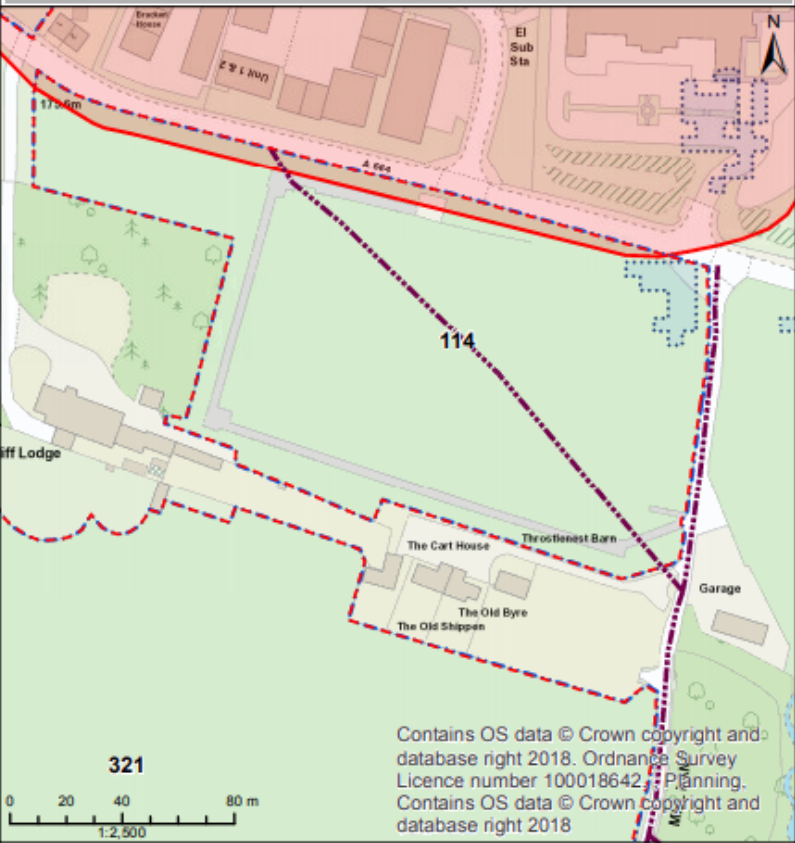


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	114			
Site Name & Location	Land to the south of Harmby Road, Leyburn, DL8 5EU			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing Land</p> <p>No recent relevant planning history.</p> <p>North – Road, Leyburn Business Park East – Open countryside South – Cliff Lodge, housing West – Kirkwood Hall</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Adjacent to existing development limit (CP4). Site is flat and enclosed by drystone walls, hedgerows and trees. Multiple TPO trees along northern boundary of site. Small area of surface water (1 in 30 years) in the north eastern corner of the site. Electricity lines run along the southern and western edges of the site. Furthermore, the site is outside of the identified strategic direction of growth for Leyburn in terms of housing.</p>			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	<p>Existing Access to field available in the north eastern corner of the site. Services available on site and/or nearby. Public Right of Way runs from south eastern corner diagonally across the site to the north west.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Single ownership and Land has been made available for development.</p>			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	<p>Developer interest.</p>			
Overall Deliverability and Developability	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The site is adjacent to the existing development limit of Leyburn (CP4). However, the site is outside of the identified strategic direction of growth for Leyburn in terms of housing development. The site would likely be suitable for an alternative use (e.g. economic/tourism/leisure) subject to appropriate suitable access and also potential impact on the Leyburn/Harmby settlement gap as identified in Core Policy CP12 which seeks to protect and enhance this gap.</p>				

ArcGIS Web Map



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Legend

- Call for sites 2017
- Listed Buildings
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- SHLAA 2017
- Development Limit Boundary
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- Conservation Areas

ArcGIS Web Map



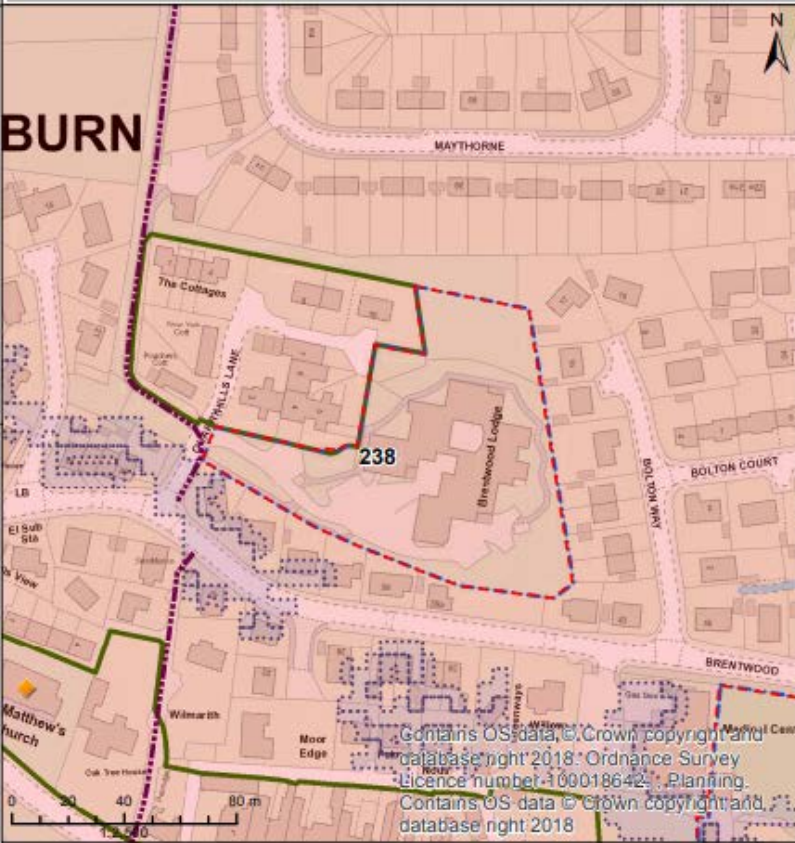
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Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	238			
Site Name & Location	Brentwood Lodge, Quarry Hills Lane, Leyburn, DL8 5EJ			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Building is elderly persons home which is expected to close upon completion of extra care scheme (Site 14). Small part is leased to NHS and used as dentist.</p> <p>Building is surrounded by housing.</p> <p>No relevant planning history.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is located within development limits of Leyburn. Site is generally flat. Trees and Hedgerows along boundaries. Site lies adjacent to Quarry Hills Conservation Area.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Services are available on site. Existing access is likely to be suitable.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Part of site is leased to NHS which would require agreement to surrender. Easement for sewer runs through site.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Redevelopment will likely include 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 located within existing development limits and is suitable for redevelopment when available of a suitable scale which takes in to account its adjacency to the Quarry Hills Conservation Area.			

ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- 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

ArcGIS Web Map

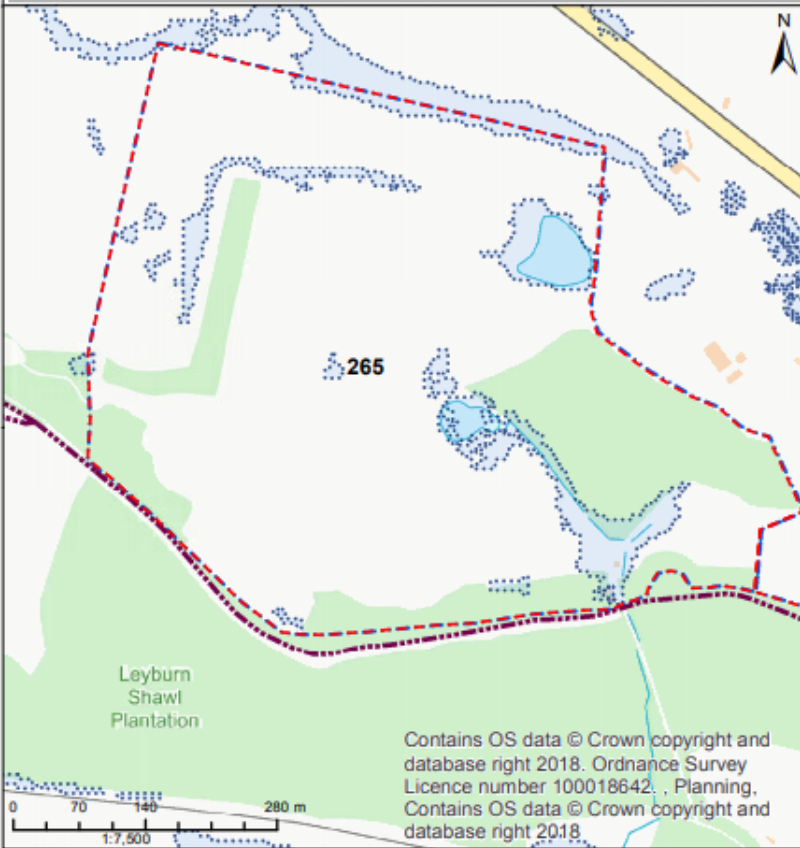


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	265			
Site Name & Location	Land at Shawl Quarry, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Existing Quarry. No recent relevant planning history. North - Quarry East - Woodland South - Woodland West - Quarry			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is outside of existing development limit (CP4) and strategic development growth area.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- 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

ArcGIS Web Map

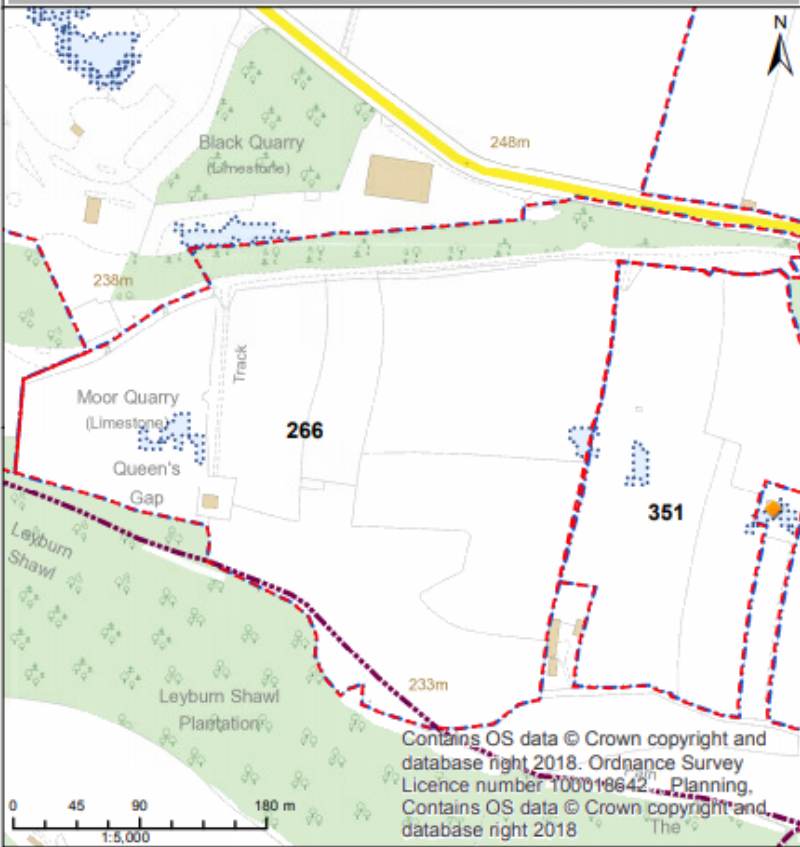


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	266			
Site Name & Location	Land South of Moor Rd, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Currently used for the purposes of agriculture. Greenfield Grassland site.</p> <p>No recent relevant planning history on site.</p> <p>North – Fields/ Moor Road to North East East – Fields South – Fields West – Quarry/Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site is located in open countryside and is distant from existing Leyburn development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.				

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

ArcGIS Web Map

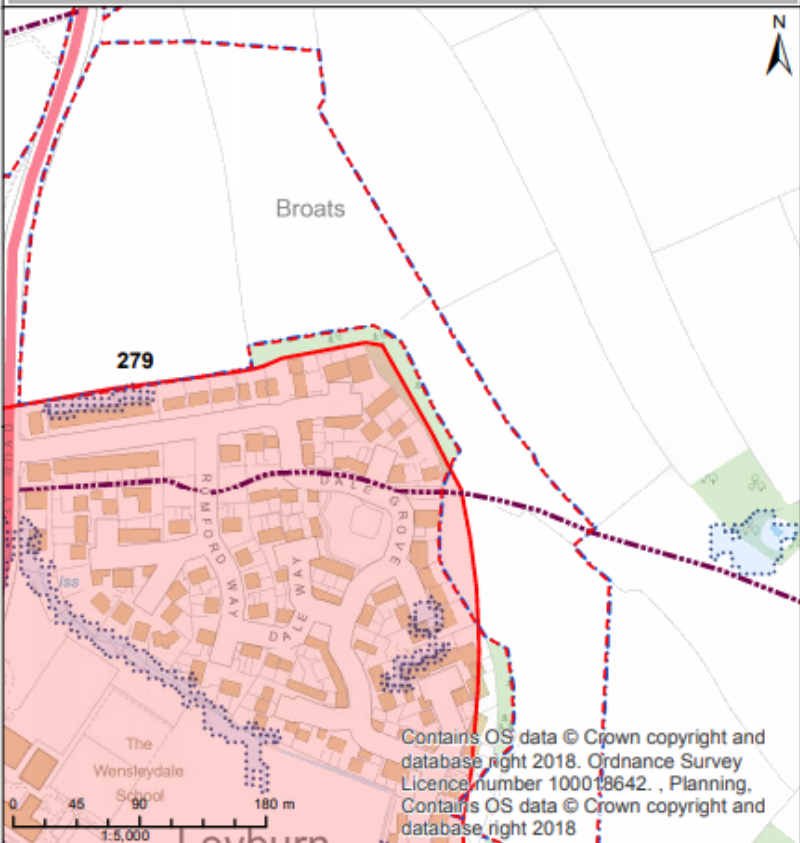


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	279			
Site Name & Location	Land North of Dale Grove, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently grazing land.</p> <p>North –Grazing Land South – Housing East – Grazing West – A6108 & Housing</p> <p>No recent relevant planning history on the site.</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Adjacent to existing development limits (CP4) however is located outside strategic growth development area identified in Local Plan Core Strategy. Site is sloping south to north and sits above housing to south and is prominently located on entrance to Leyburn. 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 from A6108. However access to the 'wrap-around' southern element of the proposal would be more problematic.</p>			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	<p>Site is in ownership of multiple landowner 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>Unlikely to be any significant abnormal costs associated with its development. No known developer interest.</p>			
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 located adjacent to existing development limits (CP4) however is located outside of the identified Leyburn strategic growth development area and is therefore not required for development in the current plan period but may offer potential as a broad location for growth in the long term. The southern 'wrap-around' element of the proposal would likely be problematic in terms of access.</p>			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

ArcGIS Web Map

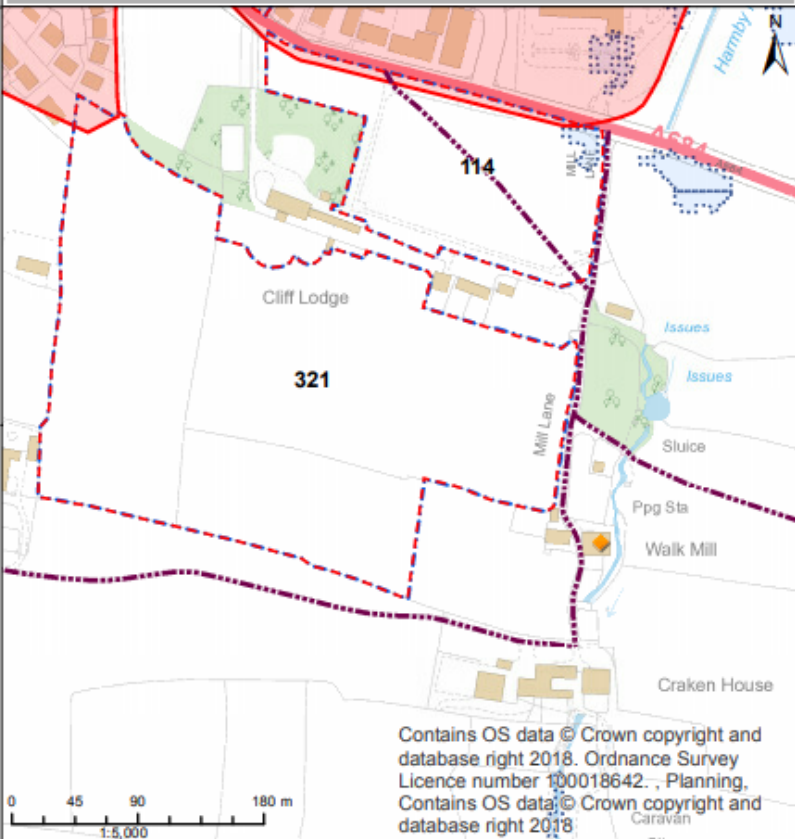


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	321			
Site Name & Location	Land to the west of Mill Lane, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Grazing Land.</p> <p>No recent relevant planning history on site.</p> <p>North – Cliff Lodge, Employment 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)	<p>Small corner of site (north westerly) is within the existing development limit (CP4) however there is no access and it would be too small to be a plot. The rest of the site is considered to be neither within or adjacent to the existing development boundary. Furthermore, the site is outside of the identified strategic direction of growth for Leyburn.</p>			
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 is considered neither within or adjacent the Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.</p>			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
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- Floodzone2 v201802
- Floodzone3 v201802
- Conservation Areas

ArcGIS Web Map

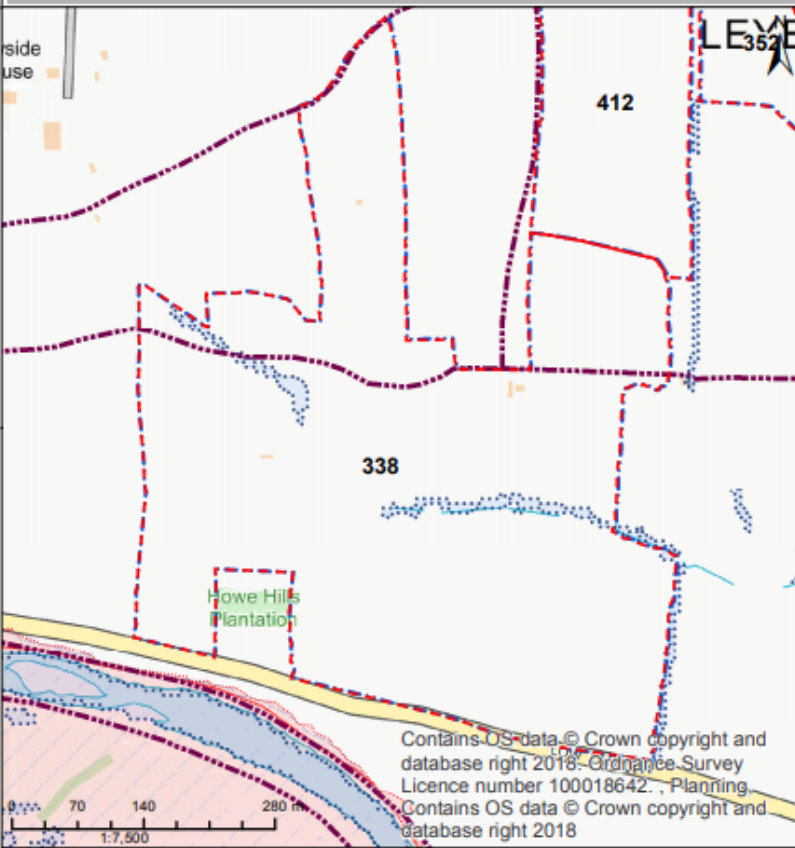


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	338			
Site Name & Location	Land South West of Leyburn (Below A684 and above Low Lane)			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Used for the purposes of agriculture. Greenfield site previously grassland. Surrounding site is open countryside. Some existing field barns on site.</p> <p>No recent relevant planning history on site.</p> <p>North – Fields, Wensleydale Railway Line, A684 East – Fields, Low Wood Lane South – Fields, Low Lane West – Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- 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

ArcGIS Web Map

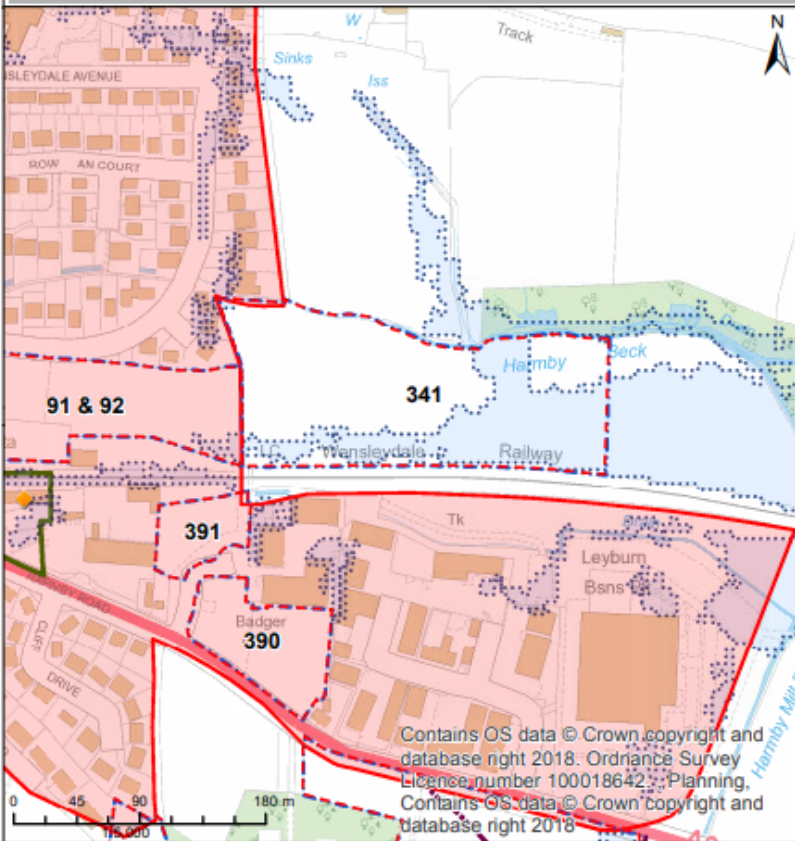


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	341			
Site Name & Location	Land South of Harmby Beck, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Currently used as greenfield agricultural land.</p> <p>No recent planning history on site.</p> <p>North – Open countryside East – open countryside South – railway line, Light Industrial West – Housing</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4). Site is flat. Part of the site (south and south eastern) has had surface water (1 in 30 years). Deep Surface water (1 in 30 years) in the south eastern corner/edge of the site. Furthermore, the site is outside of the identified strategic direction of growth for Leyburn in terms of housing.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	No clear access to the site – constrained by railway line to south, beck to the north and housing to west.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	2/3 owners and land has been made available for development.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No known interest from a developer.			
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"/>
	The site is adjacent to the existing development limit of Leyburn (CP4). However, the site is outside of the identified strategic direction of growth for Leyburn. Furthermore, the only potential access to the site would be through the housing development to the west however it is unclear as to whether this would be possible/acceptable in highway terms.			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

ArcGIS Web Map

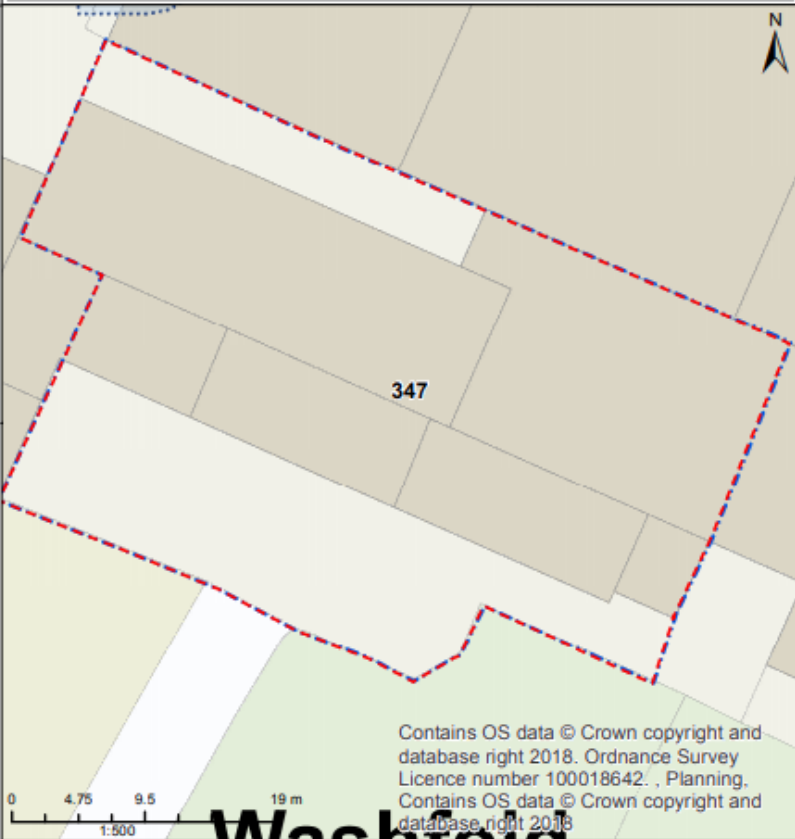


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	347			
Site Name & Location	Washfold Farm, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Working Farmstead.</p> <p>17/00202/FULL – Full Planning Permission for Conversion of Existing Barn into Seven Flats and a Cottage for Workers – Approved October 2017.</p> <p>18/00009/DIS – Approved.</p> <p>Surrounded by farmstead in all directions.</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. Development underway and discharge of conditions application 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. Development underway and discharge of conditions application granted.			
Site Availability (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with full planning permission granted. Development underway and discharge of conditions application granted.			
Site Achievability & Economic Viability (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development with full planning permission granted. Development underway and discharge of conditions application granted.			
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"/>
	This site is within existing development limits and has been granted planning permission for the conversion of an existing barn into 7 flats and 1 cottage. Development underway and discharge of conditions application granted.			

ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
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- Floodzone3 v201802
- Conservation Areas

ArcGIS Web Map

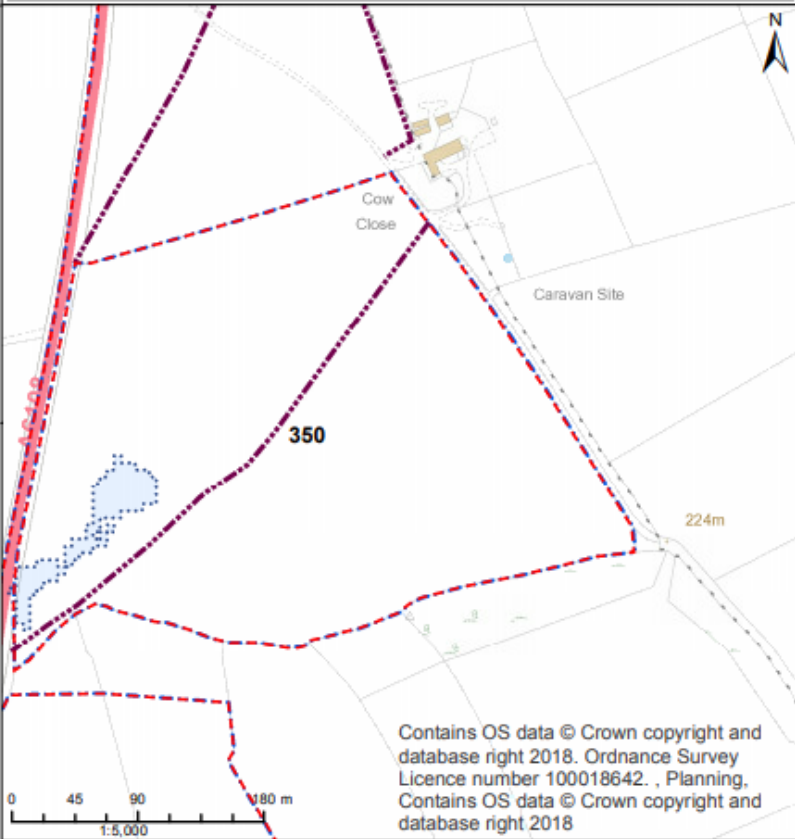


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	350			
Site Name & Location	Land South West of Leyburn (Below A684 and above Low Lane)			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Used for the purposes of agriculture.</p> <p>No recent relevant planning history on site.</p> <p>North – Fields, East – Fields, South – Fields West – A6108, Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limit of Leyburn.			
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	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site is located in open countryside and is distant from existing Leyburn development limit, built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.				

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

ArcGIS Web Map

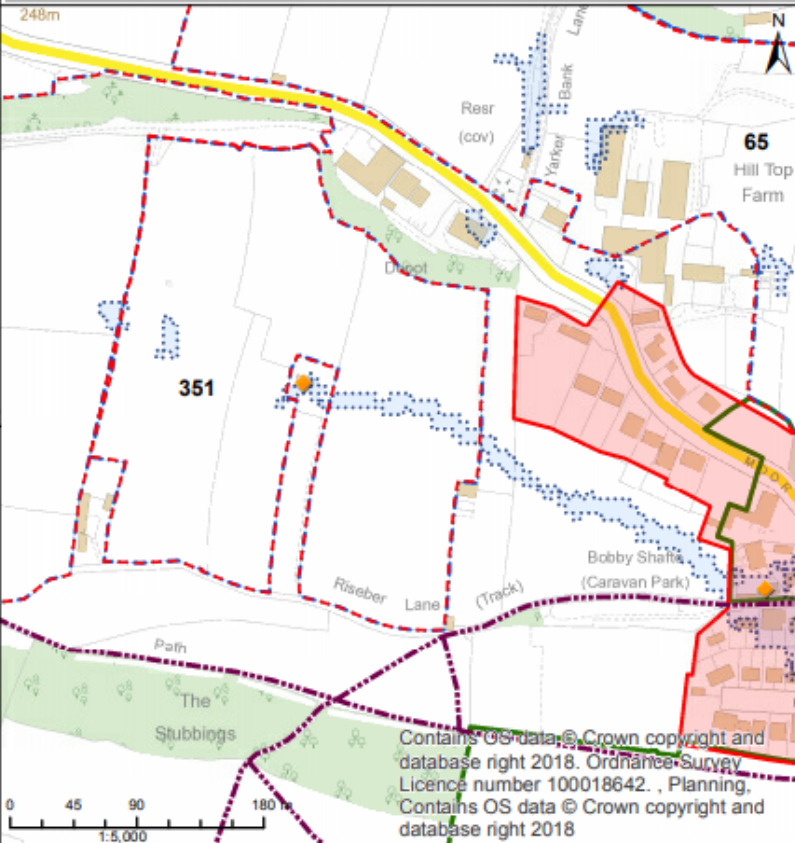


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	351			
Site Name & Location	Land South of Highways Depot, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>No recent relevant planning history on site.</p> <p>North – Highways Depot, Moor Road East – Fields, Housing South – Fields West – Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

ArcGIS Web Map

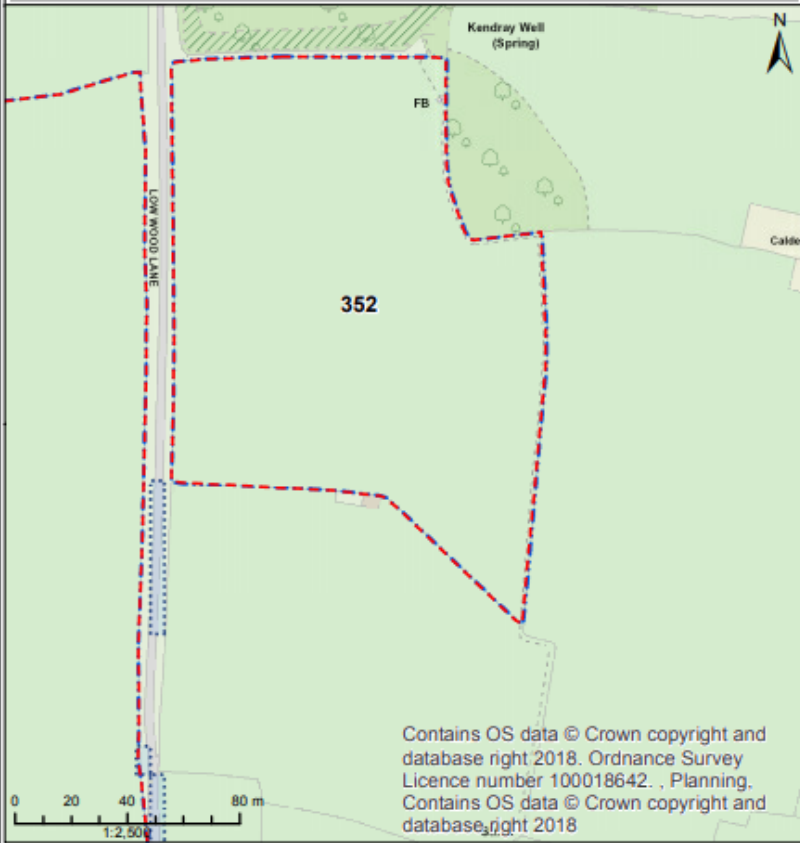


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	352			
Site Name & Location	Land East of Low Wood Lane, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>No recent relevant planning history on site.</p> <p>North – Fields, Wensleydale Railway Line, A684 East – Fields, Low Wood Lane South – Fields, Low Lane West – Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- Listed Buildings
- 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

ArcGIS Web Map

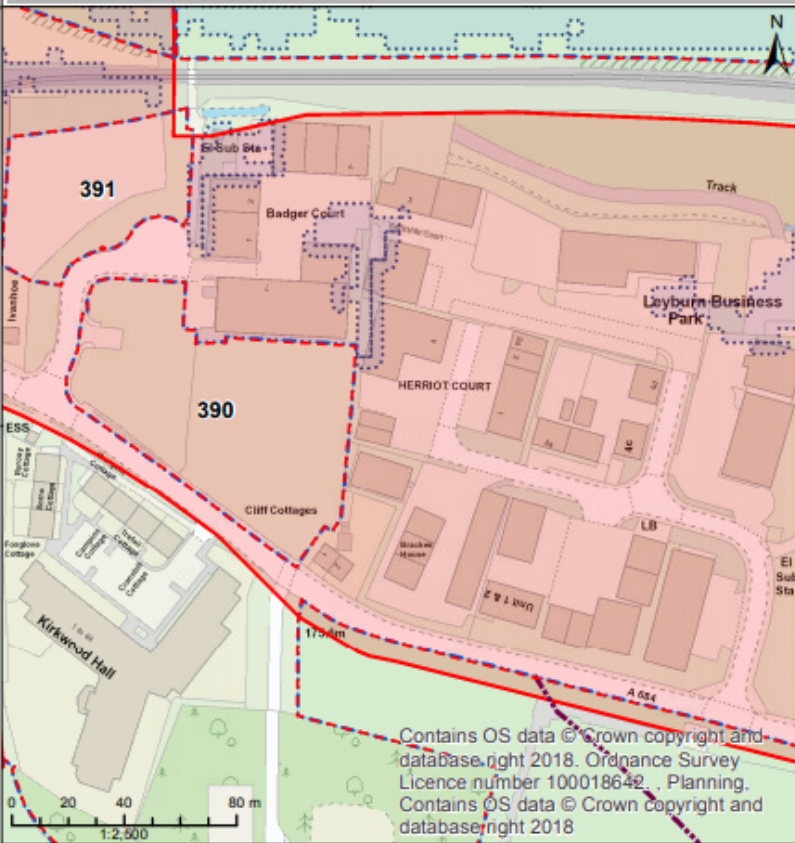


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	391			
Site Name & Location	Land South of Badger Court, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	Existing hardstanding, previously developed. No recent relevant planning history. North – Badger Court, Wensleydale railway line beyond. East – Leyburn Business Park South – Harmby Road West – Coal Yard, Leyburn Train Station			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is identified for employment use.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access off Harmby Road. Site is identified for employment use.			
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"/>
	Even though the site is within the development boundary limits, the site is outside of the identified strategic direction of growth for Leyburn in terms of housing development. The site is identified for employment use, given the location and surrounding context.			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
- 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

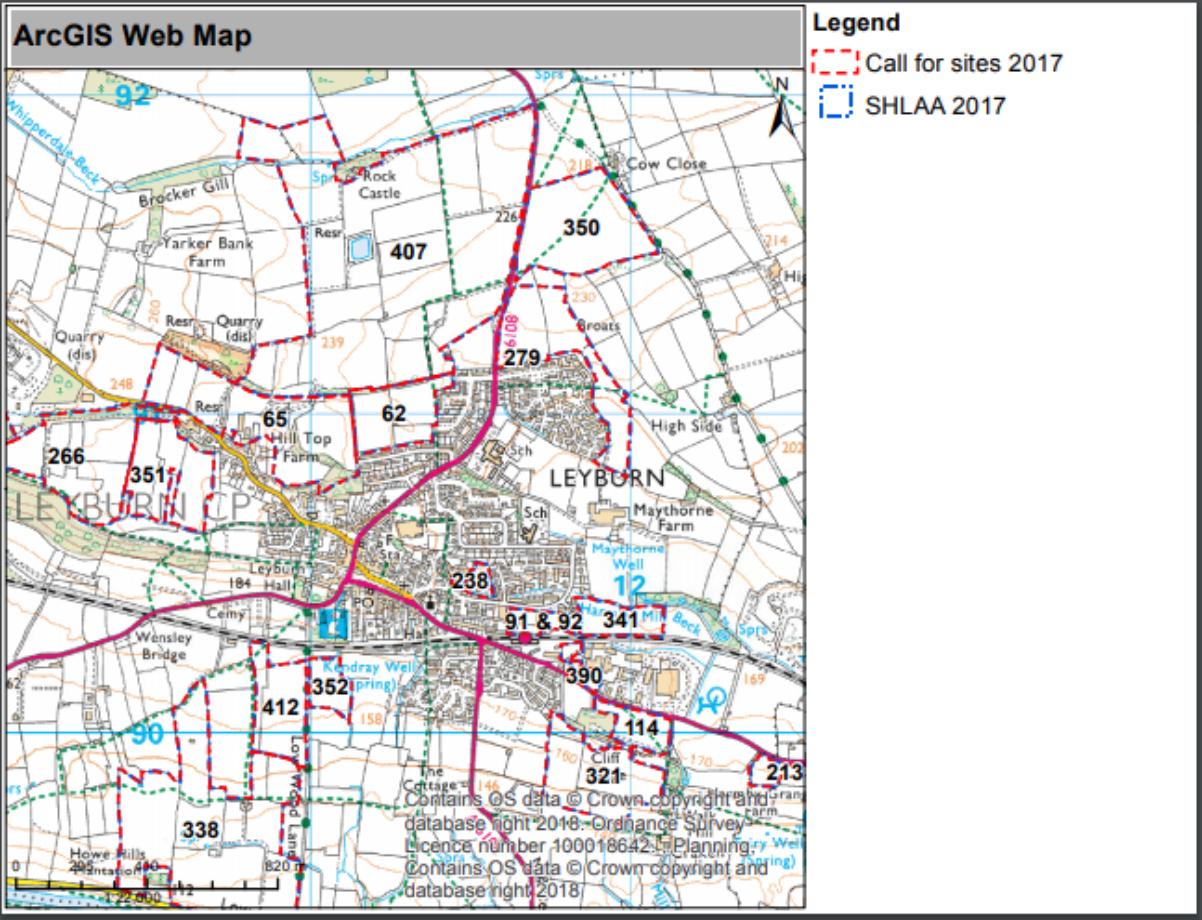
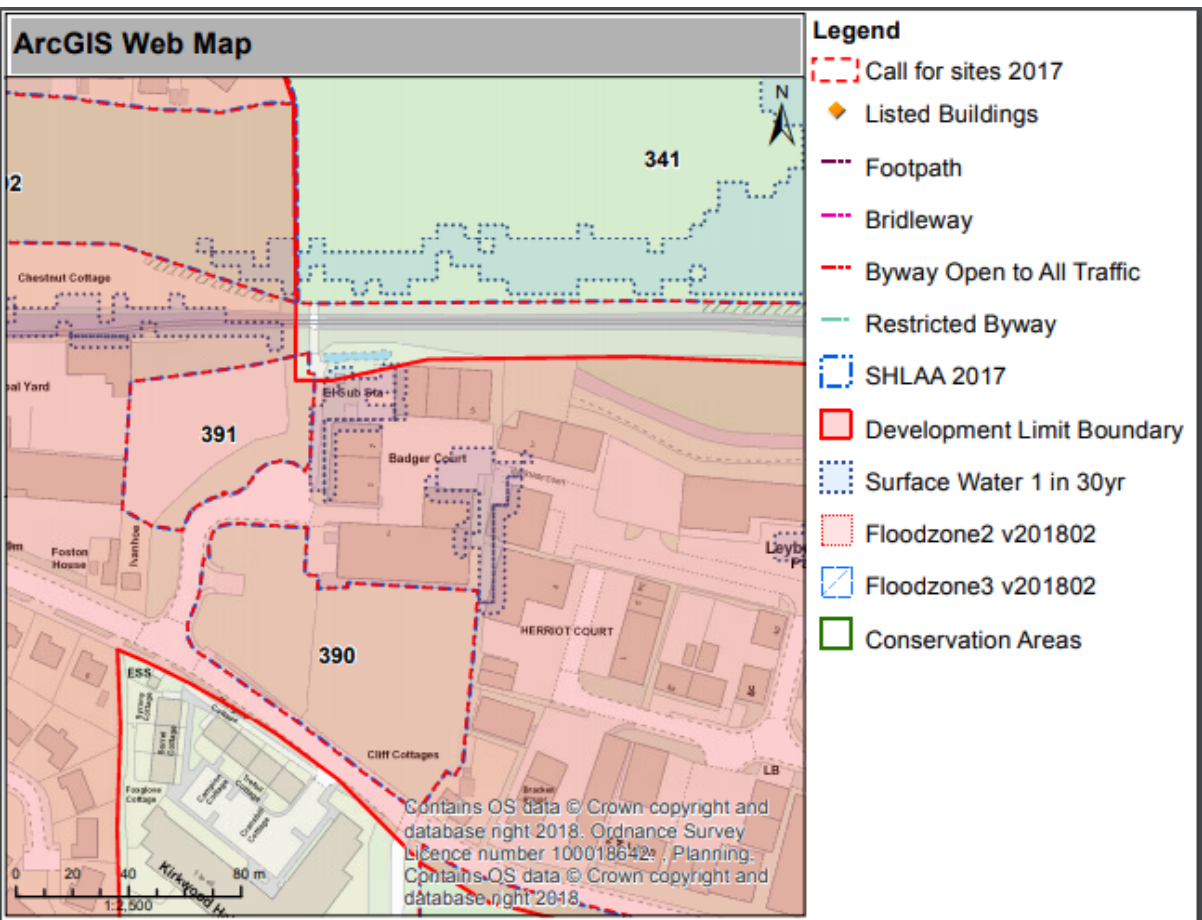
ArcGIS Web Map



Legend

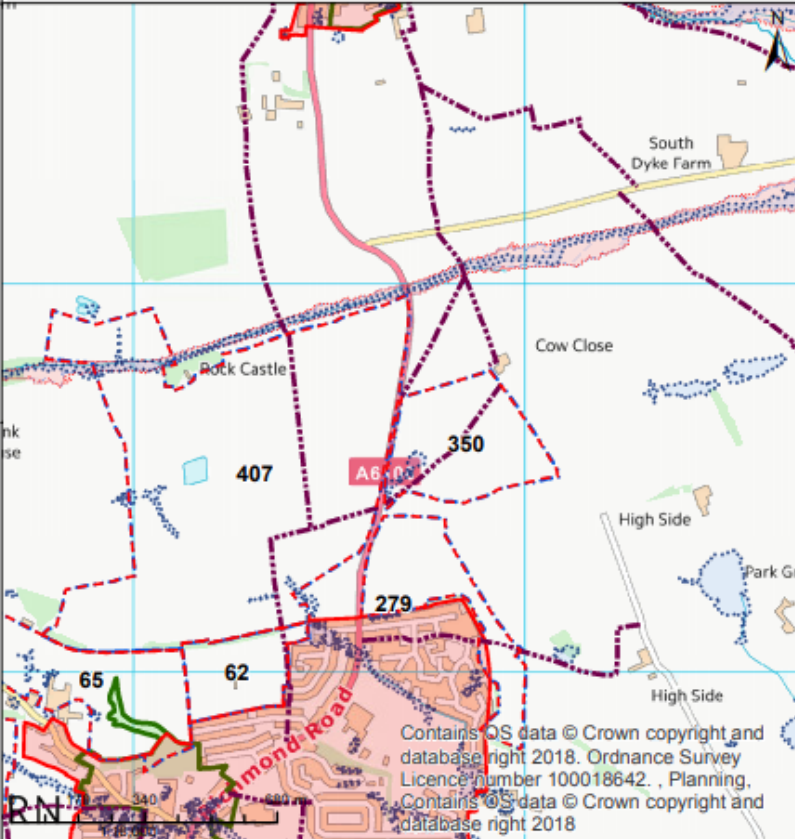
- Call for sites 2017
- SHLAA 2017

Site Reference	391			
Site Name & Location	Land West of Badger Court, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Existing hardstanding, previously developed.</p> <p>No recent relevant planning history.</p> <p>North – Wensleydale Railway track East – Badger Court, Leyburn Business Park South – Harmby Road West – Coal Yard, Leyburn Train Station</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Site is identified for employment use.			
Site Suitability - Infrastructure & Accessibility (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access off Harmby Road. Site is identified for employment use.			
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"/>
	Even though the site is within the development boundary limits, the site is outside of the identified strategic direction of growth for Leyburn in terms of housing development. The site is identified for employment use, given the location and surrounding context.			



Site Reference	407			
Site Name & Location	Land North of Hill Top Farm, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Used for the purposes of agriculture.</p> <p>No recent relevant planning history on site.</p> <p>North – Fields, East – Fields, A6108 South – Fields West – Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- 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

ArcGIS Web Map

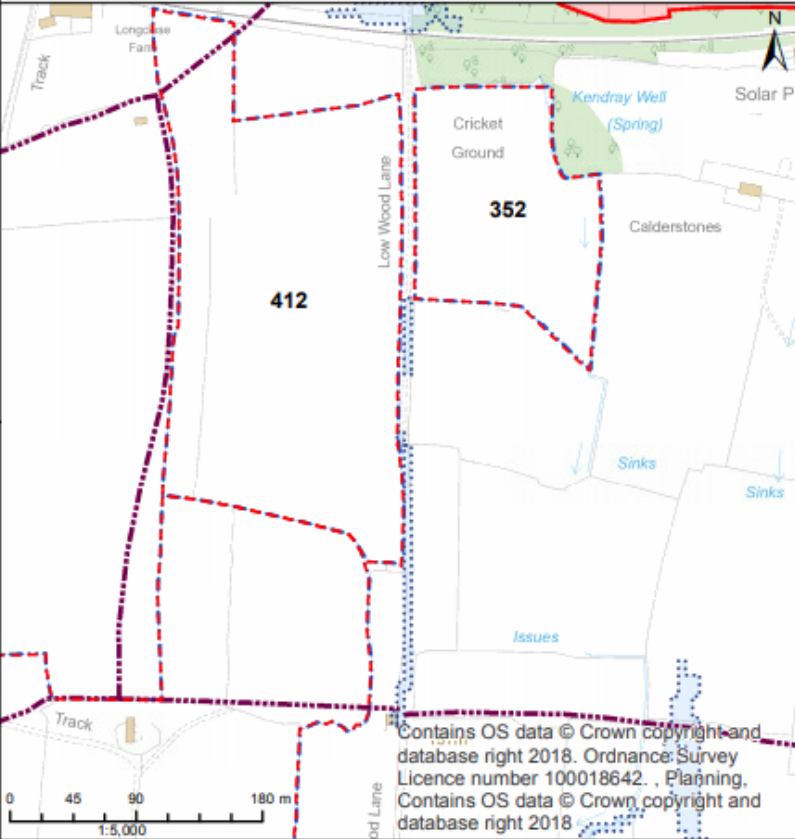


Legend

- Call for sites 2017
- SHLAA 2017

Site Reference	412			
Site Name & Location	Land West of Low Wood Lane, Leyburn			
Land Use & Planning History (Existing Use, Adjacent Uses, Planning History)	<p>Used for the purposes of agriculture. Greenfield site previously grassland. Surrounding site is open countryside.</p> <p>No recent relevant planning history.</p> <p>North – Fields, Cemetery, A684 East – Fields, Low Wood Lane South – Fields West – Fields</p>			
Site Suitability - Policy Restrictions & Site Features (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Outside of the development limit (CP4). The site is not considered to be within or adjacent to the settlement boundary limits of Leyburn.			
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"/>
	Site is located in open countryside and is distant from existing Leyburn development limit (CP4), built extent and strategic development growth area and is therefore not suitable for inclusion in the SHLAA.			

ArcGIS Web Map



Legend

- Call for sites 2017
- ◆ Listed Buildings
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- Floodzone3 v201802
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ArcGIS Web Map



Legend

- Call for sites 2017
- SHLAA 2017