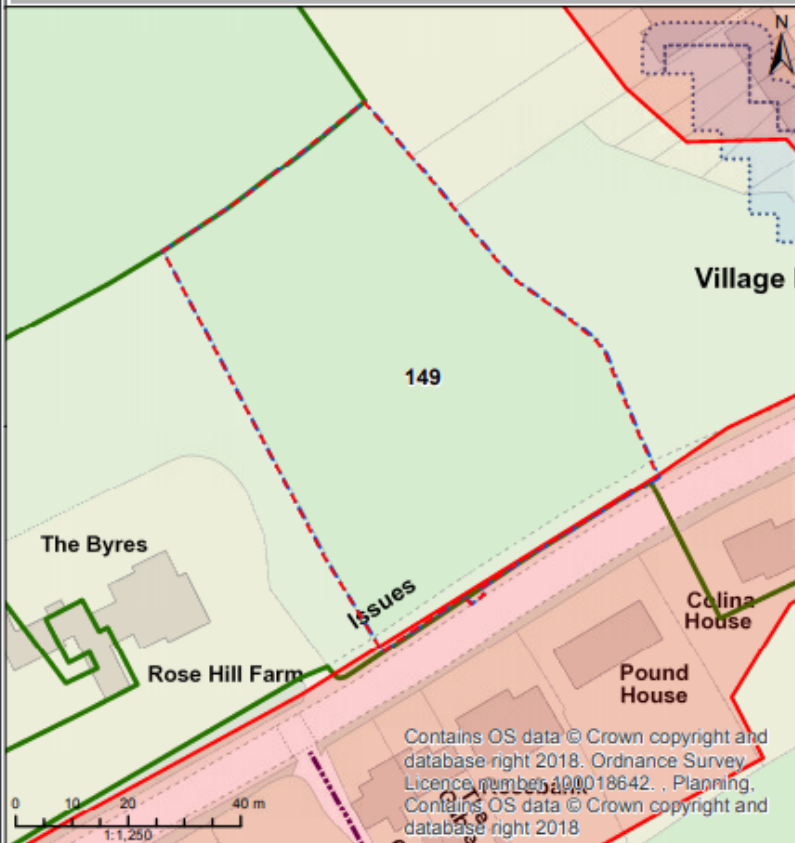


<b>Site Reference</b>	149			
<b>Site Name &amp; Location</b>	Land East Rosehill Farm, Middleton Tyas Lane, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Site is currently agricultural grazing.</p> <p>North – Agricultural grazing, East –Garden and house, grazing paddock South –Middleton Tyas Lane &amp; Housing, West – Paddocks and Houses.</p> <p>No recent relevant planning history.</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Southern part of site is adjacent to existing development limit (CP4). Site is located within conservation area and is forms part of the open paddocks which are identified as playing a particularly important role in defining the overall structure of the village and the setting of individual buildings, for example adjacent to Village Farm and Rose Hill. Site is sloping northwards. Trees and hedgerows along boundaries.			
<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 likely to be achievable from Middleton Tyas Lane. Services will be available nearby within village.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site has no tenancies and landowner has made available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No known developer interest. Unlikely to be any significant abnormal costs.			
<b>Overall Deliverability and Developability</b>	0-5 Years	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
This site is adjacent to existing development limits (CP4). However it is located within Middleton Tyas conservation area and is identified as particularly important in defining the overall structure of the village and the setting of nearby buildings and is therefore not suitable for inclusion in the SHLAA.				

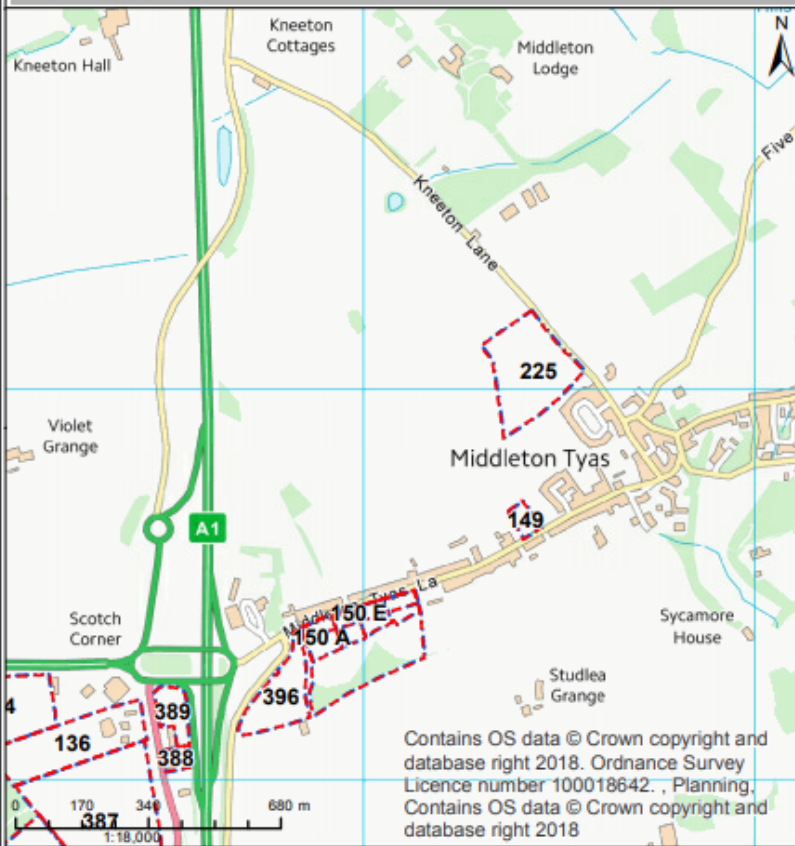
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
  - ★ Equipped Play
  - ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map

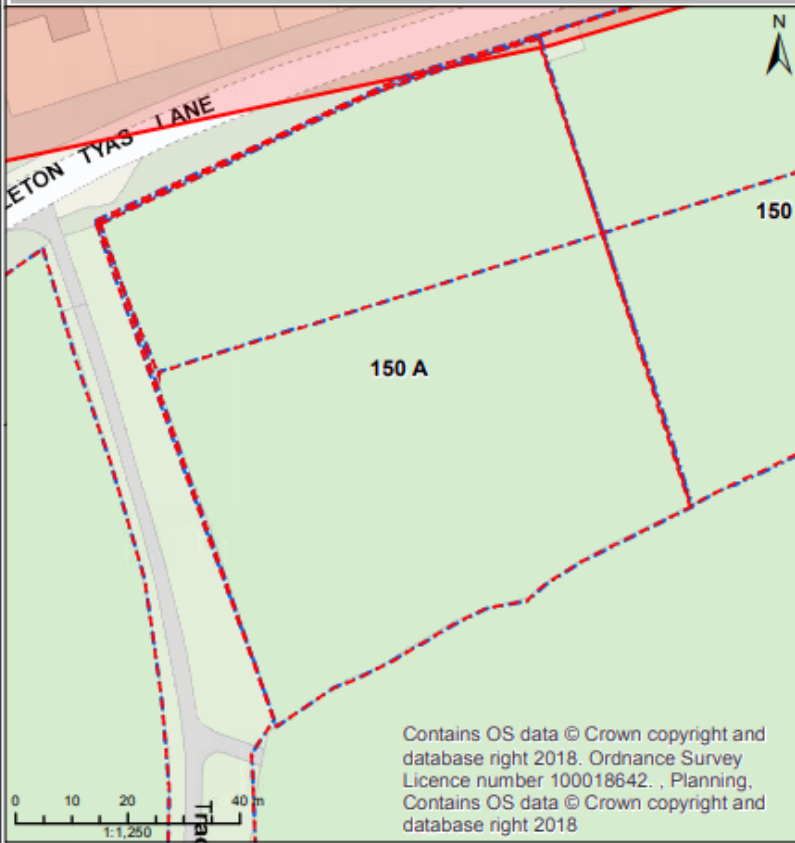


### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	150A			
<b>Site Name &amp; Location</b>	Site A, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Fields South – Open Countryside West – Scotch Corner Junction</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Partly adjacent to existing development limit (CP4) to the north however not adjacent with regards to the build confines to the west and south of Middleton Tyas Lane. Site is flat. Concerns with regards site in isolation creating linear development as well as development remote from the village centre.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Also potential for access of track to the west of the site. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<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"/>
	The site is partly adjacent to existing development limit (CP4) to the north however is not adjacent with regards to the build confines to the south of Middleton Tyas Lane. Concerns with regards site in isolation creating linear development as well as development remote from the village centre.			

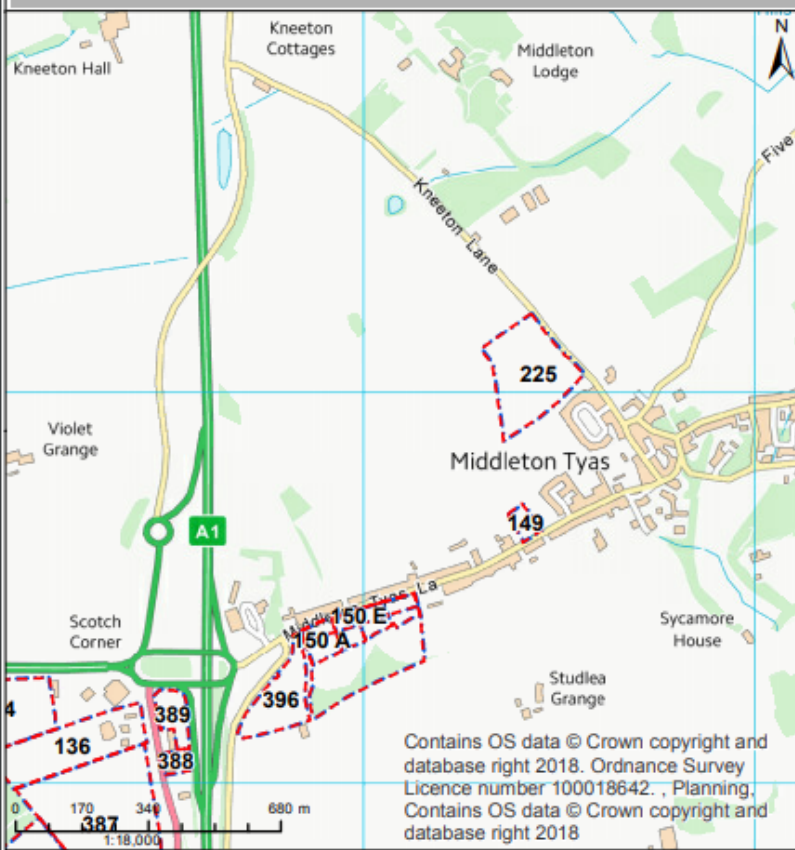
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map

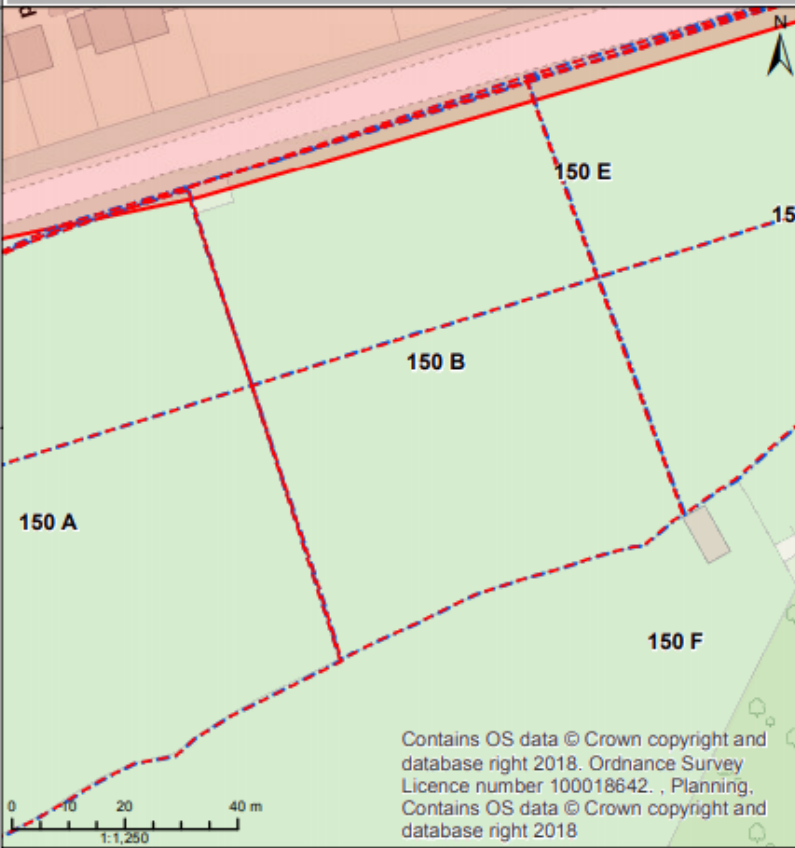


### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	150B			
<b>Site Name &amp; Location</b>	Site B, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Fields South – Open Countryside West – Field</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) to the north however not adjacent with regards to the build confines to the west and south of Middleton Tyas Lane. Site is flat. Concerns with regards site in isolation creating linear development as well as development remote from the village centre.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<b>Overall Deliverability and Developability</b>	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 is adjacent to existing development limit (CP4) to the north however not adjacent with regards to the build confines to the south of Middleton Tyas Lane. Concerns with regards site in isolation creating linear development as well as development remote from the village centre. Alternative site to the east adjacent to the existing build confines would likely be preferable.			

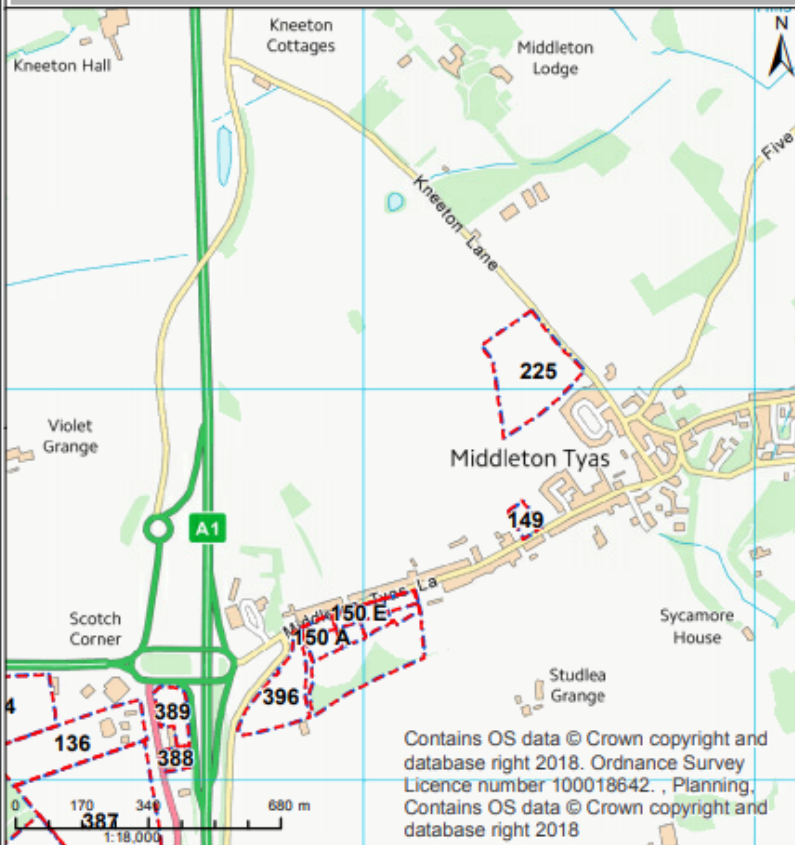
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map

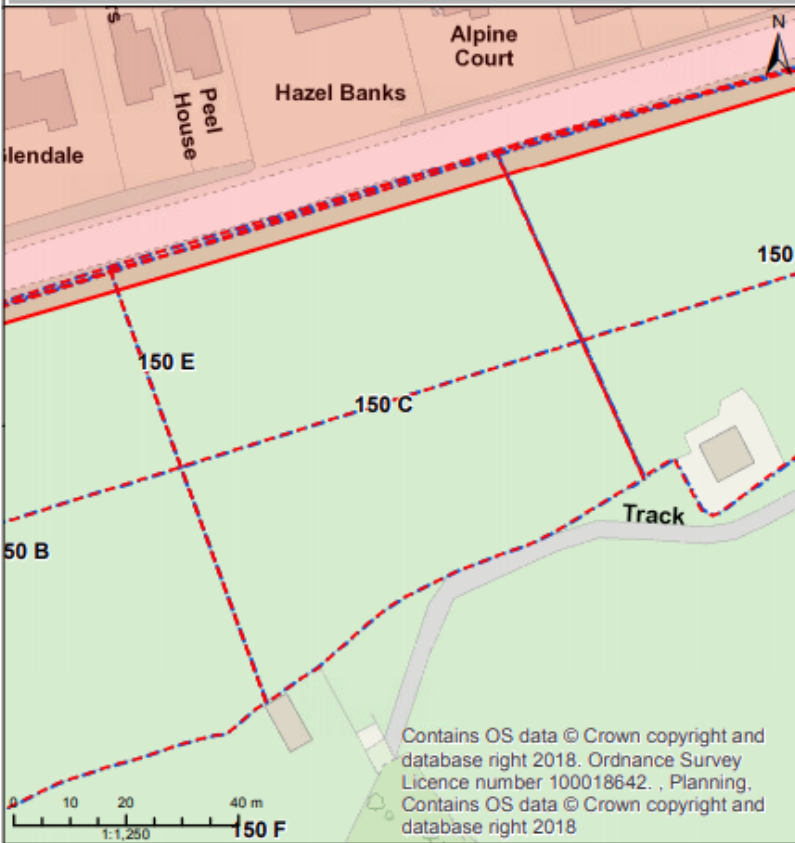


### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	150C			
<b>Site Name &amp; Location</b>	Site C, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Fields South – Open Countryside West – Fields</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) to the north however not adjacent with regards to the build confines to the west and south of Middleton Tyas Lane. Site is flat. Concerns with regards site in isolation creating linear development as well as development remote from the village centre.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<b>Overall Deliverability and Developability</b>	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 is adjacent to existing development limit (CP4) to the north however not adjacent with regards to the build confines to the south of Middleton Tyas Lane. Concerns with regards site in isolation creating linear development as well as development remote from the village centre. Alternative site to the east adjacent to the existing build confines would likely be preferable.			

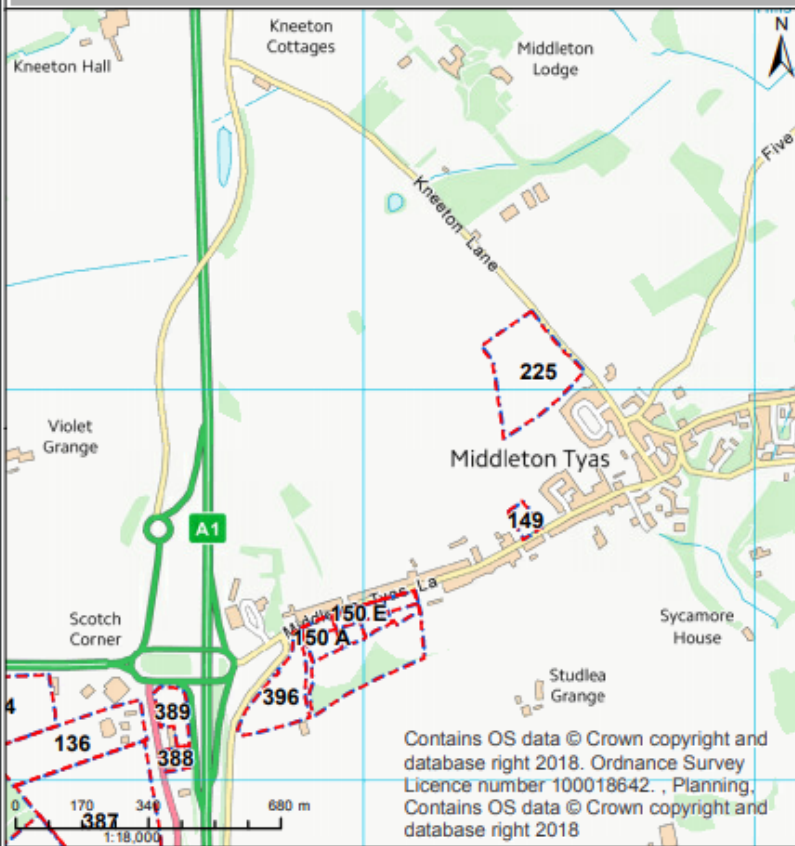
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map



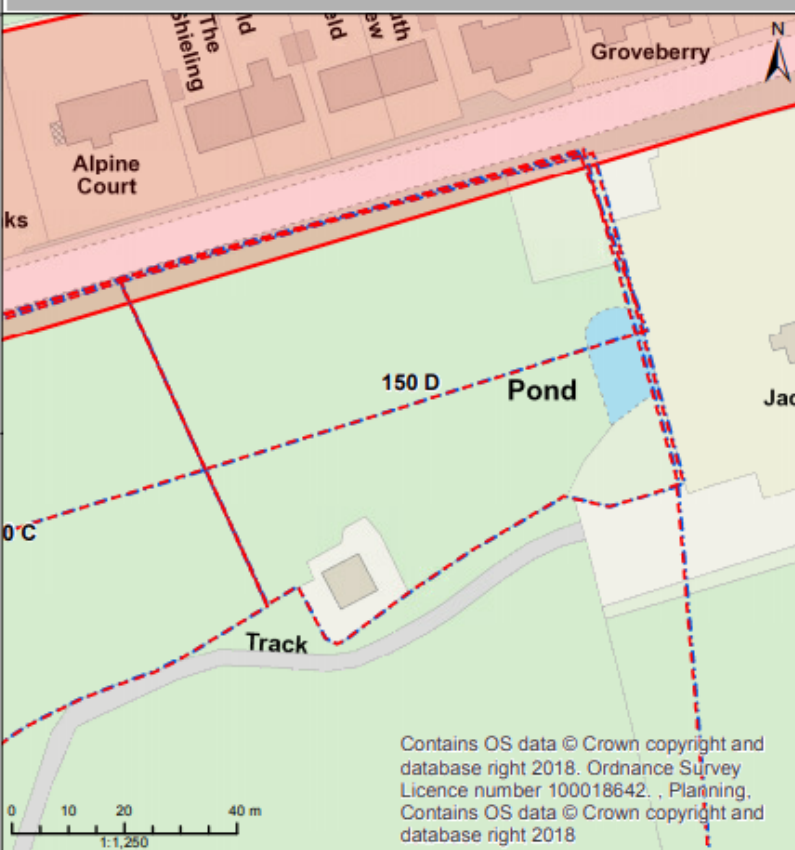
### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary



<b>Site Reference</b>	150D			
<b>Site Name &amp; Location</b>	Site D, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Housing South – Open Countryside West – Fields</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) to the north. Adjacent to build confines to the east. Site is flat. Concerns with regards to creating linear development.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<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"/>
	The site is adjacent to existing development limit (CP4) to the north and adjacent to the build confines to the east. Concerns with regards site creating linear development as well as development remote from the village centre. The site may be developable for an appropriate scale of development reflecting the location, subject to the achievement of a suitable access and any abnormal costs (if relevant) being resolved.			

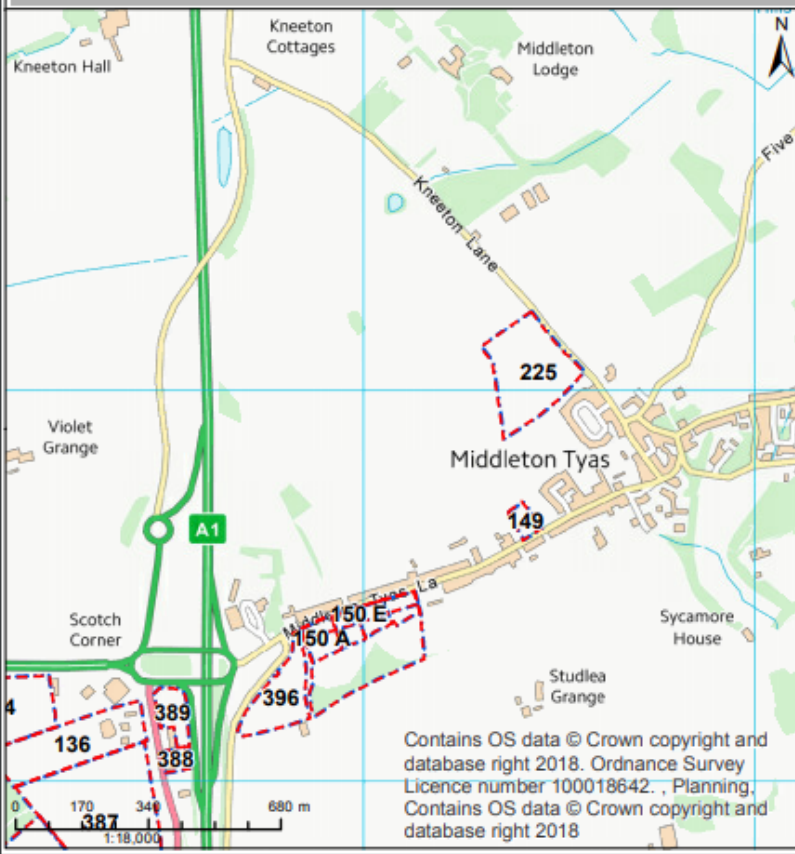
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map

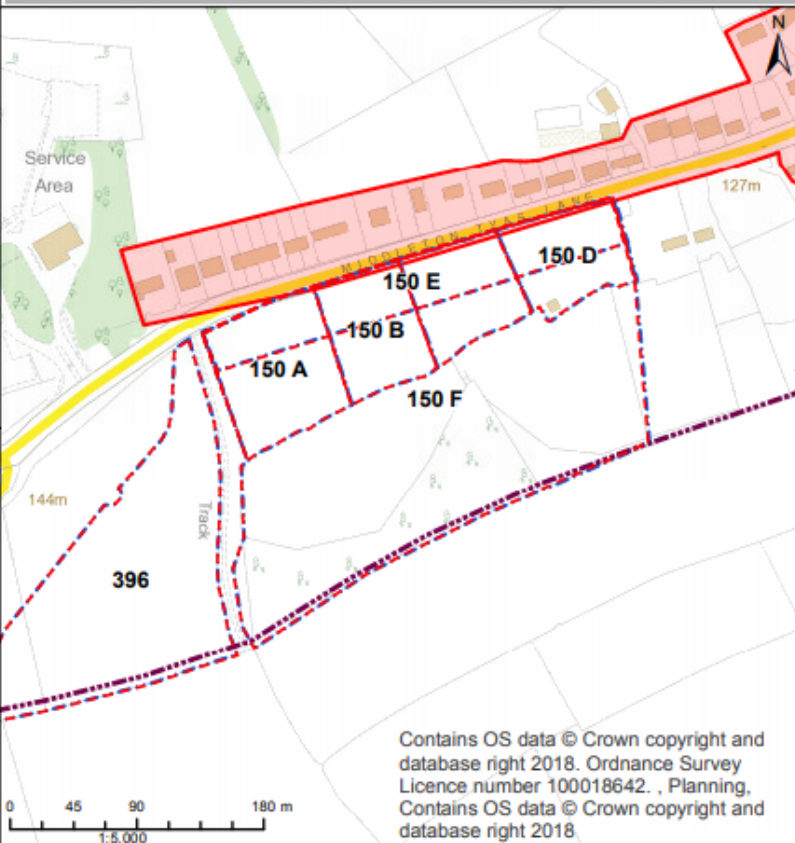


### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	150E			
<b>Site Name &amp; Location</b>	Site E, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Fields/Housing South – Open Countryside West – Fields/Scotch Corner Junction</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Adjacent to existing development limit (CP4) to the north. Site is flat. Significant concerns with regards creating linear development as well as development remote from the village centre.			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<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"/>
	The site is adjacent to existing development limit (CP4) to the north however there are significant concerns with regards site creating linear development as well as development remote from the village centre. A smaller alternative site to the east adjacent to the existing build confines would likely be preferable.			

### ArcGIS Web Map

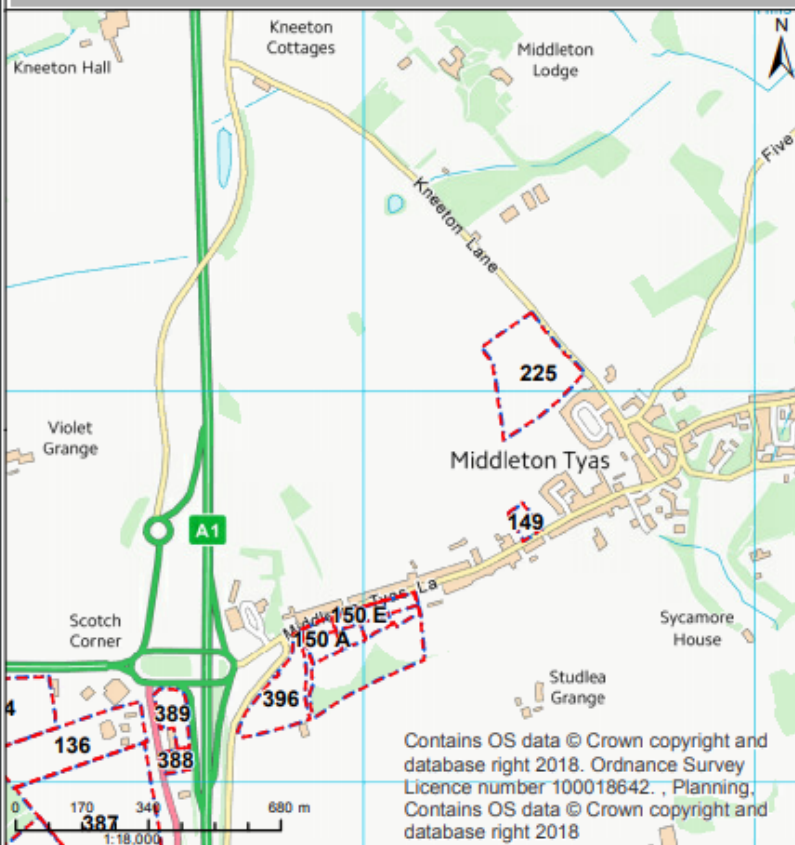


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### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map



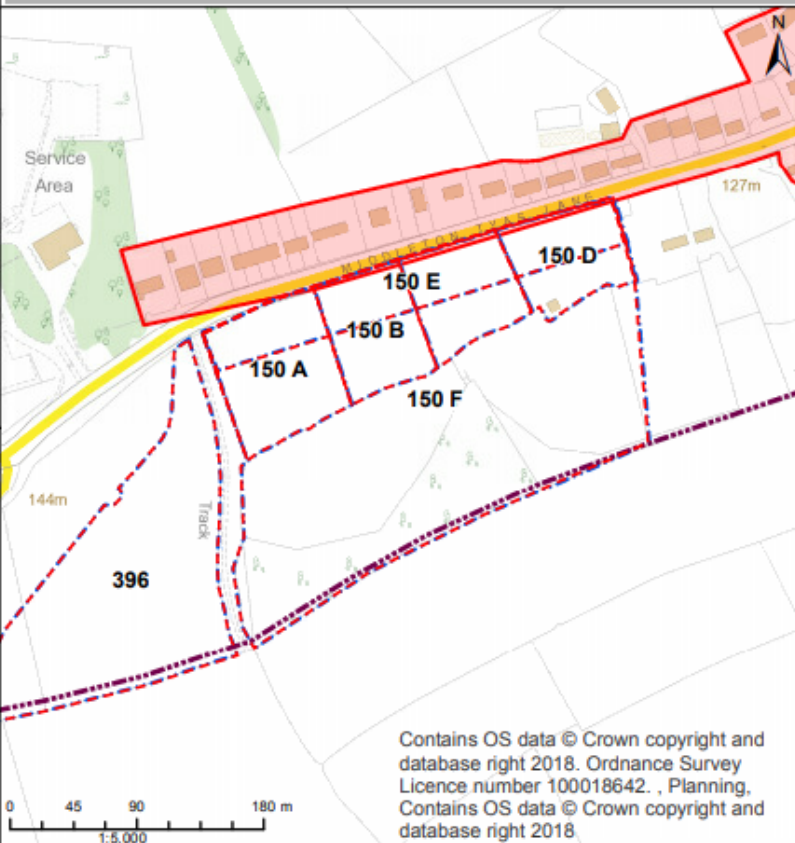
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### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	150F			
<b>Site Name &amp; Location</b>	Site F, Land West of Jacobs Croft, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural Fields and wooded area to the south.</p> <p>No recent relevant planning history on site.</p> <p>North – Housing East – Fields/Housing South – Open Countryside West – Scotch Corner Junction</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	<p>Adjacent to existing development limit (CP4) to the north. Site is flat. Significant concerns with regards creating linear development as well as development remote from the village centre. Further concerns with regards to size and scale of proposed site. Wooded area to the south of the site may have potential for ecology and biodiversity.</p>			
<b>Site Suitability - Infrastructure &amp; Accessibility</b> (Services, Constraints, Access to and Visibility of Highway, Public Rights of Way, Proximity to Services)	Access likely off Middleton Tyas Lane. Acceptability subject to meeting the requirements as set out by Highways Authority.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Single landowner making available for development.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	No developer interest known.			
<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>The site is adjacent to existing development limit (CP4) to the north however there are significant concerns with regards site creating linear development as well as development remote from the village centre. The site is also of a scale which is unlikely to be required in Middleton Tyas at this time. A smaller alternative site to the east adjacent to the existing build confines would likely be preferable.</p>			

### ArcGIS Web Map

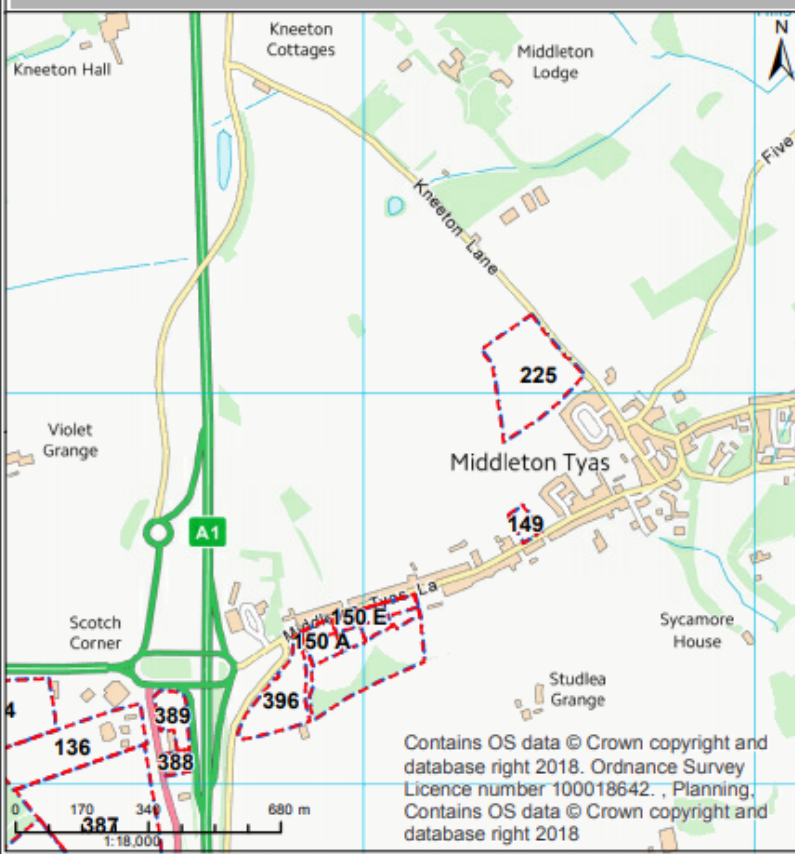


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### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map



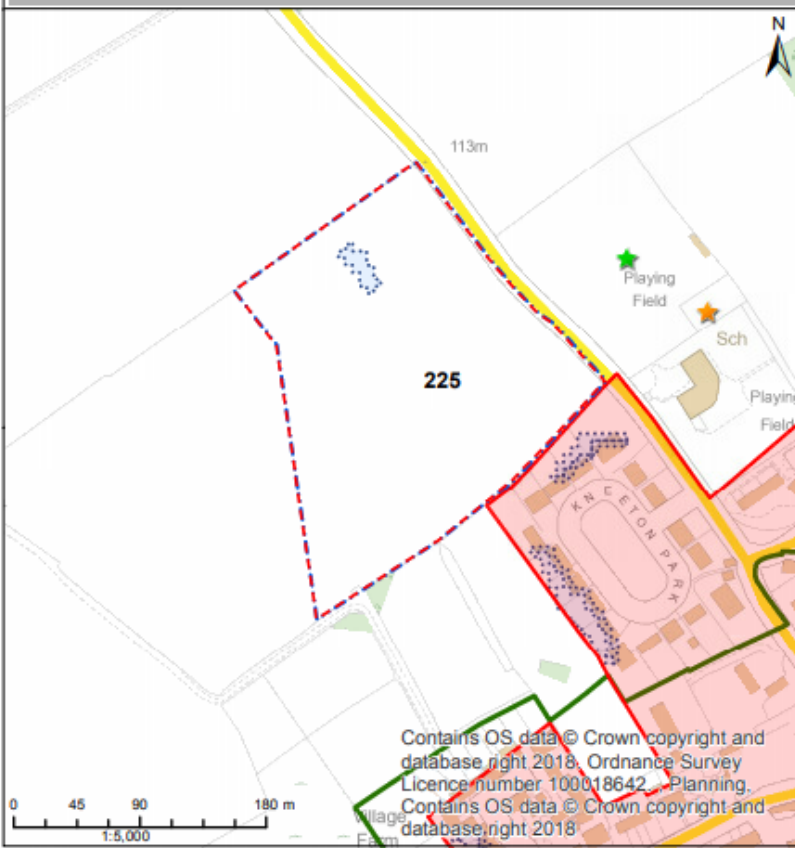
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### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary

<b>Site Reference</b>	225			
<b>Site Name &amp; Location</b>	Land off Kneeton Lane, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	<p>Agricultural land</p> <p>14/00779/OUT - Outline Application for Residential Development Comprising of Up To 35 Dwellings Approved Tue 13 Sep 2016</p> <p>18/00177/AORM - Approval of Reserved Matters Application Following Outline Approval of Planning Permission 14/00779/OUT for Access, Appearance, Layout, Scale and Landscaping for 35 Dwellings (As Amended) – Granted.</p> <p>North – Open Countryside East – Primary School, Recreation Sports Ground South – Kneeton Park, Housing West – Open Countryside</p>			
<b>Site Suitability - Policy Restrictions &amp; Site Features</b> (Topography, Ground Conditions, Flood Risk, Heritage Assets, Archaeology, Ecology & Biodiversity & Surrounding Features)	Part of site to the south adjacent to existing development limit (CP4). Site is flat. Site is suitable for development with outline planning permission granted and reserved matters application 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 outline planning permission granted and reserved matters application granted.			
<b>Site Availability</b> (Ownership, Timescales, Tenancies, Legal Matters)	Site is suitable for development with outline planning permission granted and reserved matters application granted.			
<b>Site Achievability &amp; Economic Viability</b> (Abnormal Costs, Additional facility requirements, Developer Interest, Negotiations, Build out rate, Predicted Supply)	Site is suitable for development with outline planning permission granted and reserved matters application granted.			
<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 suitable for development with outline planning permission granted and reserved matters application granted for 35 dwellings.			

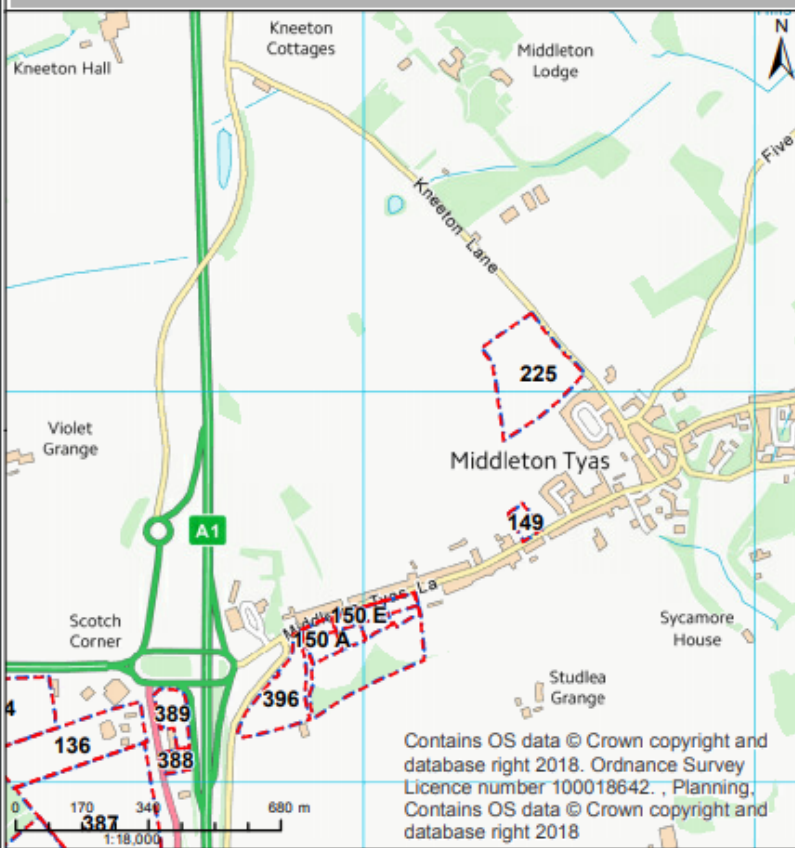
### ArcGIS Web Map



### Legend

- Call for sites 2017
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- Conservation Areas
- District Boundary

### ArcGIS Web Map



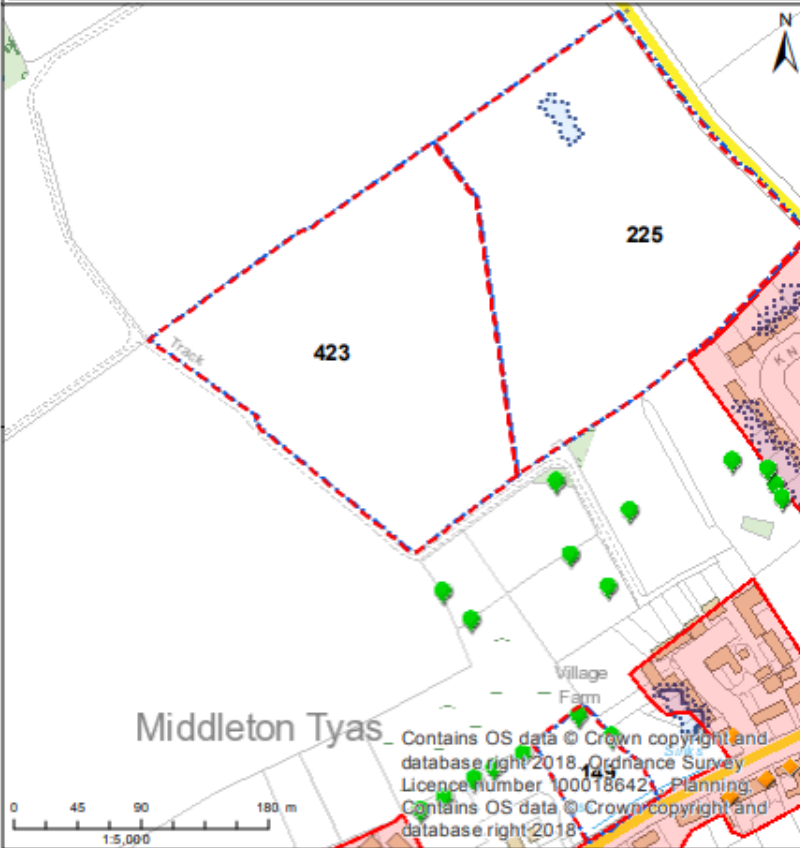
### Legend

- Call for sites 2017
- SHLAA 2017
- District Boundary



<b>Site Reference</b>	423			
<b>Site Name &amp; Location</b>	Land SW of Kneeton Park, Middleton Tyas			
<b>Land Use &amp; Planning History</b> (Existing Use, Adjacent Uses, Planning History)	Agricultural land  North – Open Countryside East – Site 225 South – Agricultural fields West – Open Countryside  No 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 generally flat. The site is not within or adjacent to development limits (CP4). The landscape offers extensive open views across undeveloped skylines and is considered as important in landscape sensitivity.			
<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	6-10 Years	11-15 Years	Discounted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The site is not within or adjacent to development limits and so therefore is not suitable for the inclusion within the SHLAA.				

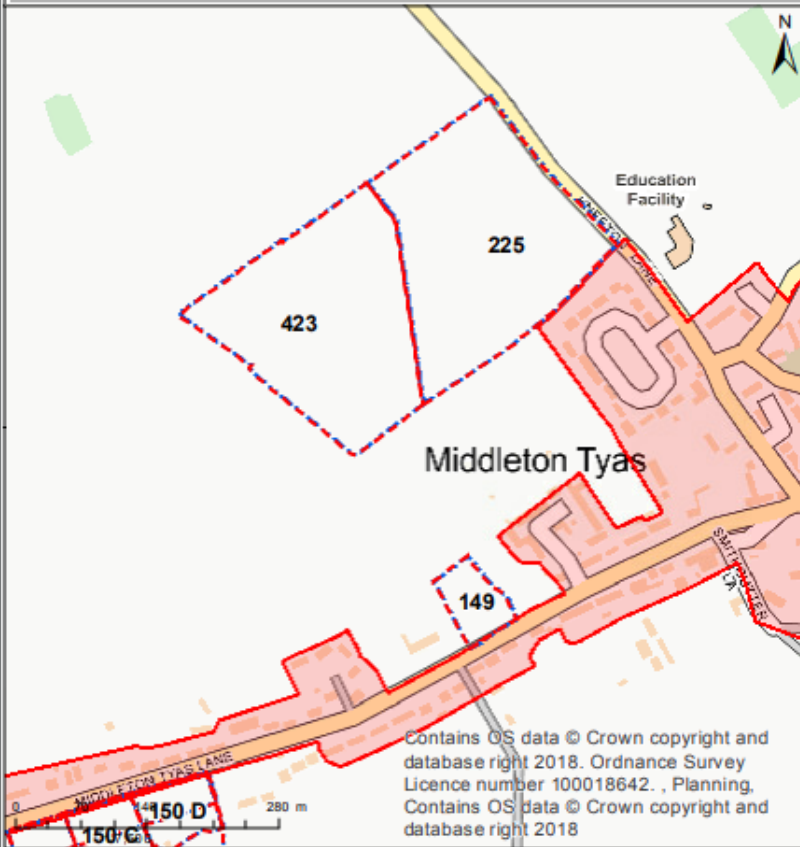
### Middleton Tyas



### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- ◆ Listed Buildings
- Play\_Areas**
- ★ Equipped Play
- ★ Recreation
- Footpath
- Bridleway
- Byway Open to All Traffic
- Restricted Byway
- ★ TPOs
- SHLAA 2017
- Development Limit Boundary
- Surface Water 1 in 30yr
- District Boundary

### Middleton Tyas



### Legend

- Call for sites 2017
- RDC\_District\_Boundary
- SHLAA 2017
- Development Limit Boundary
- District Boundary