



Appendix 7 Masham Sites

7.1 To view an interactive map of all SHELAA sites in Masham please click on the link in the box below. The map will take a few moments to load. Once open you can search, filter, zoom in and out, and print the maps using the buttons in the top left-hand corner of the screen.

Masham map

[Click here to view Masham map](#)

Site Ref: M1			
Settlement: Masham	Location: Allotments at Brewery Gardens	Land Type: Greenfield	Site Area (ha): 2.6208
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.97	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies on the northwest edge of the settlement and comprises allotments. The site bounds the A6108 to the west and there is development to the east and south of the site. The south east corner of the site adjoins the conservation area. Development of the site would result in the loss of allotments provision which would need to be replaced or robustly justified. Almost all of the site is in an area at risk of flooding (Flood Zones 2 and 3) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.1 Site M1

Site Ref: M2			
Settlement: Masham	Location: Land at Leyburn Road	Land Type: Greenfield	Site Area (ha): 3.1313
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.35	Assumed density (dph): 30

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Site Ref: M2			
Settlement: Masham	Location: Land at Leyburn Road	Land Type: Greenfield	Site Area (ha): 3.1313
Currently suitable? No	Suitability notes: The site comprises a field separated from the urban edge of the town by allotments (site M1). Most of the site is in an area at risk of flooding (Flood Zones 2 and 3) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. However, on its own development of the site would appear detached from the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.2 Site M2

Site Ref: M3			
Settlement: Masham	Location: Land to the south of Swinton Road	Land Type: Greenfield	Site Area (ha): 2.0723
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.55	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two fields on the south western edge of the settlement, lying to the south of Swinton Road. The western boundary runs through the middle of one of the fields. Residential development lies to the north and north-east, open countryside lies to the south and west and to the south east of the site is an industrial site. Trees along the northern site boundary are protected by a TPO and the conservation area boundary adjoins the north eastern part of the site. Half of the site lies in an area at risk of flooding (Flood Zones 2 and 3) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. Development of the remainder of the site on its own would create an incongruous built form.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.3 Site M3

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Site Ref: M4			
Settlement: Masham	Location: Land at Thorpe Road	Land Type: Greenfield	Site Area (ha): 4.3696
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.28	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural fields and lies to the east of Thorpe Road. An industrial estate lies opposite the site with residential development to the north. Trees within and on the western site boundary are protected by TPOs and the north east corner of the site abuts the conservation area. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscape provision.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 98	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 98	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.4 Site M4

Site Ref: M5			
Settlement: Masham	Location: King's Head Farm	Land Type: Greenfield	Site Area (ha): 0.7786
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.70	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises Kings Head Farm house and garden in the middle of a small grass field. The site is in the conservation area. There is residential development to the north and west of the site and a track runs north to south through the western part of the site providing access to adjacent farm land. The view of the Highway Authority is that the site cannot be accessed: it has no direct connection/frontage to a highway maintainable at the public expense and Park Drive is a private road not an adopted highway.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.5 Site M5

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Site Ref: M6			
Settlement: Masham	Location: Land south east of King's Head Farm	Land Type: Greenfield	Site Area (ha): 5.0666
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.29	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises part of a large agricultural field detached from the edge of the settlement. It adjoins site M4 on its western boundary and sites M5 and M7 on its northern boundary. The site would be a suitable location for development but cannot be developed on its own as it has no frontage with an adoptable road.		
Currently available? Yes	Availability notes: The site has not been marketed but has been promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.6 Site M6

Site Ref: M7			
Settlement: Masham	Location: Land east of King's Head Farm	Land Type: Greenfield	Site Area (ha): 0.6015
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.54	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a small grass field in the conservation area, adjacent to the church yard and to the south east of the Grade II* listed Church. To the north and north west of the site there is residential development with agricultural land to the south. The view of the Highway Authority is that the site cannot be accessed by an adoptable road.		
Currently available? Yes	Availability notes: The site has not been promoted but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.7 Site M7

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Site Ref: M8 (Draft Allocation - housing)			
Settlement: Masham	Location: Land north of Swinton Road	Land Type: Greenfield	Site Area (ha): 2.1951
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.65	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises parts of two grass fields lying to the north of Swinton Road. A housing estate and children's play area lie to the east of the site with agricultural land to the north, south and west. Trees along the site frontage with Swinton Road are protected by a TPO. The site is considered to be a suitable location for residential development but the design and layout would need to address the TPOs on the site.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 49	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 49	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.8 Site M8

Site Ref: M12			
Settlement: Masham	Location: Land at Fearby Road	Land Type: Greenfield	Site Area (ha): 2.6572
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.99	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises 2 fields that lie between Fearby Road and the A6108 Leyburn Road on the north-western edge of the town. There is agricultural land to the north, the west and the north-east of the site. An employment site lies to the south, while a detached house (converted to apartments) in extensive grounds lies to the south-east, which has the effect of separating the site from the edge of the town. Most of the site is in an area at risk of flooding (Flood Zones 2 and 3, including 3b) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. However, on its own development of the site would appear detached from the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes: Not achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.9 Site M12

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Site Ref: M13 (Draft Allocation - housing)			
Settlement: Masham	Location: Land at Thorpe Road (smaller site), Masham	Land Type: Greenfield	Site Area (ha): 3.5725
Source: Site survey	Proposal: Residential	Size of net residential area (ha): 2.6794	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural fields and lies to the east of Thorpe Road. An industrial estate lies opposite the site with residential development to the north. Trees within and on the western site boundary are protected by TPOs and the north east corner of the site abuts the conservation area. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscape provision.		
Currently available? Yes	Availability notes: Development of the site is considered viable and achievable.		
Currently achievable? Yes	Achievability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Potential yield: 80	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 20	For phasing years 6 - 10: 60	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.10 Site M13

Site Ref: M14			
Settlement: Masham	Location: Auction Mart, Masham	Land Type: Brownfield	Site Area (ha): 1.0346
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.9311	Assumed density (dph): 30
Currently suitable? Yes	Suitability notes: A previously developed site in the north of the town. The site was formally the Masham Auction Market however the buildings associated with this use have been demolished and only concrete bases and hardstanding remain. The Masham Conservation Area lies adjacent to the eastern site boundary - development would need to be modest in height, with key areas of the site left open in order to minimise impact on the setting of the conservation area. NYCC have indicated that some measures will be required to mitigate transport and/or accessibility related problems.		
Currently available? Yes	Availability notes: The site has been submitted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 27	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 27	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 7.11 Site M14