

Harrogate District Local Plan: Strategic Housing and Economic Land Availability Assessment



November 2016

Information

Information

I Information

Tell us what you think about the Strategic Housing and Economic Land Availability Assessment (SHELAA)

- I.1** Harrogate Borough Council is holding a six week consultation between 11 November and 23 December 2016 on its Strategic Housing and Economic Land Availability Assessment (SHELAA).
- I.2** The SHELAA provides details of:
- sites submitted to the council as being available for development;
 - details of the methodology used to assess the suitability, availability and achievability of sites for housing or economic development;
 - indicative housing land trajectory; and
 - summaries of all site assessments and associated mapping.
- I.3** The SHELAA is an important part of the evidence base used to inform the preparation of the Draft Local Plan, but it is not a planning decision making document and it does not, therefore, determine if a site should be allocated for development: the allocation of sites for future housing or economic development are identified in the Harrogate District Draft Local Plan. However, we have decided to consult on the SHELAA in order to allow people to comment on all the sites submitted to us.
- I.4** Those sites that the council believes should be allocated for development can be viewed in the Harrogate District Draft Local Plan (policy HS10 and section 10 Delivery and Monitoring). The Draft Local Plan and documents setting out the sustainability appraisal, habitats regulation assessment and equalities analysis of the draft policies and site allocations are also available for consultation. You can read and comment on these documents via the council's portal at consult.harrogate.gov.uk

Differences between the SHELAA and the Sustainability Appraisal

- I.5** The SHELAA and the Harrogate District Local Plan Draft Sustainability Appraisal (SA) both provide assessments of potential development sites, but they assess the sites in different ways and therefore may seem to come to differing conclusions about a site. Assessments within the SHELAA look at whether you *could* develop a site, but it does not determine if a site should be allocated; whereas the sustainability appraisal provides a far more detailed assessment of each site and make recommendations about which sites *should* be developed.
- I.6** It is also important to note that the SHELAA is a snapshot in time, with the information contained within it being correct up until 31 March 2016; whereas the information in the SA is correct up to 20 October 2016.⁽¹⁾ This means that there may be differences in the information they provide e.g. a site submitted after the 31 March 2016 may appear in the SA but not in the SHELAA or, a site that appears in the SHELAA may subsequently have gained planning permission and therefore has not been assessed as part of the SA.

1 This is the date when the SA was signed off by the Cabinet Member of Planning and Sustainable Transport.

I Information

- I.7** If you wish to view the site assessments carried out as part of the SA these can be found at appendix 7 and 8 of the Harrogate District Local Plan Draft Sustainability Appraisal.

Format of the document

- I.8** The SHELAA is arranged by settlement, rather than parish, with the district's larger settlements appearing first and the district's villages appearing in alphabetical order thereafter.⁽²⁾ There is a map at the beginning of each section that shows the sites submitted in that settlement; there is also an assessment table for each site.

Submitting your comments

- I.9** The consultation is taking place between 11 November and 23 December 2016. You can submit your comments at any point during this period, but we would recommend that you do not leave it until the last day. You can send us your comments in a number of ways but we would encourage you to register and submit them online via the consultation portal at consult.harrogate.gov.uk

Registering with the consultation portal

- I.10** To submit your views using the consultation portal you must first login into the system; you will not be able to view the questions or enter your comments until you have logged in. If you are not currently on our Local Plan database you will need to register with our consultation system first. You can register at consult.harrogate.gov.uk
- I.11** Registering with the system is a two step process; please make sure that you have completed both parts or you may find that you cannot login.
- I.12** If you have already set up an account please **DO NOT** register again, (if you are already registered with our consultation database you will probably have received an email notifying you about the Draft Local Plan consultation). If you are already registered and have forgotten your username and/or password click on the 'Login/Register' button and follow the instructions.
- I.13** You only need to register as an 'Agent' if you are a planning agent i.e. a professional submitting comments on behalf of landowners and/or stakeholders.

2 Larger settlements refer to Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge.

- I.14** Click on the 'Add Comments' tab, (see Figure I.1), to open up the comment box; enter your comments and click on the green button to submit. You can also save your comments in draft and submit them later.



Figure I.1 Add Comments tab

- I.15** You can also send your comments by post. Please make sure you include your full name and address with any comments you submit, we cannot accept comments submitted anonymously, or with only a name and email address:

Planning Policy
 Planning and Development
 P.O. Box 787
 Harrogate
 HG1 9RW

- I.16** Please only use one method of reply to avoid duplication of representations. All comments must be received by 4.30pm on Friday 23 December 2016. Comments received after this date will not be considered to be duly made and may not be taken into account when finalising the Local Plan.

Where to find the information

- I.17** All consultation documents are available to view online via the council's consultation portal at consult.harrogate.gov.uk. Printed version of the main consultation documents are available to view at the following locations during normal office hours:

- Council Offices, Crescent Gardens, Harrogate, HG1 9SW
- Knaresborough House, High Street, Knaresborough, HG5 0HW
- Ripon Town Hall, Market Place South, Ripon, HG4 1DD
- Libraries across the district

- I.18** Evidence base documents, which provide information to support the policies and allocations within the Draft Local Plan, are also available via the portal and the council's Local Plan evidence base web page.

I Information

Exhibitions

I.19 The Planning Policy team will be hosting a number of exhibitions throughout the consultation period so you can come along and talk to Planning Policy officers about the SHELAA and the Draft Local Plan. Exhibitions are being held as:

- **Saturday 12 November 2016:** Ripon Community House, 10am-3pm
- **Tuesday 15 November 2016:** Masham Town Hall, 2-7pm
- **Thursday 17 November 2016:** Pateley Bridge Methodist Chapel, 2-7pm
- **Saturday 19 November 2016:** Knaresborough Methodist Chapel, Gracious Street, 10am-3pm
- **Tuesday 22 November 2016:** Boroughbridge Jubilee Room, 2-7pm
- **Wednesday 23 November 2016:** Ripon Town Hall, 2-7pm
- **Thursday 24 November 2016:** Knaresborough House, 2-7pm
- **Saturday 26 November 2016:** Harrogate Wesley Centre, 10am - 3pm
- **Tuesday 29 November 2016:** Green Hammerton Village Hall, 2-7pm
- **Wednesday 30 November 2016:** Harrogate Baptist Church, 2-7pm

How will we use the information you give us?

I.20 We will take the views and suggestions received through consultations into account when finalising our plans. Once your comments have been submitted they will be checked and added to the on-line consultation system where you will be able to see your comments and those that have been made by others, (please be aware that comments not submitted via the portal may take longer to appear on the system). Your name, organisation if applicable, and comments will be displayed publicly, but no other personal information will be published.

Data Protection Statement

I.21 The consultation process requires you to supply personal information about yourself. The purpose of collecting these details is to help us understand who is contributing to our consultation process and so the council can keep you informed of the next steps in the process. Information will be stored on the Local Plan consultation portal and used solely in connection with the Local Plan and in accordance with the Data Protection Act 1988. Representations will be available to view on the council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

Next steps

I.22 Following the close of the consultation period we will consider your comments, gather further evidence where required and redraft the Local Plan. We will then ask for your views on a publication version and ask whether the revised Local Plan meets the government's test of soundness. Once the council is satisfied it plan is sound we will formally submit the Local Plan to the government for inspection. At this point an examination in public will take place, it is anticipated that the plan will be adopted late in 2018.

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Executive Summary

Executive Summary

- i** The Strategic Housing and Economic Land Availability Assessment (SHELAA) has been developed to determine the potential housing and economic supply from identifiable land within Harrogate district over the next 20 years. This time frame accords with the plan period for the emerging Harrogate District Local Plan and the SHELAA will inform the preparation of that plan.
- ii** The SHELAA report contains the following:
- Details of the methodology used to assess the suitability, availability and achievability of sites for housing or economic development;
 - Analysis of findings from the site assessments;
 - Indicative housing land trajectory;
 - Summaries of all site assessments and associated mapping.
- iii** The housing requirement for the emerging Local Plan will be based on the evidence provided by the Strategic Housing Market Assessment (SHMA).⁽³⁾ The SHMA has identified a requirement for a figure of 557 dwellings per annum for the period 2014 to 2035, which gives an overall housing requirement for the plan period of 11,697 dwellings. Since the start of the plan period in 2014, 685 dwellings have been completed in district. There is a requirement, therefore, to identify land that could potentially accommodate a minimum of 11,012 dwellings in the remainder of the plan period.⁽⁴⁾
- iv** The SHELAA should, however, identify a higher number of potential sites than the requirement set by the latest housing or employment land position. Without a considerable supply of land for housing or economic development over the plan period, there

is a danger that sites may not come forward as expected, therefore compromising the ability to deliver sufficient housing or employment in the district. Identifying a number of potential sites also ensures that there is a choice in the selection of sites for allocation within the emerging Harrogate District Local Plan.

- v** The SHELAA has identified that a total of 30,484 dwellings could potentially be delivered on sites assessed as suitable, available and achievable and 41.3 hectares of land for economic development.

3 Please see supporting documents for further details.

4 This will be made up of sites with planning permission that are under construction, or not yet started, in addition to new allocated sites.

Main report

1 Introduction

Why produce a SHELAA?

- 1.1** The National Planning Policy Framework (NPPF) requires that Local Planning Authorities (LPAs) maintain an adequate supply of housing land in their area. As part of this, they must establish realistic assumptions about the supply of suitable and available deliverable housing land within their area through the preparation of housing land availability assessments.
- 1.2** The NPPF also requires LPAs to use evidence to assess the existing and future supply of land available for economic development, and its sufficiency and suitability to meet identified needs. The NPPF notes that this should be undertaken at the same time or combined with housing land availability assessments to support an integrated approach to sustainable development. The Planning Practice Guidance (PPG) sets out the process of undertaking a combined assessment.
- 1.3** The council had previously produced a Strategic Housing Land Availability Assessment (SHLAA), with the most recent SHLAA update being published in 2013. In line with the NPPF and PPG the assessment of housing and employment sites availability has been combined into a single assessment document, the Strategic Housing and Economic Land Availability Assessment (SHELAA). The 2016 SHELAA, therefore, replaces all previously published SHLAA assessments.
- 1.4** For the first time, an assessment of land availability for Travellers accommodation has been integrated into the preparation of the SHELAA. The national planning policy for Travellers, as with conventional forms of housing, requires LPAs to:

- Identify and update annually a supply of specific and deliverable sites.
- Identify a supply of specific, developable sites or broad locations for growth for new pitches for years 6-10 and, where possible, for years 11-15.

- 1.5** If there is insufficient supply to meet need then this will be a material consideration in the determination of any relevant planning applications.

What is a SHELAA?

- 1.6** The SHELAA is a technical document comprising a list of sites that might have some potential for housing or employment at some stage in the future. It forms part of the evidence base to support the delivery of housing and employment land in the district and will be used to inform the preparation of the Local Plan by:

- Providing an objective survey of potential housing and employment sites through an assessment of site suitability, availability, achievability and viability in accordance with national guidance.
- Identifying issues that need to be resolved in selecting appropriate sites for development.
- Ensuring a supply of sites to meet the housing and employment requirement for the district.
- Reviewing progress in the development of sites with planning permission.

What is the SHELAA's role?

- 1.7** The SHELAA is an important part of the evidence base to inform the preparation of the emerging Local Plan and demonstrate that enough land can be identified to meet policy requirements. It is not a planning decision making document and it does not, therefore, determine if a site should be allocated for development or whether planning permission will be granted for development:

1 Introduction

the allocation of sites for future housing or economic development will be identified through the emerging Harrogate District Local Plan or Neighbourhood Plans. It does, however, as set out above make realistic assumptions about the availability, suitability and deliverability of land to meet the identified housing and employment need over the plan period.

- 1.8** Sites that are identified in the SHELAA would be required to be further tested by the planning application or allocation processes including consideration of sustainability and planning criteria, development plan policies and consultation before they could be deemed suitable in planning terms.
- 1.9** The inclusion of a site in the SHELAA does not preclude it from being developed for other suitable uses and nor does the exclusion of a site from the SHELAA preclude the possibility of planning permission being granted for residential or employment development on it.

Policy Context

- 1.10** The council uses the current Harrogate District Local Plan consisting of the Local Plan (2001 and Selective Alteration of 2004) and its associated policies map, the Core Strategy (2009) and local planning guidance to determine planning applications, alongside national planning guidance set out in the NPPF.
- 1.11** The council is currently working on the preparation of a single Harrogate District Local Plan. This will cover the period to 2035. The timetable for the preparation of the Local Plan is set out in the latest Local Development Scheme which is available on the website.

Housing Land Requirement

- 1.12** The council is required to consider the Objectively Assessed Need (OAN) for housing for its area, and make appropriate provision for that figure in its Local Plan. In order to determine the OAN for Harrogate district a Strategic Housing Market Assessment (SHMA) has been undertaken. Taking as its starting point official population and household projections the SHMA considered whether it was then appropriate to make an upward adjustment to these figures to reflect housing need, market signals and potential economic performance.
- 1.13** The SHMA determined a need for 557 dwellings per annum for the period 2014 to 2035, which gives a housing requirement for the plan period of 11,697 dwellings. Whilst this has yet to be confirmed as the Local Plan housing requirement figure, it provides the most up-to-date information and is, therefore, used to assess the potential housing land supply against.
- 1.14** Since the start of the Plan period in 2014, 685 dwellings have been completed in the district. There is a requirement, therefore, to identify land which could potentially accommodate a minimum of 11,012 dwellings in the remainder of the plan period.⁽⁶⁾
- 1.15** The SHELAA should identify a higher number of potential sites than the requirement set by the latest housing land supply position. Without a considerable supply of land for housing over the plan period, there is a danger that sites may not come forward as expected, thereby compromising the ability to deliver sufficient housing in the district. Identifying a number of potential sites also ensures that there is choice in the selection of sites for allocation within the emerging Harrogate District Local Plan.

6 This will be made up of sites with planning permission that are under construction or not yet started in addition to new allocated sites.

Employment Land Requirement

- 1.16** The Local Plan needs to provide enough employment land to ensure there is sufficient space available for both existing businesses to expand and new businesses to start up or relocate from other areas. To determine how much employment land might be needed, the Employment Land Review (ELR) has analysed the future demand for employment land in the district up to 2035. The ELR considers the existing market, forecast demand for employment land as well as a review of the existing portfolio of sites and future supply of available land for employment purposes.
- 1.17** Overall, the ELR recommended the allocation of an additional 20-25 hectares (ha) of developable employment land for the period up to 2035 in order to meet the projected levels of additional B1 and B8 floor space needed, replace existing employment sites that may be lost to other uses (e.g. as a result of permitted development rights) and to allow flexibility and choice in the market.
- 1.18** As with housing land, it may be appropriate to identify more sites than the recommended employment land allocation would indicate to provide choice and a degree of flexibility in the event of sites not coming forward as expected.

Travellers Accommodation Requirement

- 1.19** A study of Traveller accommodation needs was undertaken in 2013, which identified that the estimated extra pitch provision required for the next 15 years is 7 pitches. This represents five pitches in the period 2013-2017 and one pitch each in the periods 2018-2022 and 2023-2028.
-

2 Methodology

2 Methodology

2.1 The SHELAA has been undertaken in accordance with the approach set out in the SHELAA methodology and with regard to advice in the PPG on SHELAA (set out in Figure 2.1).

2.2 The methodology was revised and subject to consultation with the SHELAA working group

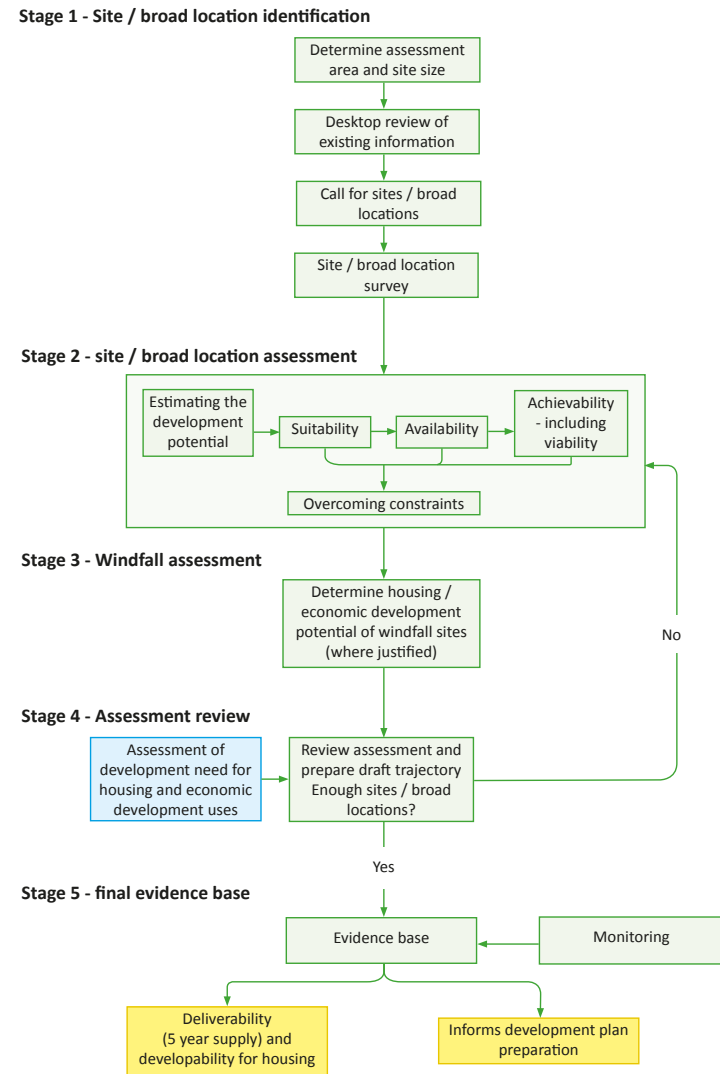


Figure 2.1 Housing and Economic Land Availability Assessment Flow Chart

Consultation and Stakeholder Engagement

- 2.3** National guidance stresses the importance of working with external partners in order to ensure robustness and transparency. A working group consisting of representatives from the development industry and other interested parties has been set up to act as a 'critical friend' to the SHELAA process.
- 2.4** The working group met on the 30 September 2014 to discuss various issues relating to revisions to the SHELAA methodology. In January 2016, members of the working group were invited to comment on a draft methodology before it was finalised. In response to comments received, some minor amendments were made to the methodology including development lead in times for housing sites and employment land plot ratios. The comments received and the council's response to them can be viewed on the website.
- 2.5** In January 2016, the list of sites received in response to the call for sites (see para 2.7) was published on the council's website: this was for information only.

Sites Identified

- 2.6** The SHELAA guidance sets out details of potential sources of land. These are split into those already in the planning process and those that are not. These are as follows:

Sites in the Planning Process

- Existing housing allocations and site development briefs.
- Land allocated (or with permission) for employment or other land uses which are no longer required for those uses.
- Unimplemented/outstanding planning permissions.
- Planning permissions for housing that are under construction.

Sites not Currently in the Planning Process

- Vacant and derelict land and buildings.
- Surplus public sector land.
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development.
- Additional housing opportunities in established residential areas, such as under-used garage blocks.
- Sites in rural settlements and rural exception sites.
- Urban extensions.
- New free standing settlements.

Call for Sites

- 2.7** In September/October 2014, landowners, developers and agents were invited to put sites forward for assessment through a 'call for sites'. This was followed by a further opportunity to submit sites as part of the Harrogate District Local Plan Issues and Options consultation in 2015. All sites submitted up until the end of January 2016 have been included in this SHELAA. Sites submitted after this date will be assessed and included in the next SHELAA when it is updated: this is expected to be published in spring 2017, although this does not preclude a site from being considered for inclusion in the Draft Harrogate District Local Plan. (Maps of sites submitted after 31 January 2016 can be viewed at Appendix 19 'New Sites'.)
- 2.8**
- 2.9** Landowners and agents submitted over 460 sites for housing and employment as part of the 'call for sites' many of which fall under the categories outlined above: these provided the starting point for identifying the potential housing and employment land supply.

3 Site Assessment Analysis and Conclusions

3 Site Assessment Analysis and Conclusions

Site Assessment

- 3.1** Following an initial assessment of sites a number were discounted in line with the methodology as they were below the site size threshold of five dwellings or they were no longer available. A list of sites that were discounted at this stage and the reasons for this are included at Appendix 1 Appendix 1 'Excluded Sites'.
- 3.2** Each of the remaining sites were then assessed to determine whether and when the sites were likely to be developed. Each site was assessed on the basis of its:
- Suitability for development;
 - Availability for development;
 - Achievability for development.

Assessing Suitability

- 3.3** In considering suitability for development, sites were assessed on the basis of:
- Policy restrictions;
 - Physical problems or limitations;
 - Potential impacts;
 - Environmental conditions.
- 3.4** Sites with planning permission or subject of an extant Local Plan allocation will have been assessed as suitable for development at the time permission was granted or the site allocated. However, they were reassessed to determine that this remained the case or assumptions previously made remained appropriate.

Assessing Availability

- 3.5** Each site was assessed on the basis of its likely availability. Information was provided by promoters of individual sites to confirm availability or any impediments such as legal or ownership issues to this. This was supplemented by further investigations where needed.
- 3.6** In general, a site is considered available when, based on information gathered, there are no issues that would prevent the site from being developed i.e. the developer is ready to develop or a landowner has agreed to sell. Sites that have been submitted for consideration by landowners are assumed to be 'available'.

Assessing Achievability

- 3.7** Consideration was then given to the prospects of each site being realistically developed at a particular point in time. This included consideration of a number of factors including:
- Market factors – current or potential future market demand, land value for residential/employment use versus existing and potential competing uses, attractive location for development;
 - Cost factors – significant site preparation/remediation costs, measures required to rectify identified constraints, planning obligation costs;
 - Delivery factors – relocation of existing users, realistic build out rates, phasing, developer capacity.
- 3.8** The assessment of achievability considers whether a site is deliverable i.e. will it be developed within the first five year period of the SHELAA, developable i.e. likely to come forward in a later delivery period or not developable i.e. the constraint to development is severe and it is not known when it might be overcome.

Site Assessment Analysis and Conclusions 3

Overcoming Constraints

- 3.9** Where constraints to successfully developing a site were identified, consideration was given as to whether it was possible to overcome these constraints. If it was possible to overcome these constraints, consideration was given to the measures required and whether the implementation of these would negatively impact on the viability of the site for development.
- 3.10** Identified constraints ranged from those that were easy to overcome such as a policy review to those that were more fundamental such as legal restrictions that could prevent development.

Site Yield

- 3.11** To calculate the potential capacity of sites, where more detail is available from planning applications or masterplans then the SHELAA site capacity figures have been informed by those sources.
- 3.12** Where this information was not available, potential site yields were calculated using the density multipliers and net developable areas agreed during the development of the SHELAA methodology.
- 3.13** These were adjusted where it was considered appropriate based on issues including:
- Knowledge of the property market in the area;
 - In sensitive areas such as the Area of Outstanding Natural Beauty (AONB);
 - Where historic planning applications suggest it was appropriate.
- 3.14** It should be noted that the suggested yields and net developable area are indicative only and made on the best information available at the time of the assessment. They should not be

taken to be the council's position on the amount of housing or employment development a site may accommodate. This will need to be determined through the planning application process and may, therefore, be subject to change as more detailed assessment of sites is undertaken, layouts prepared and development proposals negotiated on a site by site basis.

- 3.15** A number of sites were submitted to the call for sites by more than one respondent. In these cases, the site was entered once into the SHELAA database to avoid double counting. Where a smaller site was entirely overlapped by a larger site then these sites have been recorded in the database separately but the yield from the smaller site has been discounted from the calculation of land supply.
- 3.16** Since the call for sites a number of the submitted sites have received planning permission for development. To avoid any double counting with the five year land supply assessment, no sites with extant planning permission are included in the SHELAA land supply calculations. A list of SHELAA sites with planning permission (as at 31 March 2016) are included in Appendix 2 'Permission Granted Sites'.
- 3.17** Appendices 3 to 18 provide a summary for each SHELAA site not subject to an extant planning permission.

Windfall Assessment

- 3.18** The PPG advises that an allowance for windfall sites may be justified if there is compelling evidence to show that such sites have consistently become available in the local area, and can provide a reliable source of supply. Any allowance should be realistic having regard to historic windfall delivery rates and expected future trends, and should not include residential gardens.

3 Site Assessment Analysis and Conclusions

3.19 To determine the appropriate windfall allowance an analysis of past trends has been undertaken. This has shown that additional housing has consistently been delivered on small windfall sites and there is no sign that this will not continue to provide a supply of housing in the future. In view of the historic completion rates from small windfall sites, it is considered appropriate and realistic to assume that an annual windfall allowance of 97 dwellings per annum will continue to come forward from this source. This figure will be reviewed annually as part of the SHELAA and any change in the rate of delivery on small sites will be reflected in this assumption.

Outcomes of SHELAA

3.20 Within the SHELAA a total of 447 sites were assessed: 409 for their potential for housing; 18 for employment potential; three for either housing or employment potential; two for their potential for housing, employment or as a Traveller site; one for a Traveller site; and 14 for mixed use.

3.21 Of these:

- 23 sites are current commitments (see Appendix 2);
- 54 sites were deemed to be 'deliverable' within the next five years;
- 173 sites are classed as 'developable' beyond the next five years.

3.22 Figures 3.1 and 3.2 provide an overview of the amount of housing or employment which might be expected to be delivered on the SHELAA sites which have been assessed as suitable, available and achievable.

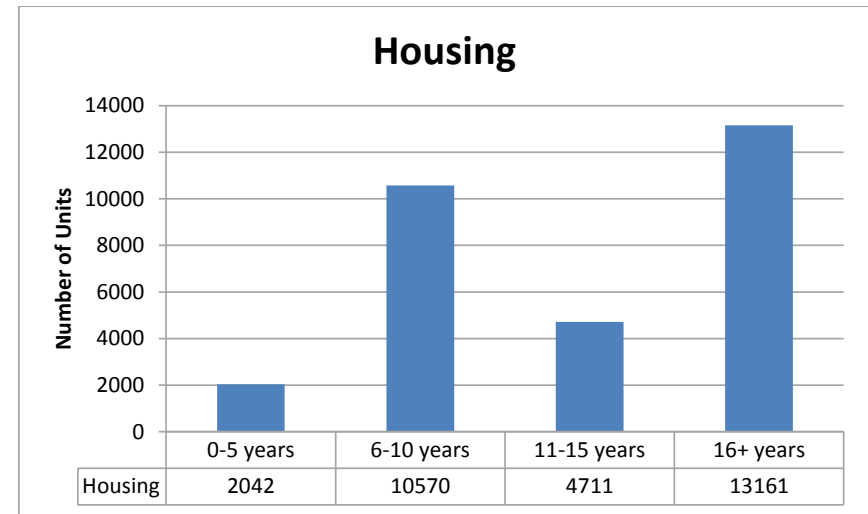


Figure 3.1 Expected Housing Delivery by Five Year Periods

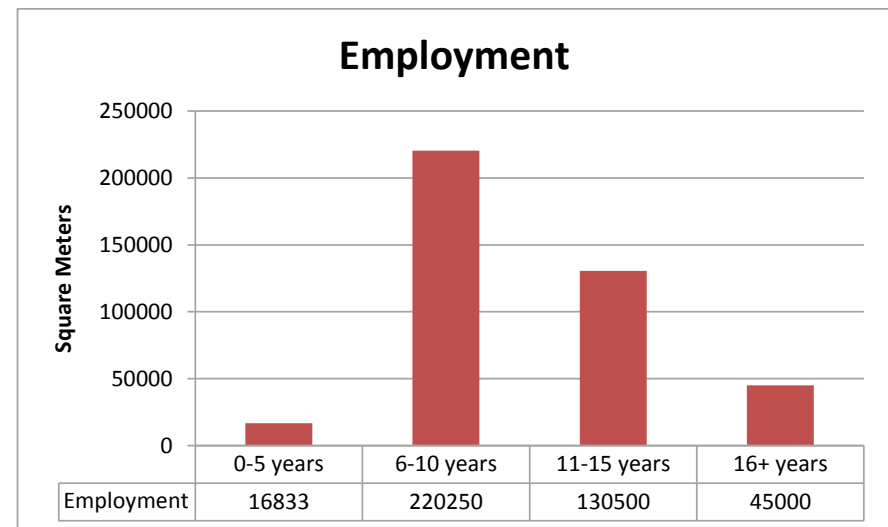


Figure 3.2 Expected Employment Delivery by Five Year Periods

Site Assessment Analysis and Conclusions 3

3.23 Table 3.1 provides an overview of the amount of housing and employment land which might be expected to be delivered by individual settlement.

Housing and Employment - Expected Delivery by Settlement

Settlement		Five Year Period				Total
		0-5 years	6-10 years	11-15 years	16+ years	
Harrogate	Housing	684	1993	949	1820	5446
	Employment (sqm)	5088	53800	19000	0	77888
Knaresborough		178	361	150	42	731
Ripon	Housing	169	1186	523	441	2319
	Employment (sqm)	0	28650	21000	0	49650
Boroughbridge		262	422	150	173	1007
Masham		0	116	0	0	116
Pateley Bridge		64	54	0	0	118
Arkendale		0	0	84	0	84
Askwith		0	0	0	0	0
Beckwithshaw		0	0	0	0	0
Bickerton		21	17	0	0	38
Bilton in Ainsty		0	0	0	0	0
Birstwith		0	69	0	0	69
Bishop Monkton		40	85	0	0	125
Bishop Thornton		9	0	0	0	9
Burnt Yates		0	41	0	0	41
Burton Leonard		42	132	0	0	174
Cattal	Housing	0	100	300	732	1132
	Employment (sqm)	0	1000	1500	1000	3500
Copgrove		0	23	0	0	23
Cowthorpe		0	92	0	0	92

3 Site Assessment Analysis and Conclusions

Settlement		Five Year Period				Total
		0-5 years	6-10 years	11-15 years	16+ years	
Dacre		0	8	0	0	8
Dacre Banks		22	86	0	0	108
Darley		45	173	0	0	218
Dishforth	Housing	62	382	415	1556	2415
	Employment (sqm)	0	20000	20000	0	40000
Dunkeswick		0	0	0	0	0
Farnham		0	43	0	0	43
Ferrensby		0	122	0	0	122
Flaxby	Housing	0	900	840	3168	4908
	Employment (sqm)	0	20000	20000	39000	79000
Follifoot	Housing	0	0	0	0	0
	Employment (sqm)	2251	0	0	0	2251
Goldsborough		0	71	0	0	71
Great Ouseburn		39	14	0	0	53
Green Hammerton		18	576	450	2803	3847
Greenhow		0	0	0	0	0
Grewelthorpe		6	0	0	0	6
Hampsthwaite		36	130	0	0	166
Hopperton	Housing	0	0	0	0	0
	Employment (sqm)	0	0	0	0	0
Huby		0	0	0	0	0
Hunsingore		0	0	0	0	0
Ingerthorpe		0	9	0	0	9
Killinghall	Housing	103	204	0	0	307
	Employment (sqm)	0	9800	0	0	9800

Site Assessment Analysis and Conclusions 3

Settlement		Five Year Period				Total
		0-5 years	6-10 years	11-15 years	16+ years	
Kirby Hill		0	486	450	1755	2691
Kirk Deighton		0	36	0	0	36
Kirk Hammerton		0	131	0	0	131
Kirkby Malzeard		0	98	0	0	98
Kirkby Overblow		0	0	0	0	0
Lingerfield	Housing	0	0	0	0	0
	Employment (sqm)	5044	0	0	0	5044
Little Ribston		2	38	0	0	40
Littlethorpe		6	82	0	0	88
Lofthouse		0	0	0	0	0
Long Marston		9	0	0	0	9
Low Laithe	Housing	0	16	0	0	16
	Employment (sqm)	0	0	0	0	0
Lower Dunsforth	Housing	0	0	0	0	0
	Employment (sqm)	0	0	0	0	0
Markington		0	38	0	0	38
Marton le Moor		0	37	0	0	37
Marton cum Grafton		0	101	0	0	101
Melmerby	Housing	0	46	0	0	46
	Employment (sqm)	0	35000	3000	0	38000
Middleton Quernhow		0	0	0	0	0
Minskip		0	14	47	0	61
North Rigton		0	0	0	0	0
North Stainley	Housing	0	195	0	0	195
	Employment (sqm)	0	5000	0	0	5000

3 Site Assessment Analysis and Conclusions

Settlement		Five Year Period				Total
		0-5 years	6-10 years	11-15 years	16+ years	
Pannal		0	65	0	0	65
Rainton		9	57	0	0	66
Ripley		5	0	0	0	5
Sawley		0	0	0	0	0
Scotton		7	36	0	0	43
Sharow		0	284	56	0	340
Sicklinghall		0	6	0	0	6
South Stainley		0	25	0	0	25
Spofforth		0	115	0	0	115
Staveley		0	86	0	0	86
Summerbridge		0	88	0	0	88
Tockwith	Housing	126	378	150	146	800
	Employment (sqm)	0	20000	6000	0	26000
Wath (Ripon)		0	0	0	0	0
Weeton		0	0	0	0	0
Whixley		60	188	0	0	248
Wighill		0	0	0	0	0
Wormald Green		0	43	0	0	43
Otley		0	0	0	0	0
Wetherby		0	150	81	0	231
Open Countryside sites	Housing	0	150	150	525	825
	Employment (sqm)	4500	27000	40000	5000	76500

Table 3.1 Expected Delivery by Settlement.

Site Assessment Analysis and Conclusions 3

Housing Capacity on Previously Developed Land

3.24 Of the 213 sites assessed as either ‘deliverable’ or ‘developable’ for housing, 25 (12%) are previously developed (brownfield) land. A further five (2%) sites were assessed as being mixed greenfield/brownfield sites.

3.25 Figure 3.3 indicates the total potential delivery from sites by land type and Figure 3.4 by five year period.

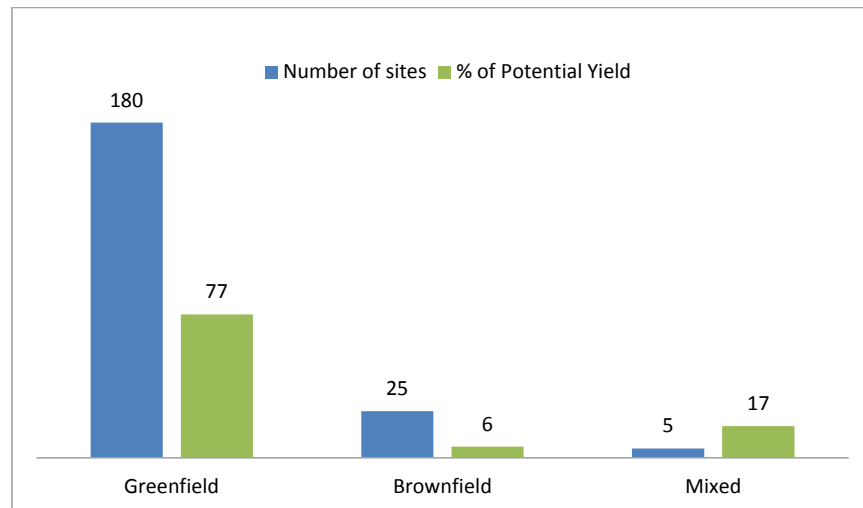


Figure 3.3 Total Sites and % Yield by Land Type

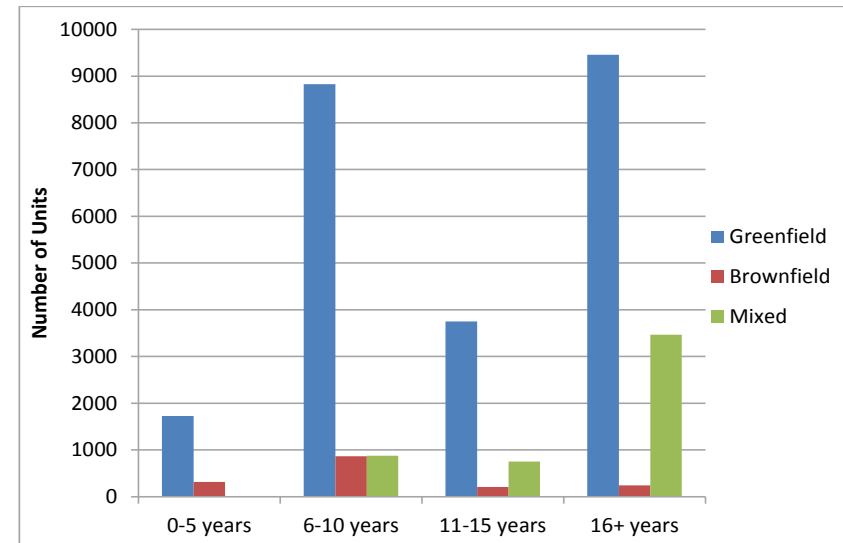


Figure 3.4 Land Capacity Type by Five Year Periods

3.26 Once the assessment of sites has been completed it is necessary to determine whether sufficient sites have been identified to meet the housing and employment land requirement.

Housing

3.27 An indicative trajectory has been prepared showing how and when those sites assessed as deliverable and developable in the SHELAA will meet the housing land requirements.

3.28 The supply from those deliverable and developable housing sites has been combined with the dwelling potential from:

- Extant planning permissions on large sites;
- Extant planning permissions on small sites;
- Prior notification sites;
- Windfall allowance.

3 Site Assessment Analysis and Conclusions

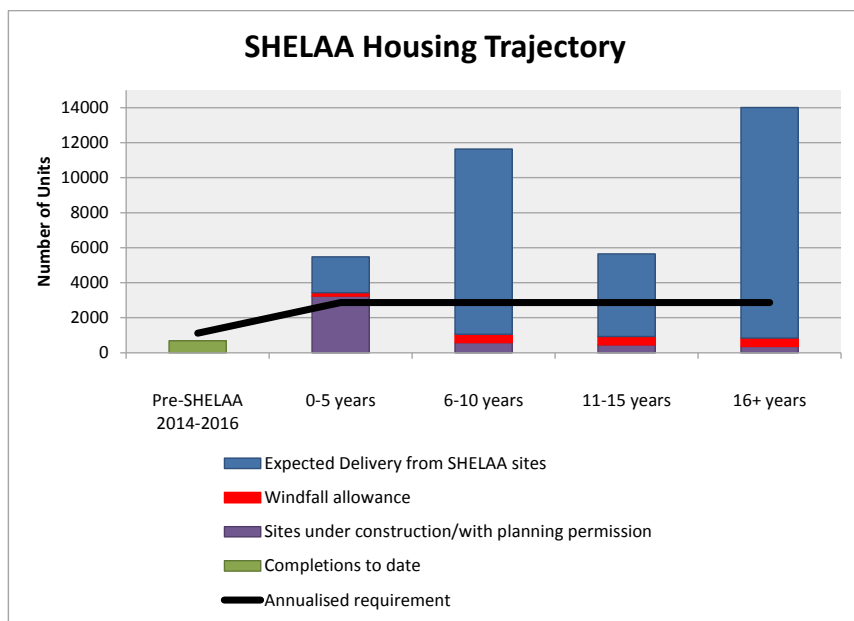


Figure 3.5 SHELAA Housing Trajectory

- 3.29** The trajectory shows that the SHELAA has identified a total of 30,484 dwellings that could be potentially delivered over the remainder of the plan period and 36,760 dwellings in total when combined with the above sources.
- 3.30** The housing requirement of 11,012 dwellings can, therefore, be delivered by the number of houses considered deliverable and developable on the sites assessed in this SHELAA and from other sources.
- 3.31** The SHELAA informs the five year housing land supply position and the latest assessment is available on the portal

Employment

- 3.32** A total employment supply of approximately 55.64 ha of land (for B1, B2 and B8 use classes) has been identified, with 14.34ha available from existing employment allocations or extant planning permissions. The remaining 41.3 ha arises from sites put forward for employment through the SHELAA.
- 3.33** In addition, four SHELAA sites were put forward for the expansion of existing tourism/leisure developments (at Follifoot and Nidd). These sites have been assessed as suitable, available and achievable but because of the nature of the development proposed, it is not possible to quantify the amount of development in terms of units or floorspace that might be delivered by these sites.

Traveller Accommodation

- 3.34** The Call for Sites resulted in very few sites being submitted as potential locations to meet the needs for Traveller accommodation. However, these sites have been assessed as unsuitable. The council will need to consider how to address this and whether it is appropriate to carry out a separate site search process or rely on the inclusion of a criterion based policy in the Local Plan against which speculative planning applications can be assessed.

Undeliverable Sites

- 3.35** There are 197 sites that have been identified as undeliverable. This has been for a number of reasons including flood risk, access or other highway issues, environmental impacts or constraints and restrictive policy provisions.

4 Monitoring and Review

- 4.1 The preparation of the SHELAA is not a one-off study. The assessment is an on-going piece of work and whilst it is not anticipated that it will require a full review in the near future it will be updated annually as part of the monitoring process to inform the preparation of the Annual Monitoring Report and Five Year Housing Land Supply. This will ensure that any changes in the status or progress on the delivery of identified sites are monitored. The update will also include an assessment of any additional sites that may have been submitted since the publication of the previous SHELAA.

Appendices

Excluded Sites 1

Appendix 1 Excluded Sites

Settlement	SHELAA site ref	Location	Proposed use	Reason site discounted
Bishop Thornton	BT4	Land at West End Farm	Residential	Falls below site threshold
Ellingstring	EL1	Land at Ellingstring	Residential	Falls below site threshold
Farnham	FH1	Land to the rear of The Old Cottage	Residential	Falls below site threshold
Ferrensby	FR4	Former Hexagon Motors site	Residential	Falls below site threshold
Grewelthorpe	GW1	Land at Maryfield	Residential	Falls below site threshold
Grewelthorpe	GW3	Land at Bellwood	Residential	Falls below site threshold
Hopperton	HP1	Land off Hopperton Road	Residential	Falls below site threshold
Hopperton	HP2	Land adjacent to The Homestead	Residential	Falls below site threshold
Hopperton	HP3	Land off Hopperton Street	Residential	Falls below site threshold
Hopperton	HP4	Land off Hopperton Street	Residential	Falls below site threshold
Kirk Deighton	KD5	Land to the south west of Wetherby Road	Residential	Falls below site threshold
Knaresborough	K3	Land at Coatham House, Forest Moor Road	Residential	Falls below site threshold
Markington	MK2	Land south of High Street	Residential	Site no longer available
Pateley Bridge	P3	Nidderdale Motors Ltd.	Residential	Falls below site threshold
Pateley Bridge	P8	Land adjacent to Mill Cottages	Residential	Falls below site threshold
Pateley Bridge	P9	Land off The Sidings	Residential	Falls below site threshold
Shaw Mills	SM1	Land west of Shaw Mills	Residential	Falls below site threshold
Shaw Mills	SM2	Land to the east of Clint Terrace	Residential	Falls below site threshold

Table 1.1 Excluded Sites

2 Permission Granted Sites

Appendix 2 Permission Granted Sites

SHELAA Sites with Planning Permission Residential ⁽¹⁴⁾								
Settlement	SHELAA site ref	Location	Planning application reference	Residential Total yield	Five Year Period			
					0-5 years	6-10 years	11-15 years	16+ years
Baldersby	BD1	Village Farm	15/04784/FUL	5	5	0	0	0
Bishop Thornton	BT3	Land south of West Grove	15/03518/FUL	5	5	0	0	0
Boroughbridge	B5	Rear of Langthorpe Manor	15/04731/OUT	4	4	0	0	0
Boroughbridge	B9	Paddocks at Back Lane	15/04732/OUT	4	4	0	0	0
Boroughbridge	B16	Riverside Sawmills	14/04315/FULMAJ	85	85	0	0	0
Boroughbridge	B17	Land off Leeming Lane	14/04003/OUTMAJ	170	170	0	0	0
Copt Hewick	CH1	Land at Corner Farm	15/02565/FUL	5	5	5	0	0
Hampsthwaite	HM1	Land west of Brookfield	14/02612/FULMAJ	56	56	0	0	0
Harrogate	H45	Bluecoat Park	15/00798/EIAMAJ	450	90	150	150	60
Harrogate	H47	Kingsley Farm	14/00128/OUTMAJ	65	65	0	0	0
Harrogate	H50	Land at Penny Pot Lane	14/02737/EIAMAJ	600	100	150	150	200
Harrogate	H54	17 Green Lane	14/01926/FUL	6	6	0	0	0
Killinghall	KL9	Land at Daleside Nurseries	15/04621/OUT	6	6	0	0	0
Kirk Hammerton	KH2	Pool Lane Classics, Station Road	15/03131/OUT	3	3	0	0	0
Kirk Hammerton	KH12	Kirk Hammerton Business Park	15/03051/OUTMAJ	25	25	0	0	0
Knaresborough	K13	Land west of Abbey Road	14/01436/FUL	5	5	0	0	0
Marton le Moor	ML2	Land east of Cana Lane	15/04777/OUT	5	5	0	0	0
Little Ribston	LR1	Land north of Wetherby Road, Little Ribston	15/04017/REM	2	2	0	0	0

Permission Granted Sites 2

SHELAA Sites with Planning Permission Residential ⁽¹⁴⁾								
Settlement	SHELAA site ref	Location	Planning application reference	Residential Total yield	Five Year Period			
					0-5 years	6-10 years	11-15 years	16+ years
Ripon	R11	Former Doublegates Quarry	14/05165/OUTMAJ	135	135	0	0	0
Ripon	R22	Red House, Palace Road	14/03634/FULMAJ	55	55	0	0	0
Scotton	SC3	Land at Mire Syke Lane	15/04641/OUT	5	5	0	0	0
Summerbridge	SB2	Land adjacent Summerbridge Methodist Church	15/01382/FULMAJ	13	13	0	0	0
Tockwith	TW7	Southfield Lane	15/02228/OUTMAJ	80	80	0	0	0

Table 2.1 SHELAA Sites with Planning Permission - Residential

SHELAA Site with Planning Permission Employment ⁽¹⁵⁾								
Settlement	SHELAA site ref	Location	Planning application reference	Employment Total Yield	Five Year Period			
					0-5 years	6-10 years	11-15 years	16+ years
Boroughbridge	B1	Land south of Brickyard Road	14/04373/FULMAJ	9749sqm	9749sqm	0	0	0

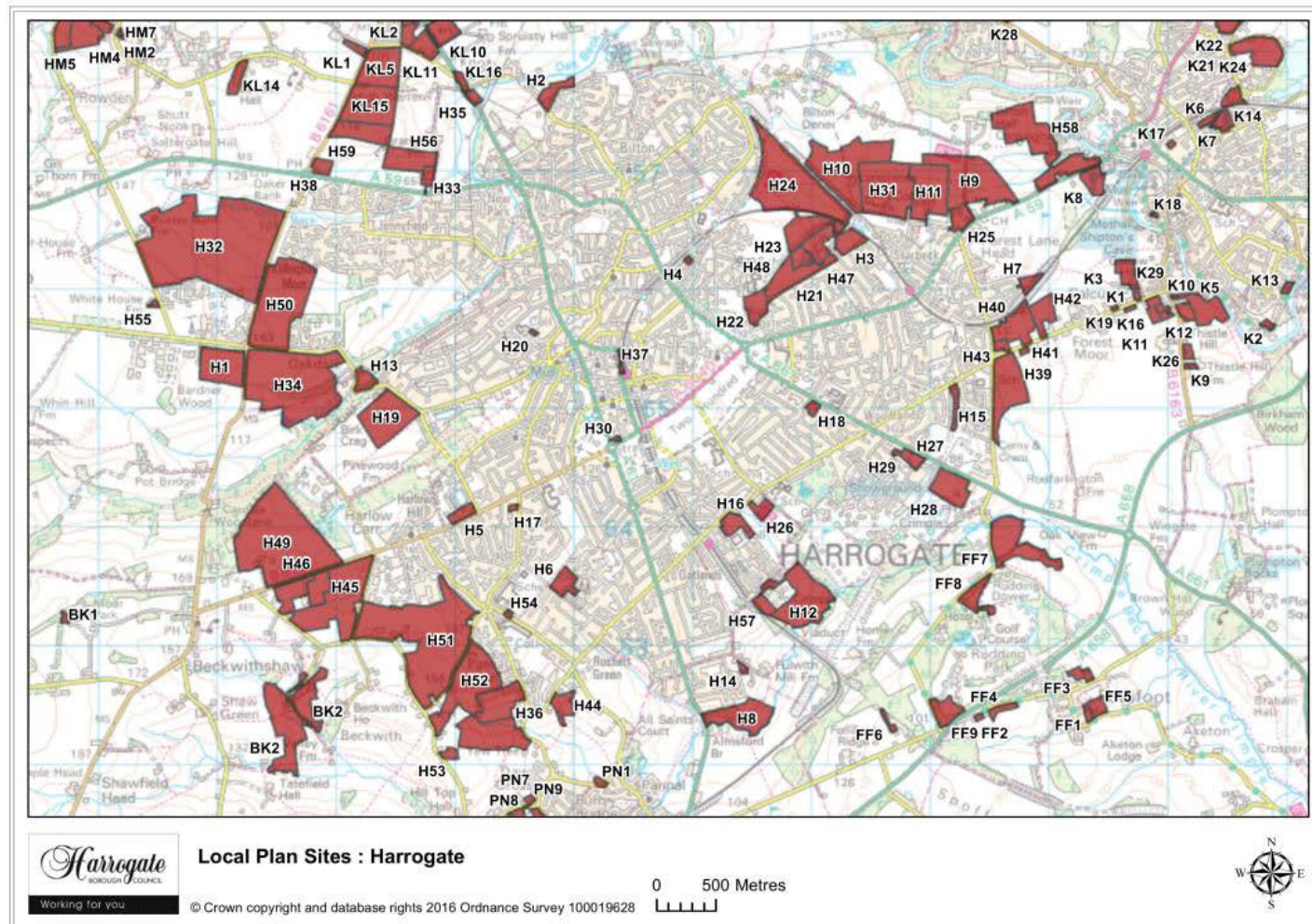
Table 2.2 SHELAA Sites with Planning Permission - Employment

14 as at 31 March 2016

15 as at 31 March 2016

3 Harrogate Sites

Appendix 3 Harrogate Sites



Map 3.1 Harrogate sites

Harrogate Sites 3

Site Ref: H1			
Settlement: Harrogate	Location: Land south of Penny Pot Lane	Land Type: Greenfield	Site Area (ha): 10.3004
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.67	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site, which comprises two large flat fields in agricultural use, lies to the south of Penny Pot Lane. The site adjoins the Army Foundation college to the east and Hildebrand Barracks to the north across Penny Pot Lane. To the north east is a site which has outline planning permission for up to 600 dwellings. On the northern site boundary woodland screen planting runs along Penny Pot Lane. The site would be a suitable location for development but any development proposal would require careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in bringing this site forward for development.		
Potential yield: 169	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 9	For phasing years 16 +: 0

Table 3.1 Site H1

Site Ref: H2			
Settlement: Harrogate	Location: Land north of Knox Lane	Land Type: Greenfield	Site Area (ha): 3.15
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.36	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the east of Knox Lane adjoining the northern edge of Harrogate. Historically, it is the site of a former mineral railway line. Housing is situated to the south east of the site and there is a row of houses fronting onto Knox Lane to the north of the site. The site is well wooded and the trees along the south eastern boundary are protected by a TPO. A small part of the northern end of the site is within an area at risk of flooding (Flood Zones 2 and 3, including 3b) and development of this area should be avoided. Development of the site would have adverse impacts on the character of the area.		
Currently available? Yes	Availability notes: Site is being promoted by an agent on behalf of the landowner and national house builder with development option on the site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H2			
Settlement: Harrogate	Location: Land north of Knox Lane		Land Type: Greenfield
Site Area (ha): 3.15			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.2 Site H2

Site Ref: H3			
Settlement: Harrogate	Location: Land at Kingsley Road		Land Type: Greenfield
Site Area (ha): 3.49			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Size of net residential area (ha): 2.62			
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises three fields used for grazing. The York-Leeds rail line runs along the north east site boundary and there is residential development to the south of the site. To the west across Kingsley Road is Kingsley Farm, which has planning permission for residential development. Trees within the site and along the northern and western site boundaries are protected by TPOs. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by a national house builder with a development option on the site. A planning application (15/03559/FULMAJ) for 92 dwellings has been submitted by not yet determined.		
Currently achievable? Yes	Achievability notes: There is know interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 92	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 92	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.3 Site H3

Site Ref: H4			
Settlement: Harrogate	Location: Grove Park Centre		Land Type: Brownfield
Site Area (ha): 0.3113			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Size of net residential area (ha): 0.31			
Currently suitable? No	Suitability notes: The site includes buildings of various ages and condition including a single storey stone warehouse and a more recent two storey office building currently being used for self-storage. The site is surrounded to the north-east and south-east by terraced residential properties and to the south-west there are premises in employment uses. The York-Leeds railway line borders the site to the north-west. To the south east is the Harrogate Conservation Area. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The has not been marketed but is being promoted by the landowner.		

Harrogate Sites 3

Site Ref: H4			
Settlement: Harrogate	Location: Grove Park Centre	Land Type: Brownfield	Site Area (ha): 0.3113
Currently achievable? No	Achievability notes:		
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 3.4 Site H4

Site Ref: H5			
Settlement: Harrogate	Location: Former Yorkshire Water Treatment Works, Harlow Hill	Land Type: Brownfield	Site Area (ha): 2.0101
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.51	Assumed density (dph):
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises former operational land used by Yorkshire Water lying to the north of Otley Road. A row of shops, public house, small supermarket and place of worship are located to the south across Otley Road and residential properties border the site to the south and east. To the north west of the site are Hill Water Tower and Harlow Hill Observatory Tower both Grade II listed buildings and to the north east the conservation area. The site is in a location suitable for residential development but any development proposal would need to take account of the impacts on the setting of the nearby heritage assets and careful consideration given to the relationship with the remaining parts of the Waste Water Treatment Works.		
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 eastern part of the site will require the removal of the underground storage tanks.		
Potential yield: 37	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 37	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.5 Site H5

Site Ref: H6			
Settlement: Harrogate	Location: BT Training Centre, St George's Drive	Land Type: Brownfield	Site Area (ha): 3.4154
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.56	Assumed density (dph): 30

3 Harrogate Sites

Site Ref: H6			
Settlement: Harrogate	Location: BT Training Centre, St George's Drive	Land Type: Brownfield	Site Area (ha): 3.4154
Currently suitable? Yes, with mitigation	Suitability notes: The site is within the built up area of Harrogate and contains areas of hard-standing used for training BT engineers, a depot area, various one and two-storey pitched roofed office/training buildings and car parking. Part of the site has already been developed for housing (Redfean Mews) and there is residential development to the east, south and west of the site. To the north is the Rossett Nature Reserve, a Site of Importance for Nature Conservation (SINC). The site is in a location that would be unsuitable for continued employment use but any development proposal would need to make provision to offset the likely increase in recreational pressure on the nature reserve.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. An outline planning application (15/05478/OUTMAJ) for 88 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the current planning application		
Potential yield: 88	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 28	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.6 Site H6

Site Ref: H7			
Settlement: Harrogate	Location: Land to the east of Fairways Avenue	Land Type: Greenfield	Site Area (ha): 1.6763
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.51	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is a small triangular field bounded by a golf course to the north, the railway line to the southeast and housing development to the west. Trees to the north of the site are protected by a TPO. Access to the site would require the demolition of properties on Fairways Avenue (included in site area). The site is enclosed and could accommodate development, however, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners who intend to develop the site.		
Currently achievable? No	Achievability notes:		
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 3.7 Site H7

Harrogate Sites 3

Site Ref: H8			
Settlement: Harrogate	Location: Land off Leeds Road	Land Type: Greenfield	Site Area (ha): 10.1912
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.61	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This site is located on the southern side of Harrogate and consists of a number of agricultural fields. There are a small group of buildings in the north west corner of the site. The Crimple Beck forms the sites southern border with the A61 to the west. To the north are residential properties in generous plots and further agricultural fields to the east. The site boundaries are heavily treelined with a small wooded area along the northern boundary. The southern part of the site is within an area at risk of flooding (Flood Zones 2 and 3, including 3b). There may be access issues as the view of the Highway Authority is that it is not certain that appropriate visibility could be achieved from Almsford Bank and a second access, which would be required for a development of this size, may be difficult to achieve. Development of the site would have adverse impacts on the character of the area.		
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:		
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 3.8 Site H8

Site Ref: H9			
Settlement: Harrogate	Location: Land at Bilton Hall Drive	Land Type: Greenfield	Site Area (ha): 19.865
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 10.93	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the north of Forest Lane Head, detached from the north-eastern edge of Harrogate and consists of a number of fields predominantly used for grazing. Bilton Hall Drive runs north/south through the site and the trees either side of this are protected by TPOs. Trees along a field boundary towards the south-west and west of the site are also protected by TPOs. There is agricultural land to the north, east and west and residential properties between the site and Forest Head Road. There may be access issues as the view of the Highway Authority is that it is not certain that appropriate visibility could be achieved from Forest Lane Head and a secondary access would be difficult to achieve. However, the site is within the Green Belt and would not be considered a suitable location for development.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H9			
Settlement: Harrogate	Location: Land at Bilton Hall Drive		Land Type: Greenfield
Site Area (ha): 19.865			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.9 Site H9

Site Ref: H10			
Settlement: Harrogate	Location: Longlands Farm		Land Type: Greenfield
Site Area (ha): 22.3109			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Size of net residential area (ha): 12.27			
Currently suitable? No	Suitability notes: The site lies to the north of Bogs Lane and includes Longlands Farm and a number of fields in agricultural use. The site is detached from the urban edge of Harrogate. There are further agricultural fields to the north, Henshaw's College to the east and the disused railway line to the south-west. There may be access issues as the view of the Highway Authority is that visibility onto Bogs Lane may be difficult to achieve as would a second access, which would be required for a development of this size. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 3.10 Site H10

Site Ref: H11			
Settlement: Harrogate	Location: Forest Head Farm		Land Type: Greenfield
Site Area (ha): 13.2931			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Size of net residential area (ha): 7.31			
Currently suitable? No	Suitability notes: The site is situated to the north of residential properties fronting onto Bogs Lane and includes Forest Head Farm and a number of small surrounding fields. A number of trees along the field boundaries are protected by TPOs. There are agricultural fields to the east and north with Henshaw's College to the west. In the view of the Highway Authority the necessary accesses to the site cannot be achieved. The site is within the Green Belt and would not be considered a suitable location for development.		

Harrogate Sites 3

Site Ref: H11			
Settlement: Harrogate	Location: Forest Head Farm	Land Type: Greenfield	Site Area (ha): 13.2931
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:		
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 3.11 Site H11

Site Ref: H12			
Settlement: Harrogate	Location: Land at Hornbeam Park	Land Type: Greenfield	Site Area (ha): 15.6509
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 11.74	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is situated to the south of the Hornbeam Park employment area. The site primarily comprises an open field in agricultural use although the site contains a number of agricultural buildings and house forming Crimple House Farm. The field is bordered to the north and east by woods, and to the south by open countryside. A public right of way runs along the northern boundary of the site and a bridleway the eastern boundary. A group of trees that separates the eastern and western parts of the site is covered by a TPO. The southern part of the site is within an area at risk of flooding (Flood Zones 2 and 3, including 3b). Development of the site would have adverse impacts on the character of the area.		
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:		
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 3.12 Site H12

3 Harrogate Sites

Site Ref: H13			
Settlement: Harrogate	Location: Land at Nitter Hill	Land Type: Greenfield	Site Area (ha): 2.4810
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.46	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Penny Pot Lane and comprises a property known as Nitter Hill, its garden, and a small field and is within the Harrogate conservation area. The south eastern part of the site is very steep and this will limit the developable site area. This area also has extensive tree coverage although only the trees along the Kent Road site boundary and to the north east of the site are protected by TPOs. The Oak Beck runs through the central part of the site and this area is at risk of flooding (Flood Zones 2 and 3, including 3b). The site is well screened and secluded and has a very remote appearance. Any development proposal should be sensitively designed.		
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: 46	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 46	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.13 Site H13

Site Ref: H14			
Settlement: Harrogate	Location: Land at Fulwith Mill Lane	Land Type: Greenfield	Site Area (ha): 0.4834
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.44	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a paddock and the trees along the western, northern and eastern boundaries are protected by a TPO. The site is well integrated into the urban edge because it is mostly enclosed by housing and screened by mature woodland. Any development proposal would need to be sensitively designed.		
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: 10	Current deliverability: Deliverable		
When is the site likely to come forward?			

Harrogate Sites 3

Site Ref: H14			
Settlement: Harrogate	Location: Land at Fulwith Mill Lane		Land Type: Greenfield
Site Area (ha): 0.4834			
For phasing years 0 - 5: 10	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.14 Site H14

Site Ref: H15			
Settlement: Harrogate	Location: Land south of Hookstone Chase		Land Type: Brownfield
Site Area (ha): 1.5821			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.42
Assumed density (dph): 30			
Currently suitable? No	<p>Suitability notes: This elongated site is within the built up area of Harrogate. The area of the site fronting onto Hookstone Chase is in employment use. The site then extends some way south and comprises a former railway embankment. To the east and west of the site there is existing residential development, whilst to the north there are employment uses in the Hookstone Centre and retail uses on Plumpton Park. With the exception of the north west corner, all of the site is covered by a TPO. The site is considered to be in a suitable location for residential development. However, the available developable area is restricted due to the railway embankment and TPOd trees and as an existing employment area it would need to be demonstrated that the loss of employment land was justified.</p>		
Currently available? Yes	<p>Availability notes: The site is not currently for sale or being marketed but is being promoted by an agent on behalf of the landowners. An outline planning application (15/04894/OUTMAJ) for 14 dwellings has been submitted on the brownfield part of the site but not yet determined. The existing site user would have to relocate.</p>		
Currently achievable? No	Achievability notes:		
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 3.15 Site H15

Site Ref: H16			
Settlement: Harrogate	Location: Playing fields, Harrogate College		Land Type: Greenfield
Site Area (ha): 3.278			
Source: Call for sites	Proposal: Residential or employment		Size of net residential area (ha): 2.46
Assumed density (dph): 30			

3 Harrogate Sites

Site Ref: H16			
Settlement: Harrogate	Location: Playing fields, Harrogate College	Land Type: Greenfield	Site Area (ha): 3.278
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises playing fields associated with Harrogate College and fronts onto Hookstone Road to the north and Hornbeam Park Avenue to the west. The site wraps around the College campus and to the west and south is the Hornbeam Park industrial estate. Residential properties lie to the north of the site across Hookstone Road, which also forms the conservation area boundary. The site is considered a suitable location for development although the loss of sports provision would need to be replaced or robustly justified.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for either housing or employment use.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: Housing - 73 Employment - 18800sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 73 Employment - 18800	For phasing years 11 - 15: Housing - 0 Employment - 0	For phasing years 16 +: Housing - 0 Employment - 0

Table 3.16 Site H16

Site Ref: H17			
Settlement: Harrogate	Location: Heath Lodge Care Home	Land Type: Brownfield	Site Area (ha): 0.3841
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.38	Assumed density (dph): 30
Currently suitable? Yes	Suitability notes: This is a brownfield site within the built up area currently in use as a care home. The site is surrounded on all sides by residential development. Trees along the road frontage and within the site are protected by TPOs. The site is considered to be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner and their development partner (regional house builder).		

Harrogate Sites 3

Site Ref: H17			
Settlement: Harrogate	Location: Heath Lodge Care Home	Land Type: Brownfield	Site Area (ha): 0.3841
Currently achievable? Yes	Achievability notes: Development of the site would require the relocation of the existing site user. Planning permission for the development of an alternative facility has been granted but development has yet to commence. Because of this, the site is not expected to come forward in the short term.		
Potential yield: 11	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 11	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.17 Site H17

Site Ref: H18			
Settlement: Harrogate	Location: Greenfield Court, 42 Wetherby Road	Land Type: Brownfield	Site Area (ha): 0.9492
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.85	Assumed density (dph): 30
Currently suitable? Yes	Suitability notes: The site currently comprises Greenfield Court, a residential care home for the elderly, and a private residential dwelling set in a large garden. A number of trees within the site are protected by a TPO. The site is surrounded by built development. The site is considered to be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner and their development partner (regional house builder).		
Currently achievable? Yes	Achievability notes: Development of the site would require the relocation of the existing site user. Planning permission for the development of an alternative facility has been granted but development has yet to commence. Because of this, the site is not expected to come forward in the short term.		
Potential yield: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.18 Site H18

3 Harrogate Sites

Site Ref: H19			
Settlement: Harrogate	Location: Land south west of Cornwall Road	Land Type: Greenfield	Site Area (ha):
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 7.31	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the southwest of Cornwall Road and is predominantly in agricultural use with an area in the centre used for playing fields for the nearby Brackenfield School. A public right of way runs along the eastern site boundary and the conservation area lies to the north east. There are residential properties and a school on the opposite side of Cornwall Road. The site is in a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners. An outline planning application (15/05163/OUTMAJ) for 165 dwellings and sports provision has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 165	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 105	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.19 Site H19

Site Ref: H20			
Settlement: Harrogate	Location: Land to the rear of the Old Swan	Land Type: Greenfield	Site Area (ha): 0.2198
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.22	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is in the built up area of Harrogate and is a walled garden adjoining the Old Swan Hotel. On the southern side of the walled garden are a number of small garden buildings, which are curtilage listed buildings to the Grade II listed Old Swan. A number of trees on the site are protected by a TPO. There may be access issues as the site is not directly located onto an adoptable highway and the use of the Old Swan access onto York Road would need to avoid conflict with residential parking areas. The site is in a suitable location for development but it would have to be demonstrated that access issues could be resolved and any development proposal did not have adverse impacts on the setting of the heritage assets or the TPO trees.		
Currently available? Yes	Availability notes: The site has been marketed and 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: 5	Current deliverability: Developable		

Harrogate Sites 3

Site Ref: H20			
Settlement: Harrogate	Location: Land to the rear of the Old Swan	Land Type: Greenfield	Site Area (ha): 0.2198
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.20 Site H20

Site Ref: H21			
Settlement: Harrogate	Location: Land at Kingsley Drive	Land Type: Greenfield	Site Area (ha): 8.2259
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.35	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the north of Kingsley Drive and comprises an irregular shaped area of open grassland. There are residential properties to the south side of Kingsley Drive, Harrogate High School lies to the north west and to the north east agricultural land. Groups of trees on the northwest site boundary are protected by TPOs. The site is considered to be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowners and also a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 160	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 10	For phasing years 16 +: 0

Table 3.21 Site H21

Site Ref: H22			
Settlement: Harrogate	Location: Land at Granby Farm	Land Type: Greenfield	Site Area (ha): 4.0051
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.60	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a relatively flat and open field that forms the western-most part of the Bilton Triangle green wedge. The site adjoins Harrogate High School to the north with existing residential development to the south and west. The site is currently being used as a		

3 Harrogate Sites

Site Ref: H22			
Settlement: Harrogate	Location: Land at Granby Farm	Land Type: Greenfield	Site Area (ha): 4.0051
	paddock for horses. The conservation area abuts the southern boundary of the site. In the view of the Highway Authority the site has no access to an adoptable highway. The site is in a suitable location for development but will require third party land to achieve a satisfactory access to serve development.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 3.22 Site H22

Site Ref: H23			
Settlement: Harrogate	Location: Land north of Kingsley Farm	Land Type: Greenfield	Site Area (ha): 7.2265
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.70	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large relatively flat area of agricultural land (grassland/scrub). The site is bound to the west by playing fields of Harrogate High School and to the north by the York-Leeds rail line. To the east is more enclosed grazing land and to the south is Kingsley Farm, which has planning permission for residential development, beyond which lies an extensive residential area. There may be access issues as the view of the Highway Authority is that visibility onto Kingsley Road may be difficult to achieve and this would need to be assessed. The site is considered to be a suitable location for residential development subject to access issues being resolved and any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site has been marketed and 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: 140	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 90	For phasing years 11 - 15: 50	For phasing years 16 +: 0

Table 3.23 Site H23

Harrogate Sites 3

Site Ref: H24			
Settlement: Harrogate	Location: Land at Woodfield Road	Land Type: Greenfield	Site Area (ha): 29.7425
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 16.36	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a large open arable field with some grass and scrubland. The York-Leeds railway forms the southern site boundary with two disused railway lines forming the site boundaries to the west and east. A small building on the road is in employment use. There may be access issues as the view of the Highway Authority is that visibility onto Kingsley Road/Bogs Lane may be difficult to achieve and the location of a second access, which would be required for a development of this size, would be difficult to achieve. The south eastern corner of the site was previously developed and has developed significant biodiversity interest and has been designated as a SINC. Development is likely to have adverse impacts on the biodiversity interest of the site.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 3.24 Site H24

Site Ref: H25			
Settlement: Harrogate	Location: Land at Forest Lane Head, Starbeck	Land Type: Greenfield	Site Area (ha): 3.2283
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.42	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a number of small fields and is surrounded by residential properties to the east, south and west whilst there are open agricultural fields to the north. A number of trees within and on the site boundaries are protected by TPOs. Any development proposal would need to be designed so as integrate development with the wider open countryside. However, the site is within the Green Belt and so cannot be considered to be a suitable location for residential development unless it is removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H25			
Settlement: Harrogate	Location: Land at Forest Lane Head, Starbeck		Land Type: Greenfield
Site Area (ha): 3.2283			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.25 Site H25

Site Ref: H26			
Settlement: Harrogate	Location: Land at Hookstone Drive		Land Type: Greenfield
Site Area (ha): 1.9265			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
	Size of net residential area (ha): 1.73		
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field lying to the south of Hookstone Road. There are three detached residential properties to the north and further residential development across Hookstone Road. To the north east of the site is St John Fisher RC High School. Trees on the south western boundary are protected by a TPO and the conservation area abuts the northern site boundary. The site would be a suitable location for development with any development proposal respecting the character and appearance of the adjoining conservation area.		
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: 52	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 52	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.26 Site H26

Site Ref: H27			
Settlement: Harrogate	Location: Showground car park, Wetherby Road		Land Type: Brownfield
Site Area (ha): 1.8546			
Source: Call for sites	Proposal: Employment		Assumed density (dph): n/a
	Size of net residential area (ha): n/a		
Currently suitable? Yes, with mitigation	Suitability notes: The site is located within the grounds of the Yorkshire Showground and is currently used mainly as car parking for the events centre. Along the road frontage there is a line of mature trees protected by a TPO. To the west and on the opposite side of Wetherby Road there are residential detached and semi-detached buildings. To the east of the site is a Sainsbury's superstore and car park and to the south west is the main Yorkshire Showground and associated facilities. The site is considered to be in a suitable location for development.		

Harrogate Sites 3

Site Ref: H27			
Settlement: Harrogate	Location: Showground car park, Wetherby Road	Land Type: Brownfield	Site Area (ha): 1.8546
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for economic development. A planning application (15/04361/fulmaj) for an hotel on the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 5088sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 5088	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.27 Site H27

Site Ref: H28			
Settlement: Harrogate	Location: Land at Wetherby Road	Land Type: Greenfield	Site Area (ha): 6.8495
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a number of fields to the south of the A61 Wetherby Road, occasionally used to provide additional car parking in connection with the adjacent Yorkshire Showground. To the east of the site on both sides of the Wetherby Road are business premises, part of Bilton Court and the Freemans Way business area. Trees along the road frontage and within the site are protected by TPOs. The site is considered to be in a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for economic development.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 39000sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 20000	For phasing years 11 - 15: 19000	For phasing years 16 +: 0

Table 3.28 Site H28

3 Harrogate Sites

Site Ref: H29			
Settlement: Harrogate	Location: Land at Masham Road	Land Type: Greenfield	Site Area (ha): 0.3178
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.32	Assumed density (dph): 30
Currently suitable? Yes	Suitability notes: The site is an open area of flat grassland forming part of the Yorkshire Showground. Pavilions of Harrogate lies to the south with housing to the north and west. The site is considered to be in a suitable location for development.		
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: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.29 Site H29

Site Ref: H30			
Settlement: Harrogate	Location: Land adjacent to Prince of Wales Mansions	Land Type: Brownfield	Site Area (ha): 0.2458
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.25	Assumed density (dph): 40
Currently suitable? Yes, with mitigation	Suitability notes: The site is located at the corner of York Place and Leeds Road in the centre of Harrogate and comprises an area of car parking adjacent the Prince of Wales Mansions. The Stray adjoins the site to the south and west, residential properties to the east, with retail/office uses and associated surface level car parking to the north. The site is within the conservation area and the terrace of housing immediately to the north east of the site are listed buildings. The site is considered to be a suitable location for residential development but any development proposal will need careful design and integration with the surrounding built form.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners. Development will require replacement car parking.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9	Current deliverability: Developable		
When is the site likely to come forward?			

Harrogate Sites 3

Site Ref: H30			
Settlement: Harrogate	Location: Land adjacent to Prince of Wales Mansions		Site Area (ha): 0.2458
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.30 Site H30

Site Ref: H31			
Settlement: Harrogate	Location: Land at Henshaw's College		Site Area (ha): 18.6325
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 10.25	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site includes the existing Henshaw's College campus and a number of surrounding arable fields. The main College buildings are situated closest to Bogs Lane. To the south of Bogs Lane there is an open field with recent housing developments situated further south with open agricultural fields beyond the site to the west, north and east. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 3.31 Site H31

Site Ref: H32			
Settlement: Harrogate	Location: Land north of Hildebrand Barracks		Site Area (ha): 73.3757
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 40.36	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises numerous fields in agricultural use to the west of Harrogate. The site adjoins existing residential development at Killinghall Moor to the east and the Queen Ethelburgha's development lies to the south-east. The Hildebrand Barracks adjoins the site to the south, Saltergate Business Park is situated on the sites north western corner and a caravan park lies to the southwest. The site is considered to be a suitable location for development with any development proposal incorporating appropriate landscaping.		

3 Harrogate Sites

Site Ref: H32			
Settlement: Harrogate	Location: Land north of Hildebrand Barracks	Land Type: Greenfield	Site Area (ha): 73.3757
Currently available? Yes	Availability notes: The site is being promoted by a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 1210	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 850

Table 3.32 Site H32

Site Ref: H33			
Settlement: Harrogate	Location: Cow Dyke Farm	Land Type: Greenfield	Site Area (ha): 1.56
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.40	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the north of the A59 Skipton Road on the north side of Harrogate. The site comprises a farmstead and a bungalow in grass field surrounded by agricultural fields. To the south of the site across Skipton Road is the Jennyfields housing estate. The site is adjacent to a site on Skipton Road that has planning permission for residential development. In the context of the development that has planning permission in fields to the south and west, the site is considered to be a suitable location for development with any development proposal designed to ensure its integration with the wider countryside through the treatment of the northern part of the site.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 42	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 42	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.33 Site H33

Harrogate Sites 3

Site Ref: H34			
Settlement: Harrogate	Location: Land at Oakdale Farm	Land Type: Greenfield	Site Area (ha): 39.3958
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 21.67	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located at the junction of Penny Pot Lane with the B6161 Otley Road on the western side of Harrogate. The site comprises a number of fields with a belt of trees crossing the site east to west close to the centre of the site at the eastern end of which lies a pond. An area of the site to the south of the tree belt is designated as a SINC. To the north of the site is the Queen Ethelburga's housing estate and fields which have been granted permission for residential development and to the south a wooded valley. The site is considered to be in a suitable location for development. Any development proposal would need to provide a buffer to the wooded valley and SINC.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the joint landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 650	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 350

Table 3.34 Site H34

Site Ref: H35			
Settlement: Harrogate	Location: Land at Knox Mill Lane	Land Type: Greenfield	Site Area (ha): 1.0624
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.96	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located at the junction of Knox Mill Lane and the A61 Ripon Road and comprises a small rough grass field. It is detached from the urban edge of Harrogate except for low density rural development on Knox Mill Lane. The Oak Beck runs along the site's southern boundary and this area is at high 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. There may also be access issues as the view of the Highway Authority is that it is not certain that visibility requirements could be met. However, development of the site would provide for an incongruous form of development lying in the open countryside divorced from a settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by one of the site landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		

3 Harrogate Sites

Site Ref: H35			
Settlement: Harrogate	Location: Land at Knox Mill Lane	Land Type: Greenfield	Site Area (ha): 1.0624
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 3.35 Site H35

Site Ref: H36			
Settlement: Harrogate	Location: Former Police Training Centre, Yew Tree Lane	Land Type: Mixed	Site Area (ha): 8.8227
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.73	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: Formerly occupied by the National Police Improvement Agency (NPIA), the site is bounded by Yew Tree Lane and residential properties to the east, school playing fields and residential properties to the north and agricultural fields to the south and west. It comprises land and buildings, some of which have historic value. The larger part of the site south of the NPIA buildings contains a football pitch, disused cricket pitch, open space and a redundant indoor swimming pool and the loss of sports provision would need to be replaced or robustly justified. The site is considered to be in a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by a national house builder with a development option on the site. A planning application (14/02970/FULMAJ) for 163 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 163	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 120	For phasing years 6 - 10: 43	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.36 Site H36

Site Ref: H37			
Settlement: Harrogate	Location: Land at Station Parade	Land Type: Brownfield	Site Area (ha): 0.4797
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 0.43	Assumed density (dph): 302

Harrogate Sites 3

Site Ref: H37			
Settlement: Harrogate	Location: Land at Station Parade	Land Type: Brownfield	Site Area (ha): 0.4797
Currently suitable? Yes	Suitability notes: The site is situated within Harrogate town centre and on the eastern edge of the defined Shopping Centre. The site fronts onto Station Parade and is adjacent to the bus station. The site includes the railway station ticket office along with existing retail uses, car parking and a railway maintenance yard. The railway line forms the eastern boundary of the site. The town centre location of the site would provide the opportunity for a mixed use scheme including retail, employment and high density residential uses as well as the opportunity to improve the interchange between bus and rail services and connection to town centre.		
Currently available? Yes	Availability notes: The site 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: 50	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 50	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.37 Site H37

Site Ref: H38			
Settlement: Harrogate	Location: Land at Willow Bank	Land Type: Greenfield	Site Area (ha): 1.8384
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 consists of two small rectangular agricultural fields close to the junction of the B6161 Otley Road and the A59 Skipton Road. The site is detached from the urban edge but land to the east has outline planning permission for residential development. A number of trees within and on the boundaries of the site are protected by TPOs. In the context of the development that has planning permission in fields to the east, the site is considered to be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by 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 3.38 Site H38

3 Harrogate Sites

Site Ref: H39			
Settlement: Harrogate	Location: Land off Forest Lane	Land Type: Greenfield	Site Area (ha): 12.1808
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.7	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a number of agricultural fields and lies to the east of Forest Lane on the eastern edge of Harrogate. Hookstone Chase primary school and housing lie to the west and there is some housing to the north, whilst there are more agricultural fields to the east and south. Parts of the site are 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. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 3.39 Site H39

Site Ref: H40			
Settlement: Harrogate	Location: Land east of Forest Lane	Land Type: Greenfield	Site Area (ha): 7.6106
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.95	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the north of Forest Moor Road and comprises a number of small fields, mostly used for grazing. There is one dwelling within the site off Forest Lane. The northern boundary adjoins the York - Leeds rail line and a former riding school now being redeveloped for community use. Housing lies to the west of the site and there are sporadic dwellings to the south of the site whilst agricultural land lies to the east. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Harrogate Sites 3

Site Ref: H40			
Settlement: Harrogate	Location: Land east of Forest Lane		Land Type: Greenfield
Site Area (ha): 7.6106			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.40 Site H40

Site Ref: H41			
Settlement: Harrogate	Location: Land between Forest Moor Farm and Arlington, Forest Moor Lane		Land Type: Greenfield
Site Area (ha): 0.336			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.34	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a small field between sporadic development on the south side of Forest Moor Road. Although development might be considered infill, the site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 3.41 Site H41

Site Ref: H42			
Settlement: Harrogate	Location: Land to the rear of Oak House and Brooklands, Forest Moor Lane		Land Type: Greenfield
Site Area (ha): 4.4271			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.98	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the north of Forest Moor Road and includes a dwelling and its garden together with fields used for grazing to the rear. The site is within the Green Belt. The site would not be a suitable location for development as it would be detached from the built up edge of Harrogate.		

3 Harrogate Sites

Site Ref: H42			
Settlement: Harrogate	Location: Land to the rear of Oak House and Brooklands, Forest Moor Lane	Land Type: Greenfield	Site Area (ha): 4.4271
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 3.42 Site H42

Site Ref: H43			
Settlement: Harrogate	Location: Land at Forest Moor Road	Land Type: Greenfield	Site Area (ha): 1.0797
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.97	Assumed density (dph): 30
Currently suitable? No	Suitability notes: This is an L-shaped site close to the junction of Forest Lane and Forest Moor Road. It surrounds a small group of housing at the road junction. There is housing to the west of the site with fields to the north and east. The site contains many trees some of which are protected by a TPO along with a small pond. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 3.43 Site H43

Harrogate Sites 3

Site Ref: H44			
Settlement: Harrogate	Location: Land south of Rossett Green Lane	Land Type: Greenfield	Site Area (ha): 3.3055
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.82	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the south of Rossett Green Lane and consists of a number of agricultural fields on the edge of the main built up area. Large detached residential properties in generous plots adjoin the site to the north, east and west. Development of the site that respects the scale and grain of adjoining development and respects the rural setting of the area may be acceptable.		
Currently available? Yes	Availability notes: The site has been marketed and 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: 54	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 54	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.44 Site H44

Site Ref: H46			
Settlement: Harrogate	Location: Land at Otley Road	Land Type: Greenfield	Site Area (ha): 4.0781
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.67	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of an irregularly shaped agricultural field fronting onto the B6162 Otley Road. Trees along the northern and southern site boundaries are protected by TPOs. Outline planning permission (15/00798/eiamaj) for a mixed use development including houses, primary school, shop and open space has been granted on land surrounding the site to the east, south and west. The site is considered a suitable location for development which would need to be integrated with neighbouring permitted development.		
Currently available? Yes	Availability notes: The site has been promoted by a landowner and a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 110	Current deliverability: Deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H46			
Settlement: Harrogate	Location: Land at Otley Road		Land Type: Greenfield
Site Area (ha): 4.0781			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 50	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.45 Site H46

Site Ref: H48			
Settlement: Harrogate	Location: Land adjacent to Kingsley Farm		Land Type: Greenfield
Site Area (ha): 2.2432			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is an overgrown field used for grazing and lies adjacent Kingsley Farm which has received planning permission for residential development. A number of trees within or on the site boundaries are protected by TPOs. The site has no access onto Kingsley drive and access would need to be through the site with planning permission (that was in the same ownership) or through land in third party ownership.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the joint landowners.		
Currently achievable? No	Achievability notes:		
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 3.46 Site H48

Site Ref: H49			
Settlement: Harrogate	Location: Windmill Farm, Otley Road		Land Type: Greenfield
Site Area (ha): 43.7927			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a number of agricultural fields used for grazing fronting onto the north side of the B6162 Otley Road. Harlow Carr RHS Garden Woodlands form the site's eastern boundary with Cardale Woodland, which is designated a SINC, to the north and west. To the south of the site planning permission has been given for residential development. The site would be a suitable location for development with any development proposal designed to respect the rural setting of Harlow Carr Gardens and incorporate green infrastructure to offset the likely increase in recreational pressure on Cardale Woodland SINC.		

Harrogate Sites 3

Site Ref: H49			
Settlement: Harrogate	Location: Windmill Farm, Otley Road	Land Type: Greenfield	Site Area (ha): 43.7927
Currently available? Yes	Availability notes: The site has not been marketed and 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: 722	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 422

Table 3.47 Site H49

Site Ref: H51			
Settlement: Harrogate	Land Type: Land east of Lady Lane	Land Type: Greenfield	Site Area (ha): 49.8234
Source: Call for sites	Proposal: Mixed	Size of net residential area: 23.00	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of a number of fields lying between the southern edge of Cardale Business Park, Lady Lane and Whinney Lane and contains Jackland House Farm. There is residential development to the east of the site and planning permission has recently been granted for residential development on land to the west of the site off Beckwith Head Road. TPOs cover groups and individual trees within and on the site boundaries and the north east corner of the site is designated a SINC. Public rights of way cross the site. The site would be a suitable location for development, both residential and employment, with any proposal incorporating appropriate mitigation measures to integrate development with the wider countryside may be acceptable.		
Currently available? Yes	Availability notes: The site is in multiple ownerships and a national house builder is negotiating a development option on the site. Two planning applications for employment development (16/01064/OUTMAJ) and a mental health inpatient unit (16/01066/FULMAJ) have been submitted for part of the site (fronting Beckwith Head Road) but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site, demonstrated by the current planning applications.		
Potential yield housing: 690 Potential yield:employment: 15000sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H51			
Settlement: Harrogate	Land Type: Land east of Lady Lane		Land Type: Greenfield
Site Area (ha): 49.8234			
For phasing years 0 - 5: Housing - 60 Employment - 0	For phasing years 6 - 10: Housing - 300 Employment - 15000	For phasing years 11 - 15: Housing - 300 Employment - 0	For phasing years 16 +: Housing - 30 Employment - 0

Table 3.48 Site H51

Site Ref: H52			
Settlement: Harrogate	Location: Land at Castlehill	Land Type: Greenfield	Site Area (ha): 32.0576
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 17.63	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a number of agricultural fields lying between Whinney Lane and Yew Tree Lane. In the northern most corner of the site off Whinney Lane are a farmhouse and buildings associated with Castehill Farm to the south of which are school playing fields used by Ashville College. Sykes House Farm lies within the south western part of the site along Whinney Lane. A number of trees within or on the site boundaries are protected by TPOs and public rights of way cross the site. Residential development and the former Police Training Centre (H36) lie to the east with agricultural land to the south, west and north. Development of the site that incorporates appropriate mitigation measures to integrate development with the wider countryside may be acceptable.		
Currently available? Yes	Availability notes: The site is in multiple ownerships and a national house builder is negotiating a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 528	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 168

Table 3.49 Site H52

Harrogate Sites 3

Site Ref: H53			
Settlement: Harrogate	Location: Land at Leckhampton House, Hill Top Lane	Land Type: Greenfield	Site Area (ha): 1.1381
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.02	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the east of Hill Top Lane and comprises a small area of rough pasture in open countryside. Access to the site is unlikely to be capable of being achieved as the view of the Highway Authority is that Hill Top Lane is narrow with no footpaths and appropriate visibility may also be difficult to achieve. The site is not considered to be in a suitable location for development as it would be divorced from any settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? No	Achievability notes:		
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 3.50 Site H53

Site Ref: H55			
Settlement: Harrogate	Location: White House Farm, Burley Bank Farm	Land Type: Brownfield	Site Area (ha): 0.4119
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.37	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a site in B1/B8 use and a dwelling. Immediately to the north of the site is a caravan park and the Hildebrand Barracks lie to the east. As an existing employment site it would need to be demonstrated that the loss of employment land was justified. However, the site is in a location divorced from any 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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

3 Harrogate Sites

Site Ref: H55			
Settlement: Harrogate	Location: White House Farm, Burley Bank Farm		Land Type: Brownfield
Site Area (ha): 0.4119			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.51 Site H55

Site Ref: H56			
Settlement: Harrogate	Location: Land to the north of Cow Dyke Farm		Land Type: Greenfield
Site Area (ha): 7.1747			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.66	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the north of the A59 Skipton Road and comprises several agricultural fields. Access to the site is from a single track lane off Skipton Road that runs along the eastern boundary of the site and leads to Grange Farm to the north. A further farmstead (Cow Dyke Farm - site H33) lies to the south east. To the south of the site across Skipton Road is the Jennyfields housing estate and land to the west and south of the site has planning permission for residential development. The site has no direct access to an adoptable highway and access would have to be achieved via the site to the south which benefits from planning permission. The site is considered to be in a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has been promoted on behalf of a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 139	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 79	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 3.52 Site H56

Site Ref: H57			
Settlement: Harrogate	Location: Land to the west of St Michael's Hospice		Land Type: Greenfield
Site Area (ha): 1.8471			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.66	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a field to the south of Hornbeam Business Park. To the north are existing business uses and St Michaels Hospice to the east. The York-Leeds railway line runs along the western boundary while to the south are fields within the Crimple Valley. The trees		

Harrogate Sites 3

Site Ref: H57			
Settlement: Harrogate	Location: Land to the west of St Michael's Hospice	Land Type: Greenfield	Site Area (ha): 1.8471
	along the north and east boundaries are protected by TPOs. A bridleway runs along the northern boundary of the site. Access to the site may be difficult to achieve as the current access is not to adoptable standards and includes bridleway routes.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 3.53 Site H57

Site Ref: H58			
Settlement: Harrogate	Location: Land at Bilton Hall	Land Type: Greenfield	Site Area (ha): 1.8471
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 11.27	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is detached from any settlement and comprises a number of parcels of land used for grazing. The site has frontage to Harrogate Road but extends northwards to Bilton Hall. The site is within the Green Belt. Trees on the southern boundary and within the site are protected by TPOs. The site abuts the western edge of the Knaresborough Conservation Area and parts of the site are within the conservation area. The view of the Highway Authority is that it may be difficult to achieve satisfactory access to the site: access onto Harrogate Road maybe possible but to serve a site of this size a new junction would be required, which may be difficult to achieve in this location. A secondary access would also be difficult to accommodate. The site is not considered to be a suitable location for development as it would be isolated in open countryside and would have adverse impacts on the character of the area.		
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:		
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

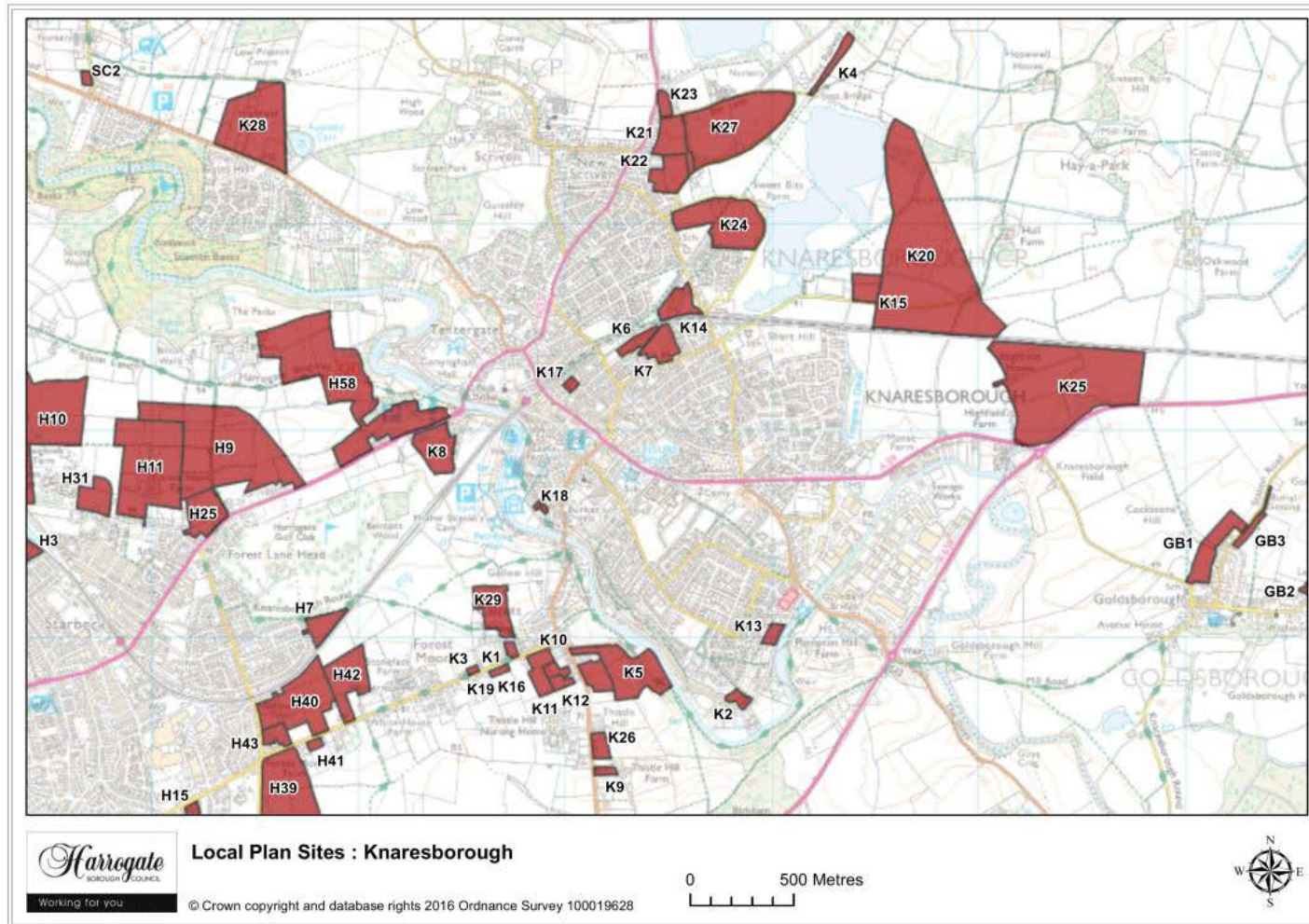
Table 3.54 Site H58

3 Harrogate Sites

Site Ref: H59			
Settlement: Harrogate	Location: Skipton Road, Phase 3	Land Type: Greenfield	Site Area (ha): 7.3738
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 4.79	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two fields lying to the east of the B6161, Otley Road. It is detached from the northern edge of Harrogate and surrounded by agricultural land, although land immediately to the south has outline planning permission for residential development. Development of this site would reduce the gap between the northern edge of Harrogate and Killinghall.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? No	Achievability notes:		
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 3.55 Site H59

Appendix 4 Knarborough Sites



Map 4.1 Knarborough sites

4 Knaresborough Sites

Site Ref: K1			
Settlement: Knaresborough	Location: Land adjacent to Belmont Close	Land Type: Greenfield	Site Area (ha): 0.3591
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.36	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises an area of land adjacent to Belmont Close, part of the field behind and part of the field to the east. The site has road frontage to Forest Moor Lane along which there is sporadic development and there a number of mature trees on the northern site boundary. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes:		
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 4.1 Site K1

Site Ref: K2			
Settlement: Knaresborough	Location: Land adjoining Priory Farmhouse	Land Type: Greenfield	Site Area (ha): 0.6149
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.55	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a heavily wooded steep site, which may limit the developable area, and which forms part of the garden of Priory Farmhouse. A number of trees within the western part of the site are protected by a TPO and the whole site is within the conservation area. Existing development in this area is generally low density. For any significant increase in use of the site there may be access issues as Abbey Road is narrow in nature and will require improvement/widening and it may not be possible to achieve the appropriate visibility. The site is considered to be a suitable location for residential development subject to any access issues being resolved and any development proposal respecting the character of this part of the conservation area.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 13	Current deliverability: Developable		
When is the site likely to come forward?			

Knaresborough Sites 4

Site Ref: K2			
Settlement: Knaresborough	Location: Land adjoining Priory Farmhouse		Land Type: Greenfield
Site Area (ha): 0.6149			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 13	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.2 Site K2

Site Ref: K4			
Settlement: Knaresborough	Location: Land at Bridge Farm, Bar Lane		Land Type: Greenfield
Site Area (ha): 1.0221			
Source: Call for sites	Proposal: Residential, employment or Traveller site		Size of net residential area (ha): 0.92
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site is a long, thin site formerly a railway line surrounded by open countryside. The site is detached from any settlement. Two agricultural buildings are located to the south of the site and there is an area of mature trees at the northern point of the site with a number also scattered along the north western boundary and at the south of the site. Development would appear isolated in open countryside and the site cannot be accessed by an adoptable road.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 4.3 Site K4

Site Ref: K5			
Settlement: Knaresborough	Location: Riverside Farm, Thistle Hill		Land Type: Greenfield
Site Area (ha): 6.2472			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 4.06
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site is a large area used for grazing which extends from the frontage on Thistle Hill to the River Nidd. There is open countryside to the south of the site and the cricket ground to the north. The eastern part of the site next to the River is within the conservation area and is heavily wooded with trees protected by TPOs. This part of the site is also within an area at high risk of flooding (Flood Zones 2 and 3, including 3b). The whole of the site is within the Green Belt. The site is detached from the main urban area of Knaresborough and development of the site would have adverse impacts on the character of the area.		

4 Knaresborough Sites

Site Ref: K5			
Settlement: Knaresborough	Location: Riverside Farm, Thistle Hill	Land Type: Greenfield	Site Area (ha): 6.2472
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with an interest in the site.		
Currently achievable? No	Achievability notes:		
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 4.4 Site K5

Site Ref: K6			
Settlement: Knaresborough	Location: Land off Hambleton Grove	Land Type: Brownfield	Site Area (ha): 1.012
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.91	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is in the urban area of Knaresborough and comprises two large industrial buildings. Surrounding land uses include a playing field to the south east, residential to the south, a site to the south west which has planning permission for a residential care home and further industrial land along the northern boundary which separates the site from the railway. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.5 Site K6

Knaresborough Sites 4

Site Ref: K7			
Settlement: Knaresborough	Location: Land north of Stockwell Road	Land Type: Greenfield	Site Area (ha): 2.0705
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 is currently used as playing fields and is surrounded by residential development on three sides and an employment site comprising two industrial units on the fourth. Access to the site would be from Hambleton Grove and there may be difficulties in achieving the required visibility due to the bend on Hambleton Grove and existing on-street parking. The site is in a suitable location for residential development but the access issues would need to be resolved and the loss of sports provision replaced or robustly justified.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.6 Site K7

Site Ref: K8			
Settlement: Knaresborough	Location: Land at Harrogate Road	Land Type: Greenfield	Site Area (ha): 3.4358
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.58	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two agricultural fields located to the south of the A59. Surrounding land uses include open countryside on three sides and residential development on the Badger Hill site to the east. The York-Leeds railway lies close to the site on the southern side. The view of the Highway Authority is that access to the site cannot be achieved: the gradient of Harrogate Road would make an access very difficult, requiring significant highway improvements. Development would have an impact on the character of the area and the site is also in the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

4 Knaresborough Sites

Site Ref: K8			
Settlement: Knaresborough	Location: Land at Harrogate Road		Land Type: Greenfield
Site Area (ha): 3.4358			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.7 Site K8

Site Ref: K9			
Settlement: Knaresborough	Location: Victoria Cottage and Coal Yard		Land Type: Brownfield
Site Area (ha): 0.3896			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 0.39	
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Thistle Hill and is a mixed use site consisting of a residential property (Victoria Cottage), coal storage areas, a caravan storage area and a number of ancillary out buildings and commercial vehicles. A farm track leading to Thistle Hill Farm to the east of the site runs along the northern boundary. The site is currently accessed directly off Thistle Hill. The site is within the Green Belt, however, as a previously developed site development may be acceptable provided it does not result in any material loss of Green Belt openness.		
Currently available? Yes	Availability notes: The site has been marketed and 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: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.8 Site K9

Site Ref: K10			
Settlement: Knaresborough	Location: Field to rear of Ashlea and Jade Rise, Thislte Hill		Land Type: Greenfield
Site Area (ha): 0.636			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 0.57	
Currently suitable? No	Suitability notes: The site is heavily wooded and lies behind properties on Coronation Terrace and two detached properties fronting Thistle Hill. Apart from the residential properties along the eastern boundary of the site, the site is bounded on the other three sites by open countryside. The site has no road frontage and would require third party land to secure access. The site is within the Green Belt and would not be considered a suitable location for development.		

Knaresborough Sites 4

Site Ref: K10			
Settlement: Knaresborough	Location: Field to rear of Ashlea and Jade Rise, Thislte Hill	Land Type: Greenfield	Site Area (ha): 0.636
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.9 Site K10

Site Ref: K11			
Settlement: Knaresborough	Location: Field to rear of Dunoon, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.5765
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.52	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is L shaped and currently used as a grazing pasture. Substantial woodland is located adjacent to the northern boundary of the site whilst open countryside lies to the south and the west. A small workshop and associated parking area lies adjacent to the site to the east as does the residential properties of Castle View and Dunoon. The site has no road frontage and would require third party land to secure access. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.10 Site K11

4 Knaresborough Sites

Site Ref: K12			
Settlement: Knaresborough	Location: Land to east of Thistle Hill	Land Type: Greenfield	Site Area (ha): 1.7001
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.53	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is currently used for grazing and has road frontage to Thistle Hill. An area of trees on the site frontage are protected by a TPO. The site wraps around the residential property of Meadowside and apart from scattered residential properties along Thistle Hill, the site is surrounded by open countryside. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.11 Site K12

Site Ref: K14			
Settlement: Knaresborough	Location: Trelleborg Factory, Halfpenny Lane	Land Type: Brownfield	Site Area (ha): 1.9906
Source: Call for sites	Proposal: Residential/mixed use	Size of net residential area (ha): 1.79	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is within the urban area of Knaresborough occupied by the Trelleborg Applied Technology factory. The factory occupies approximately half of the site and the remainder is taken up by grassed areas. The York-Leeds railway runs along the southern boundary of the site which includes a substantial tree belt. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of an interested party for housing/mixed use development.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Knaresborough Sites 4

Site Ref: K14			
Settlement: Knaresborough	Location: Trelleborg Factory, Halfpenny Lane		Land Type: Brownfield
Site Area (ha): 1.9906			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.12 Site K14

Site Ref: K15			
Settlement: Knaresborough	Location: Land north of Hay a Park Lane		Land Type: Greenfield
Site Area (ha): 1.7472			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 1.57	
Currently suitable? No	<p>Suitability notes: The site is a small flat rectangular parcel of land used for horse grazing which once comprised of two fields subdivided by a hedgerow but now subdivided by remnant hedgerow trees. The site is surrounded to the north, east and south by open countryside and to the west by Knaresborough Rugby Club. Immediately to the north west of the site is Hay-a-Park SSSI. Frogmire Dike runs along the western boundary and part of the site is at risk of flooding (Zones 2 and 3). There may be access issues as the view of the Highway Authority is that Hay-a-Park Lane is very narrow and not suitable for significant development. The site is detached from any settlement and would appear as an isolated parcel of development in open countryside.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.</p>		
Currently achievable? No	<p>Achievability notes:</p>		
Potential yield: 0	<p>Current deliverability: Not deliverable</p>		
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 4.13 Site K15

Site Ref: K16			
Settlement: Knaresborough	Location: Land south of Forest Moor Road		Land Type: Greenfield
Site Area (ha): 1.8203			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 1.64	
Currently suitable? No	<p>Suitability notes: The site is a large, L-shaped site located to the south of Forest Moor Road currently used for grazing. The northern part of the site forms a gap between sporadic development fronting Forest Moor Road. The site is within the Green Belt and would not be considered a suitable location for development.</p>		

4 Knaresborough Sites

Site Ref: K16			
Settlement: Knaresborough	Location: Land south of Forest Moor Road	Land Type: Greenfield	Site Area (ha): 1.8203
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.14 Site K16

Site Ref: K17			
Settlement: Knaresborough	Location: Former Cattle Market	Land Type: Brownfield	Site Area (ha): 0.3184
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.32	Assumed density (dph): 40
Currently suitable? Yes	Suitability notes: The site is within the urban area of Knaresborough and was formally used as a cattle market but is now vacant. The conservation area lies to the south west of the site. The site is considered a suitable location for residential development and would provide an opportunity to remove the vacant buildings and visually improve the area.		
Currently available? Yes	Availability notes: The site has not been marketed and 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: 12	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 12	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.15 Site K17

Knaresborough Sites 4

Site Ref: K18			
Settlement: Knaresborough	Location: Former Abattoir	Land Type: Mixed	Site Area (ha): 0.2017
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.20	Assumed density (dph): 40
Currently suitable? Yes, with mitigation	Suitability notes: The site is within the urban area of Knaresborough. The former abattoir buildings still occupy part of the site that has a small frontage and access onto Castle Ings Road. The remaining part of the site lies behind the buildings and runs down to Waterside. This part of the site abuts an area at risk of flooding (Flood Zone 2). The site is considered a suitable location for residential development and would provide an opportunity to remove the vacant buildings and visually improve the area.		
Currently available? Yes	Availability notes: The site has not been marketed and 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: 8	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 8	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.16 Site K18

Site Ref: K19			
Settlement: Knaresborough	Location: Land south of Forest Moor Road	Land Type: Greenfield	Site Area (ha): 0.3031
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.3	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is part of a larger field lying to the south of Forest Moor Road along which there is sporadic development. To the west is a detached house with open land to the other boundaries. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

4 Knaresborough Sites

Site Ref: K19			
Settlement: Knaresborough	Location: Land south of Forest Moor Road		Land Type: Greenfield
Site Area (ha): 0.3031			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.17 Site K19

Site Ref: K20			
Settlement: Knaresborough	Location: Land at Hall Farm		Land Type: Greenfield
Site Area (ha): 34.1382			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No	Size of net residential area (ha): 18.78		
Currently available? Yes	Suitability notes: The site comprises several agricultural fields lying to the north of the York-Leeds railway line which forms the southern site boundary. Hay a Park Lane cuts through the southern part of the site east to west and there are two wooded areas within the site. Hay-a-Park SSSI adjoins the site to the north west and there is agricultural land to the north and east. To the south beyond the rail line lies an area of land that has planning permission for a residential led mixed use scheme. There may be access issues as the view of the Highway Authority is that Hay-a-Park Lane would require significant improvement to serve a development of this size. The site is detached from any settlement and would appear as an isolated parcel of development in open countryside.		
Currently achievable? No	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Potential yield: 0	Achievability notes:		
	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 4.18 Site K20

Site Ref: K21			
Settlement: Knaresborough	Location: Land south of Bar Lane and east of Boroughbridge Road		Land Type: Greenfield
Site Area (ha): 2.8387			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Size of net residential area (ha): 2.13		
	Suitability notes: The site primarily comprises arable agricultural land but the northern part of the site comprises an area and buildings used for market gardening. To the west of the site there is residential development fronting onto Boroughbridge Road. The eastern boundary is formed by		

Knaresborough Sites 4

Site Ref: K21			
Settlement: Knaresborough	Location: Land south of Bar Lane and east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 2.8387
	a strip of woodland beyond which there is agricultural land. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site. A planning application (15/01691/FULMAJ) for 81 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is know interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 81	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.19 Site K21

Site Ref: K22			
Settlement: Knaresborough	Location: Land at Orchard Close	Land Type: Greenfield	Site Area (ha): 2.5865
Source: Call for sites	Proposal: Residential	Size of net residential area: 1.94	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural land and is divided into two separate parcels. The western parcel is the smaller of the two and comprises a paddock divided from the eastern field by a row of trees. To the south west of the site is residential development with the remainder of the site bound by open fields to the north and east. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 58	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 58	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.20 Site K22

4 Knaresborough Sites

Site Ref: K23			
Settlement: Knaresborough	Location: Land north of Bar Lane and east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 0.6833
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.61	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located on the northern edge of Knaresborough with a partial road frontage on Boroughbridge Road and Bar Lane. Two detached residential properties are located to the west of the site, with open countryside to the other three sides. A tree belt runs along the eastern boundary of the site. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 18	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 18	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.21 Site K23

Site Ref: K24			
Settlement: Knaresborough	Location: Land at Halfpenny Lane and south of Water Lane	Land Type: Greenfield	Site Area (ha): 7.6061
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.94	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises fields around which, on the northern and eastern edge, Water Lane and Breary Flat Lane form its boundary. Within the site on its northern boundary is a property Willowfield. There is residential development to the south of the site. Hay-a-Park SSSI lies immediately to the east of the site and there is the potential for adverse impacts on the SSSI from increased recreational disturbance. There may be access issues as there would be a need for significant road widening. The site would be a suitable location for residential development subject to appropriate mitigation.		
Currently available? Yes	Availability notes: The site has not been marketed and 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: 148	Current deliverability: Developable		
When is the site likely to come forward?			

Knaresborough Sites 4

Site Ref: K24			
Settlement: Knaresborough	Location: Land at Halfpenny Lane and south of Water Lane	Land Type: Greenfield	Site Area (ha): 7.6061
For phasing years 0 - 5: 0	For phasing years 6 - 10: 148	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.22 Site K24

Site Ref: K25			
Settlement: Knaresborough	Location: Land at Highfield Farm	Land Type: Greenfield	Site Area (ha): 24.408
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 13.42	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural land including buildings associated with Highfield Farm. The northern boundary of the site is formed by the York-Leeds railway and the A59 forms the southern boundary. To the east of the site is Manse Farm, which has planning permission for a residential led development. There is an area of mature trees in the south west corner of the site which continues along the southern boundary. The southern part of the site is also 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. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 402	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 42

Table 4.23 Site K25

Site Ref: K26			
Settlement: Knaresborough	Location: Land at OS Field 1748, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.9523
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.86	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the east of Thistle Hill and is used as a paddock. There are a pair of semi-detached houses to the north of the site and a number of covered farm buildings lie to the south east as part of Thistle Hill Farm. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		

4 Knaresborough Sites

Site Ref: K26			
Settlement: Knaresborough	Location: Land at OS Field 1748, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.9523
Currently achievable? No	Achievability notes:		
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 4.24 Site K26

Site Ref: K27			
Settlement: Knaresborough	Location: Land to the east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 12.4284
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 6.83	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two fields detached from the urban edge of the town. Bar Lane and Hazelheads Lane, which form the north and south boundaries, are narrow and would require widening to serve development. Park Nurseries is located to the north of the site and there is agricultural land to the west and south. Hay-a-Park SSSI lies to the east of the site. Development would be divorced from the edge of the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.25 Site K27

Site Ref: K28			
Settlement: Knaresborough	Location: Land at Highfield, Ripley Road	Land Type: Greenfield	Site Area (ha): 10.2238
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 5.62	Assumed density (dph): 25

Knaresborough Sites 4

Site Ref: K28			
Settlement: Knaresborough	Location: Land at Highfield, Ripley Road	Land Type: Greenfield	Site Area (ha): 10.2238
Currently suitable? No	Suitability notes: The site comprises a number of agricultural fields lying to the north of Ripley Road (B6165). A large detached house (Highfield) and substantial garden occupies the middle of the site. The garden of Highfield contains a large number of mature trees and there are a number also scattered throughout the site. The site is surrounded by open countryside to the west, north and east with residential development on the south side of the B6165. The site is detached from the main urban area and would appear isolated in open countryside.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 4.26 Site K28

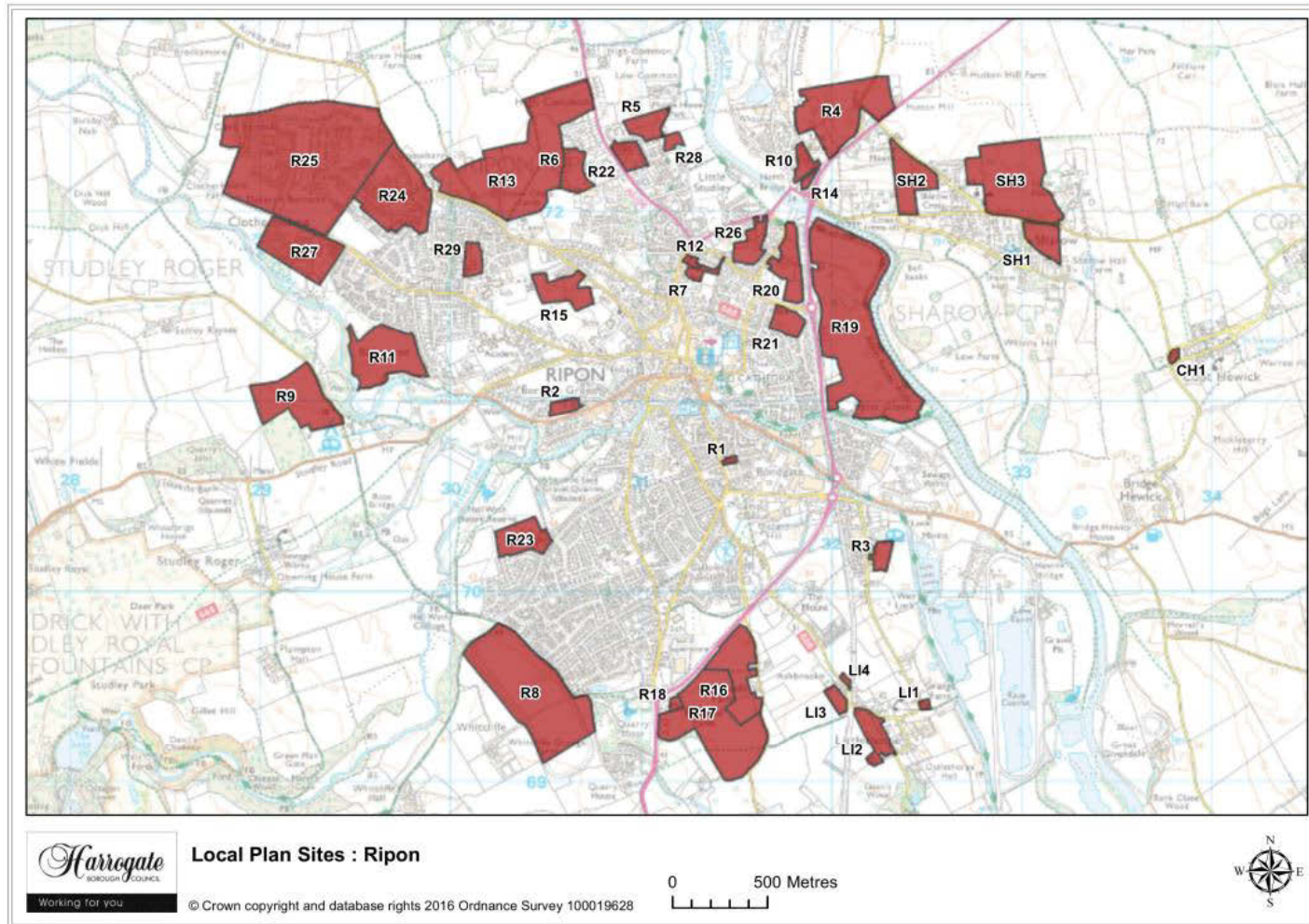
Site Ref: K29			
Settlement: Knaresborough	Location: Merryvale Stud, Cass Lane	Land Type: Greenfield	Site Area (ha): 3.2222
Source: Ad-hoc submission	Proposal: Traveller site	Size of net residential area (ha): 2.42	Assumed density (dph): n/a
Currently suitable? No	Suitability notes: The site comprises a large detached residence 'Merryvale' and its substantial wooded garden. The house and grounds are located to the south of Cass Lane with the remainder of the site being to the north of the Lane. This northern part comprises three horse paddocks. Surrounding land uses include two single family gypsy and traveller sites and a farmstead currently used as a livery business. There may be access issues as the view of the Highway Authority is that Cass Lane, which is not part of the adoptable highway network, would require significant improvement to bring it up to adoptable standard. The site is within the Green Belt and development of a permanent Gypsy and Traveller site would be inappropriate development.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner for a Traveller site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

4 Knaresborough Sites

Site Ref: K29			
Settlement: Knaresborough	Location: Merryvale Stud, Cass Lane	Land Type: Greenfield	Site Area (ha): 3.2222
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.27 Site K29

Appendix 5 Ripon Sites



Map 5.1 Ripon sites

5 Ripon Sites

Site Ref: R1			
Settlement: Ripon	Location: Land adjacent to 63 Bondgate	Land Type: Brownfield	Site Area (ha): 0.2503
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.25	Assumed density (dph): 40
Currently suitable? Yes, with mitigation	Suitability notes: The site is located within a built up area of the city where there is a mix of high density residential development and commercial development. The site is a mix of commercial buildings which are all linked or adjoin each other. To the east there is a hard standing/parking area. The buildings also adjoin the rear of a Grade II listed building (63 Bondgate). There may be access issues as it would need to be demonstrated that the necessary visibility splay was not obstructed by neighbouring properties. The site would be suitable location for development, which would need to respect the setting of the listed building.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner. Development would require the relocation of the existing site user (12 months).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 10	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 10	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.1 Site R1

Site Ref: R2			
Settlement: Ripon	Location: Mallorie Park	Land Type: Brownfield	Site Area (ha): 1.0358
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.93	Assumed density (dph): 40
Currently suitable? No	Suitability notes: The site is currently used as a football ground and includes a small car park, club house and small stand. To the north/northwest are rugby and cricket grounds. To the west and east is residential development and to the south Mallorie Park Drive. The site is separated from the road by a bank and small band of trees. The northern boundary of the site abuts the conservation area. The site would be a suitable location for residential development but the loss of sports provision would need to be replaced or robustly justified. The site does not abut the existing highway (the existing highway boundary is the back of footway) and it would need to be demonstrated that access could be achieved.		
Currently available? No	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner. Development would require the relocation of the existing site user and there is currently no site identified for this.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		

Ripon Sites 5

Site Ref: R2			
Settlement: Ripon	Location: Mallorie Park	Land Type: Brownfield	Site Area (ha): 1.0358
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 5.2 Site R2

Site Ref: R3			
Settlement: Ripon	Location: Land to the rear of Kilburn, Littlethorpe Road	Land Type: Greenfield	Site Area (ha): 1.3222
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.19	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small grass field on the eastern edge of the town and lies to the rear of dwellings on Littlethorpe Road. The site also includes the property Kilburn which would enable the creation of a site access. The site would be a suitable location for development with any proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 35	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 35	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.3 Site R3

Site Ref: R4			
Settlement: Ripon	Location: Land at Tanglewood, Hutton Bank	Land Type: Greenfield	Site Area (ha): 12.6609
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.45	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: Located off the A61 to the north of Ripon the site includes large agricultural fields. Hutton Lane passes through the eastern part of the site. To the south west is a Landrover garage/dealership and to the east Hutton Mill. A group of trees along the frontage with Hutton Road are protected by a TPO. Access to the site may require improvement works and consideration of other junctions in the area. The site would be a suitable location for development.		

5 Ripon Sites

Site Ref: R4			
Settlement: Ripon	Location: Land at Tanglewood, Hutton Bank	Land Type: Greenfield	Site Area (ha): 12.6609
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: 163	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 13	For phasing years 16 +: 0

Table 5.4 Site R4

Site Ref: R5			
Settlement: Ripon	Location: Land north of King's Mead	Land Type: Greenfield	Site Area (ha): 2.3703
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.78	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: This site is on the northern edge of the built up area of Ripon. To the south and south-west the site borders development on Kings Mead Road. The River Ure lies further to the east and a small part of the north-eastern part of the site is within Flood Zone 2. The site would be a suitable location for development.		
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: 53	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 53	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.5 Site R5

Ripon Sites 5

Site Ref: R6			
Settlement: Ripon	Location: Land at Springfield Close	Land Type: Greenfield	Site Area (ha): 2.741
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.06	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field located to the south of development on Springfield Close. Trees on both the eastern and western boundaries are protected by TPOs. There is some evidence of gypsum dissolution and it would need to be demonstrated that the land up to the existing highway at Springfield Close is controlled to enable an access link to be created. Subject to these issues being resolved the site would be in a suitable location for development.		
Currently available? Yes	Availability notes: The site is also subject to a seasonal grazing license.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable although there is a currently a covenant restricting the amount of housing.		
Potential yield: 61	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 61	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.6 Site R6

Site Ref: R7			
Settlement: Ripon	Location: Land off Tower Road and North Street	Land Type: Greenfield	Site Area (ha): 0.7915
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.71	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is part of a larger previously undeveloped and overgrown field on the edge of the City centre and includes two distinct parts. The north-western part of the site includes Tower Road and a steep grassed bank sloping up to the remainder of the site but separated from it by mature trees (protected by TPO). The remainder of the site is the western part of an overgrown field surrounded by mature trees to the north, west and south (also protected by TPO). To the north of this area is residential development and the police station and to the west a petrol filling station. To the south there is residential development and gardens. The conservation area wraps around the north, west and south of the site. There is a possible gypsum hollow to the east of the site. The access point to the site lies in an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site has been identified in the emerging Ripon City Plan as a Protected Open Space.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a developer with a development option on the site.		
Currently achievable? No	Achievability notes:		

5 Ripon Sites

Site Ref: R7			
Settlement: Ripon	Location: Land off Tower Road and North Street	Land Type: Greenfield	Site Area (ha): 0.7915
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 5.7 Site R7

Site Ref: R8			
Settlement: Ripon	Location: Land at West Lane	Land Type: Greenfield	Site Area (ha): 23.1419
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 12.73	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: Located on the south-western edge of the built up area of Ripon the site comprises agricultural fields surrounded by a gallop for race horses. The site adjoins residential development and the Quarry Moor SSSI/LNR on its north eastern boundary and Whitcliffe Grange Farm to the west. The northern boundary of the site is immediately adjacent to the World Heritage Site Buffer Zone. The site would be suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by a strategic land company with a development option on the site. An outline planning application (14/04972/eiamaj) for up to 430 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward as demonstrated by the current planning application.		
Potential yield: 430	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 70

Table 5.8 Site R8

Site Ref: R9			
Settlement: Ripon	Location: Land to the rear of cricket ground, Studley Road	Land Type: Greenfield	Site Area (ha): 9.3622
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.09	Assumed density (dph): 30

Ripon Sites 5

Site Ref: R9			
Settlement: Ripon	Location: Land to the rear of cricket ground, Studley Road	Land Type: Greenfield	Site Area (ha): 9.3622
Currently suitable? No	Suitability notes: The site is an 'L' shaped arable field in open countryside outside the city. It lies to the north of the cricket ground and Hospital Wood, which separate the site from Studeley Road. Development of the site would be divorced from the main built form of the city.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 5.9 Site R9

Site Ref: R10			
Settlement: Ripon	Location: Land at Hutton Bank	Land Type: Brownfield	Site Area (ha): 1.4129
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.27	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is roughly triangular in shape and located on the northern edge of Ripon. The southern site boundary is formed by Hutton Bank Road and there is residential development to the west. There are a number of buildings on the site including those associated with the former railway which are currently empty. There are also some derelict storage containers and general debris from previous uses giving the site an untidy appearance and the area to the south east is overgrown. The conservation area lies to the south west and west of the site. The site would be a suitable location for development and any development proposal would need to respect the character of the conservation area and its setting. However, as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 5.10 Site R10

5 Ripon Sites

Site Ref: R12			
Settlement: Ripon	Location: Former Police Station, Tower Road	Land Type: Brownfield	Site Area (ha): 0.3809
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.38	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is an operational police station with associated parking, together with a residential property at 2 Tower Road. Located on the edge of the city centre the site's western boundary is North Street. There is residential development to the north, east and west of the site and a petrol filling station to the south. The site is within the conservation area and there are a number of Grade II listed buildings nearby. Redevelopment of the site would provide an opportunity to improve the appearance of this part of the conservation area.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a housing developer who has a development option on the site. Development would require the relocation of the site user.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 11	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 11	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.11 Site R12

Site Ref: R13			
Settlement: Ripon	Location: Land at Snow Close Farm	Land Type: Greenfield	Site Area (ha): 26.1269
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 14.37	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site includes Snow Close Farm and a number of fields used for grazing horses or arable use between Kirby Road and the A6108. Little Harries Lane, which is a dead-end, crosses a small section of the site to the west. To the south of the site is the cemetery and to the south of Kirby Road residential estates, with the Red Hills Road residential development and a belt of woodland protected by a TPO to the east. The site, at least in part, would be a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. Developer interest in the site is noted.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 431	Current deliverability: Developable		
When is the site likely to come forward?			

Ripon Sites 5

Site Ref: R13			
Settlement: Ripon	Location: Land at Snow Close Farm		Land Type: Greenfield
Site Area (ha): 26.1269			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 131

Table 5.12 Site R13

Site Ref: R14			
Settlement: Ripon	Location: Land south of Hutton Bank		Land Type: Greenfield
Site Area (ha): 0.3407			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.34
Assumed density (dph): 25			
Currently suitable? No	<p>Suitability notes: The site is bounded by roads on three sides and by an area used for the storage of trailers on the fourth, which is within the conservation area. There are mature trees around the site boundaries formed by Hutton Bank, A61 and A6108. The site would be a suitable location for development with the potential for development in association with site R10. However, the south western part of the site lies in an area at risk of flooding (Flood Zone 2) and development of this area would need to be avoided or it be determined through a FRA that flood risk issues could be satisfactorily addressed.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.</p>		
Currently achievable? No	<p>Achievability notes:</p>		
Potential yield: 0	<p>Current deliverability: Not deliverable</p>		
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 5.13 Site R14

Site Ref: R15			
Settlement: Ripon	Location: Land adjacent to Kirkby Road		Land Type: Greenfield
Site Area (ha): 3.937			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 2.95
Assumed density (dph): 30			
Currently suitable? No	<p>Suitability notes: The site lies to the west of Kirby Road and comprises several areas with some groups of trees and shrubs within the site. To the north of the site is housing on Marlborough Grove and further to the west allotments. Three detached houses and an open overgrown area lie to the east. To the south and west is open land used as school playing fields. A number of informal paths cross the site and the conservation area lies to the east. The site has been identified in the emerging Ripon City Plan as a Protected Open Space.</p>		

5 Ripon Sites

Site Ref: R15			
Settlement: Ripon	Location: Land adjacent to Kirkby Road	Land Type: Greenfield	Site Area (ha): 3.937
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner (North Yorkshire County Council).		
Currently achievable? No	Achievability notes:		
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 5.14 Site R15

Site Ref: R16			
Settlement: Ripon	Location: Land south of Ripon Bypass	Land Type: Greenfield	Site Area (ha): 7.2656
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 4.72	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the south of the A61 Ripon Bypass, which separates the site from the edge of the settlement and comprises several fields. The eastern site boundary is formed by Knaresborough Road and the site is surrounded by agricultural land. Development of the site would be divorced from the settlement.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 5.15 Site R16

Ripon Sites 5

Site Ref: R17			
Settlement: Ripon	Location: Land at Bellwood Farm	Land Type: Greenfield	Site Area (ha): 17.1027
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 9.41	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the south of the A61 Ripon Bypass, which separates the site from the edge of the settlement and comprises two arable fields, the smaller of which fronts onto the A61. Development of the site would be divorced from the settlement.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes:		
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 5.16 Site R17

Site Ref: R18			
Settlement: Ripon	Location: Bellwood Farm	Land Type: Brownfield	Site Area (ha): 0.3849
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.38	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is located to the south of the A61 Ripon Bypass at the roundabout junction with Harrogate Road. Within the site are small business units and a house/business premises arranged around an open yard. Redevelopment of a previously developed site would be acceptable but the view of the Highway Authority is that the site should not be accessed from the A61 and would need to be developed in conjunction with sites R16 and R17.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. Part of the site has permission for the conversion of office/workshop buildings to holiday lets.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

5 Ripon Sites

Site Ref: R18			
Settlement: Ripon	Location: Bellwood Farm		Land Type: Brownfield
Site Area (ha): 0.3849			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.17 Site R18

Site Ref: R19			
Settlement: Ripon	Location: Land to east of Ripon Bypass		Land Type: Greenfield
Site Area (ha): 33.7278			
Source: Call for sites	Proposal: Mixed		Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site, primarily in arable use, is separated from the built up area of the town by the A61 Ripon by the Ripon Bypass and the parallel railway embankment associated with the former Harrogate to Ripon Railway, part of which is designated a SINC. The River Ure forms the northern and eastern site boundary with the River Skell to the south. Almost all 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. Development would be detached from the main built form of the town and would have adverse impacts on the setting of the town.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for housing and a hotel.		
Currently achievable? No	Achievability notes:		
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 5.18 Site R19

Site Ref: R20			
Settlement: Ripon	Location: Land adjacent to The Beeches		Land Type: Greenfield
Site Area (ha): 4.1018			
Source: Call for sites	Proposal: Mixed		Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies on the north eastern edge of the built up area. To the east the site is separated from the A61 Ripon Bypass by a disused railway embankment, which is designated a SINC. The northern part of the site is an agricultural field including a pond and there are agricultural buildings in the centre of the site. The southern part of the site comprises undulating agricultural fields with some evidence of gypsum subsidence. The western site boundary is formed by Magdalen's Road and the site wraps round the Grade I listed Chapel and Grade II listed		
	Size of net residential area (ha): 2.31		

Ripon Sites 5

Site Ref: R20			
Settlement: Ripon	Location: Land adjacent to The Beeches	Land Type: Greenfield	Site Area (ha): 4.1018
	Almshouses. Part of the site lies within the conservation area which lies to the west of the site. The northern part 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. The site may be a suitable location for some development but this would be constrained by heritage and environmental assets.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for housing and economic uses.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: Housing - 57 Employment - 7650sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 57 Employment - 7650	For phasing years 11 - 15: Housing - 0 Employment - 0	For phasing years 16 +: Housing - 0 Employment - 0

Table 5.19 Site R20

Site Ref: R21			
Settlement: Ripon	Location: Land at Rotary Way	Land Type: Greenfield	Site Area (ha): 1.9631
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 1.77	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is located to the south of Rotary Way, west of the A 61 Ripon bypass and the embankment of the former Harrogate to Northallerton Railway and to the east of Alicey Road. Residential development surrounds the site on three sides. The site is in an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. Previous investigations indicate significant gypsum present, susceptible to dissolution.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for housing and economic uses.		

5 Ripon Sites

Site Ref: R21			
Settlement: Ripon	Location: Land at Rotary Way	Land Type: Greenfield	Site Area (ha): 1.9631
Currently achievable? No	Achievability notes:		
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 5.20 Site R21

Site Ref: R23			
Settlement: Ripon	Location: Former Ripon Cathedral School	Land Type: Brownfield	Site Area (ha): 4.0743
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.06	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site includes the former Ripon Cathedral Choir School buildings and associated sports pitches. The school buildings are concentrated in the south-eastern portion of the site. There is residential development to the south of the site and open fields to the west, north and east. Trees within and on the site boundaries are protected by TPOs. The site would be a suitable location for residential development but the loss of sports provision would need to be replaced or robustly justified.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder who has a contract to develop the site. A planning application for 98 dwellings (15/04168/FULMAJ) has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward, as demonstrated by the current planning application.		
Potential yield: 98	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 98	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.21 Site R23

Ripon Sites 5

Site Ref: R24			
Settlement: Ripon	Location: Deverell Barracks	Land Type: Brownfield	Site Area (ha): 11.882
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.54	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: Deverell Barracks is located on the north western edge of Ripon beyond Lark Hill and the Bishopton area of the City and adjacent to residential developments. The barracks comprises various timber barracks structures and ancillary buildings around a central parade ground/cant park. There is a significant area of sports fields to the south between the barracks and Clothholme Road. To the north is Kirkby Road. Claro barracks (site R25) is separated from Deverell barracks by Chatham Road. As a previously developed area the site would be a suitable location for development which should be considered as part of a comprehensive masterplan along with sites R25 and R27.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner (MoD) and is vacant.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 196	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 46	For phasing years 16 +: 0

Table 5.22 Site R24

Site Ref: R25			
Settlement: Ripon	Location: Claro Barracks	Land Type: Brownfield	Site Area (ha): 43.7506
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 18.01	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: Claro Barracks and associated technical area is located to the west of Chatham Road on the north western edge of the built up area of Ripon. The site is separated from Deverell Barracks (site R24) by Chatham Road. Claro Barracks comprises modern service accommodation including substantial multi-storey accommodation blocks. Beyond this to the west is the technical area which comprises engineering workshops, garages and stores. There are substantial playing fields to the south which border Clothholme Road. Kirkby Road lies to the north. As a previously developed area the site would be a suitable location for development with the former technical area being particularly suited to employment development. Any development should be considered as part of a comprehensive masterplan along with sites R24 and R27.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner (MoD) but is expected to remain occupied until 2019.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield:	Current deliverability: Developable		

5 Ripon Sites

Site Ref: R25			
Settlement: Ripon	Location: Claro Barracks	Land Type: Brownfield	Site Area (ha): 43.7506
Housing - 540 Employment - 42000sqm			
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 150 Employment - 21000	For phasing years 11 - 15: Housing - 150 Employment - 21000	For phasing years 16 +: Housing - 240 Employment - 0

Table 5.23 Site R25

Site Ref: R26			
Settlement: Ripon	Location: Auction Mart	Land Type: Brownfield	Site Area (ha): 2.6271
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.07	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is the former auction mart which is set back from North Road to the rear of the site of the former Station Hotel. The site is bounded by housing on three sides and adjacent to the eastern boundary is a Grade II listed Chapel. A belt of trees on the eastern boundary are protected by a TPO as are trees to the west of the site. The northern, eastern and southern site boundaries abut the conservation area. A significant part of the site is within an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site would be in a suitable location for development but flood risk and subsidence from gypsum dissolution would need to be overcome.		
Currently available? Yes	Availability notes: The site 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: 32	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 32	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 5.24 Site R26

Ripon Sites 5

Site Ref: R27			
Settlement: Ripon	Location: Laver Banks, Clothierholme Road	Land Type: Brownfield	Site Area (ha): 8.4546
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.50	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site forms part of the military estate to the west of Ripon, being separated from Claro and Deverell barracks by Clothierholme Road which forms the site's northern boundary. There are a number of modern buildings to the north east of the site and part of the site is also used for the storage of old vehicles and equipment. There is a conifer plantation to the south-west and a small block of deciduous woodland in the south-east corner. Large parts of the site are covered with scrub. Beyond the site to the south is the River Laver and small areas in the southern part of the site are at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or it be determined through a FRA that flood risk issues could be satisfactorily addressed. As a previously developed area the site would be a suitable location for development which should be considered as part of a comprehensive masterplan along with sites R24 and R25.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner (MoD).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 164	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 34	For phasing years 16 +: 0

Table 5.25 Site R27

Site Ref: R28			
Settlement: Ripon	Location: Land at Little Studley Road	Land Type: Greenfield	Site Area (ha): 0.6685
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.60	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is part of a field to the east of Little Studley Road. There is residential development to the south and west of the site. Trees along the road frontage are protected by a TPO. Little Studley Road is not suitable to serve as an access to 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? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

5 Ripon Sites

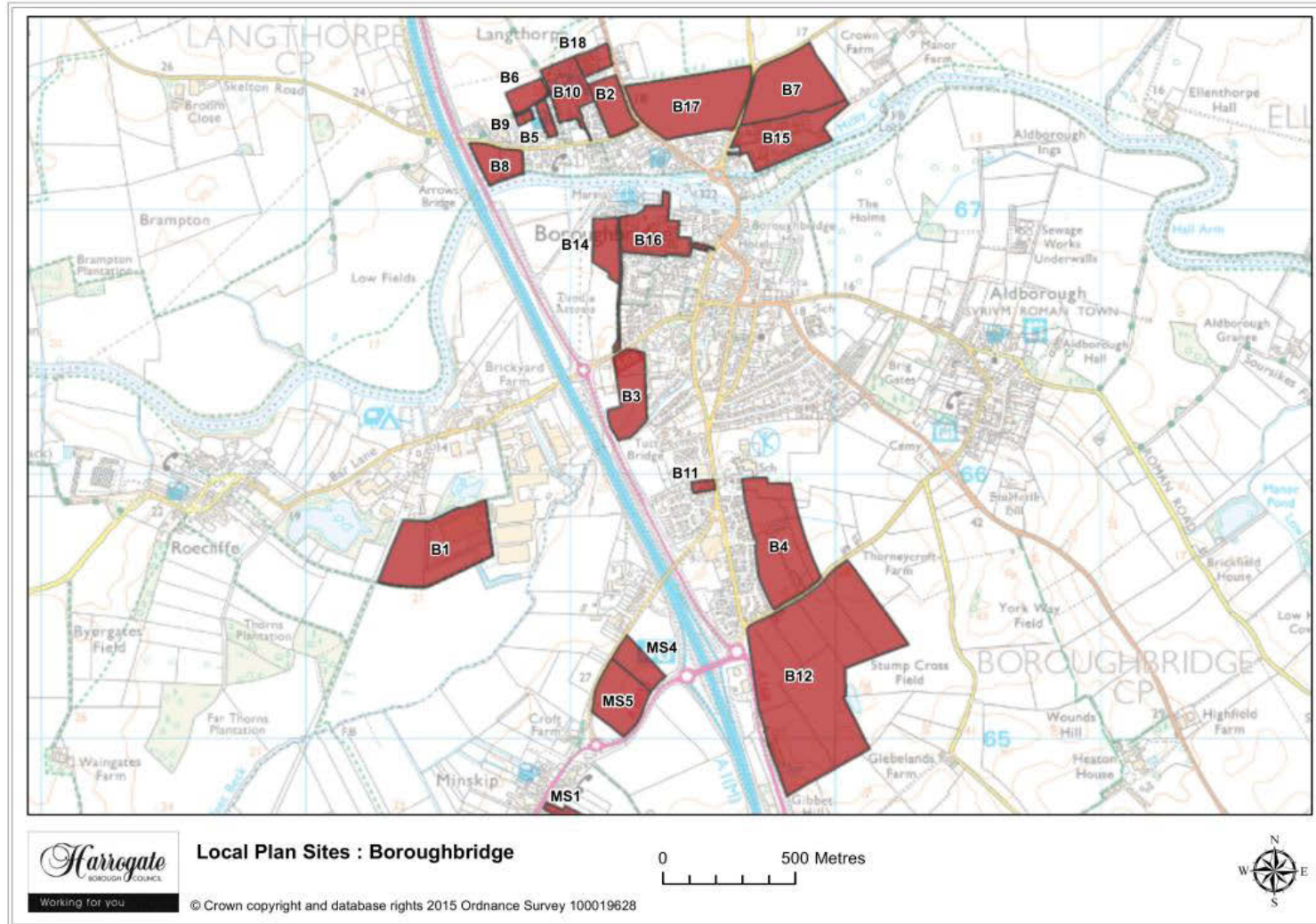
Site Ref: R28			
Settlement: Ripon	Location: Land at Little Studley Road		Land Type: Greenfield
Site Area (ha): 0.6685	For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0
For phasing years 16 +: 0			

Table 5.26 Site R28

Site Ref: R29			
Settlement: Ripon	Location: Ash Grove Industrial Estate		Land Type: Brownfield
Site Area (ha): 1.4977	Proposed: Residential		Assumed density (dph): 30
Source: Ad-hoc submission	Size of net residential area (ha): 1.35		
Currently suitable? No	Suitability notes: The site comprises a number of businesses housed in a number of older buildings in a poor state of repair. Trees and hedgerows screen the site from the residential development which surrounds the site. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 5.27 Site R29

Appendix 6 Boroughbridge Sites



Map 6.1 Boroughbridge sites

6 Boroughbridge Sites

Site Ref: B2			
Settlement: Boroughbridge	Location: Land west of Leeming Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 2.3333
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.75	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a generally flat, agricultural field adjacent to the northern edge of Langthorpe with modern housing and a caravan park to the east, residential development beyond Skelton Road to the south and a bungalow with a range of disused poultry sheds beyond to the north. To the east are agricultural fields that have outline planning permission for residential development. A number of the trees along the site boundary and within the site are protected by TPOs and the northern boundary of the Conservation Area lies to the south east of the site. 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, the setting of the Conservation Area and reduce the impact of development on the entrance to town.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a national house builder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 52	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 52	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.1 Site B2

Site Ref: B3			
Settlement: Boroughbridge	Location: Land at Roecliffe Lane	Land Type: Greenfield	Site Area (ha): 3.671
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.75	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of the A1(M)/A168. To the east of the site is a mix of detached low density residential development, which forms the western edge of the Conservation Area, and to the west a detached property within a large curtilage and a standing stone which is the most southerly of three stones that form the Devil's Arrows, a Scheduled Ancient Monument (SAM). The southern most part of the site is within an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site is considered to be a suitable location for residential development which would need to be sensitively designed to reflect the setting of the SAM and adjacent Conservation Area.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a national house builder who own the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 82	Current deliverability: Deliverable		

Boroughbridge Sites 6

Site Ref: B3			
Settlement: Boroughbridge	Location: Land at Roecliffe Lane	Land Type: Greenfield	Site Area (ha): 3.671
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 22	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.2 Site B3

Site Ref: B4			
Settlement: Boroughbridge	Location: Land north of Aldborough Gate	Land Type: Greenfield	Site Area (ha): 8.8008
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.72	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: This is a large site comprising agricultural land lying to the south east of the built up area of the town. Along the western boundary of the site is existing residential development with Boroughbridge High School to the north. Open countryside lies to the east and south. The site is considered to be a suitable location for residential development and is of a size that would provide an opportunity to strengthen the integration of the urban edge with the countryside.		
Currently available? Yes	Availability notes: The site is in multiple ownerships and is being promoted jointly by the landowners and a national house builder. A EIA screening opinion for residential development of circa 180 dwellings has been submitted.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 171	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 111	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.3 Site B4

Site Ref: B6			
Settlement: Boroughbridge	Location: Land at Back Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 1.2162
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.19	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the north of Back Lane and forms the south eastern part of a much larger agricultural field. The view of the Highway Authority is that the roads to the south and east are not suitable to provide a satisfactory access to the site.		

6 Boroughbridge Sites

Site Ref: B6			
Settlement: Boroughbridge	Location: Land at Back Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 1.2162
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.4 Site B6

Site Ref: B7			
Settlement: Boroughbridge	Location: Land east of Milby Lane	Land Type: Greenfield	Site Area (ha): 7.0225
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.56	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large flat agricultural field on the north eastern edge of the settlement. To the south lies an industrial area, with agricultural fields to the east and north and to the west a site that has planning permission for residential development. The Conservation Area boundary lies to the south east of the site and the site is also abutted in this same area by a Registered Historic Battlefield. The site is well related to the existing settlement and proposed dwellings to the west and is considered to be a suitable location for residential development although the proximity of the Registered Battlefield may require an archaeological assessment of the site.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. An outline planning application (15/04164/OUTMAJ) for 145 dwellings has been submitted by a strategic land company but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site as demonstrated by the current planning application.		
Potential yield: 145	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 85	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 6.5 Site B7

Boroughbridge Sites 6

Site Ref: B8			
Settlement: Boroughbridge	Location: Land at Skelton Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 2.1011
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.51	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two fields between Skelton Road and the River Ure to the east of Langthorpe. The A168 and A1(M) lie to the west of the site and there is housing to the north and east of the site. The site is in an area at high risk of flooding with the majority of the site situated in 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:		
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 6.6 Site B8

Site Ref: B10			
Settlement: Boroughbridge	Location: Old Hall Caravan Park, Langthorpe	Land Type: Brownfield	Site Area (ha): 3.0179
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.26	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is currently in use as a caravan park with different areas used for permanent and touring pitches, together with areas of grass. There are residential uses to the south, a disused poultry farm and paddock to the east with open fields to the north. The site is largely contained with existing development and would be a suitable location for residential development. However, the view of the Highway Authority is that the existing site access may be unsuitable to serve development as it is unlikely to be able to be upgraded to adoptable standard and it would need to be demonstrated that this issue could be overcome. There may be the opportunity for development (and access) in conjunction with Sites B2 and B18.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. Development of the site would require the relocation of the existing site user (caravan site).		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

6 Boroughbridge Sites

Site Ref: B10			
Settlement: Boroughbridge	Location: Old Hall Caravan Park, Langthorpe		Land Type: Brownfield
Site Area (ha): 3.0179			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 6.7 Site B10

Site Ref: B11			
Settlement: Boroughbridge	Location: Land at the Bungalow		Land Type: Brownfield
Site Area (ha): 0.3344			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Currently suitable? Yes	Suitability notes: This is a brownfield site within the built up area of the town and comprises a small holiday caravan park/employment use. The surrounding area is of mixed residential and business land use character. The site is considered to be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. Development of the site would required the relocation of the existing site users. The agent promoting the site has estimated a timescale of two years for this.		
Currently achievable? Yes	Achievability notes: Development of the site would required the relocation of the current site users. Due to the uncertainties of this the site is considered likely to come forward in the longer term.		
Potential yield: 10	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 10	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 6.8 Site B11

Site Ref: B12			
Settlement: Boroughbridge	Location: Land at Stump Cross		Land Type: Greenfield
Site Area (ha): 28.7048			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: This is a large flat site in agricultural use adjoining the southern edge of Boroughbridge. It comprises a number of fields east of the A168. There is a single detached dwelling on the northern boundary of the site (Stump Cross Farm House) with a range of redundant buildings to the west which will be demolished following the granting of planning permission for their replacement with three dwellings in 2015. The field in the northwest corner of the site currently contains an array of ground solar panels. The County Council Highway Depot is situated on the other		

Boroughbridge Sites 6

Site Ref: B12			
Settlement: Boroughbridge	Location: Land at Stump Cross	Land Type: Greenfield	Site Area (ha): 28.7048
	side of the A168 beyond which is junction 48 of the A1(M). The site is considered a suitable location for residential development although any development proposal would need careful integration with the wider countryside.		
Currently available? Yes	Availability notes: The site is in multiple ownerships and is been promoted by an agent on their behalf. There has been no site marketing.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 473	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 173

Table 6.9 Site B12

Site Ref: B14			
Settlement: Boroughbridge	Location: Northern section Three Arrows field	Land Type: Greenfield	Site Area (ha): 2.0537
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.54	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site forms the northern part of a long rectangular field in agricultural use. To the south of the site lie the Devil's Arrows Standing Stones, a Scheduled Ancient Monument (SAM). Immediately to the west of the site is open countryside with the A1(M) and A168 beyond. Along part of the eastern boundary of the site is a housing development with further to the north the site of the former Riverside Sawmills which has received planning permission for residential development. Access to the site is from Roecliffe Lane using the access that served the sawmills and which has been accepted in principle as capable of serving development. To the north of the site is further residential development which is within the conservation area. The site would be a suitable location for residential development that would need to be designed to respect the setting of the SAM.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. The site has not been marketed but developer interest in the site is recorded by the agent.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 46	Current deliverability: Developable		
When is the site likely to come forward?			

6 Boroughbridge Sites

Site Ref: B14			
Settlement: Boroughbridge	Location: Northern section Three Arrows field	Land Type: Greenfield	Site Area (ha): 2.0537
For phasing years 0 - 5:	For phasing years 6 - 10: 46	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.10 Site B14

Site Ref: B15			
Settlement: Boroughbridge	Location: Land north of Milby Cut	Land Type: Greenfield	Site Area (ha): 5.5352
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.60	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is occupied by a number of small premises in a variety of different business uses, buildings and plant used in connection with open storage and minerals operations and Station House a Grade II listed building. The southern part of the site adjoins Milby Cut and includes areas of woodland. This part of the site is within an area at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. To the north and east there is agricultural land and to the south west a variety of mixed uses including a public hall (Coronation Hall) and housing, with further housing off Market Hill to the west. The southern and eastern parts of the site are within the boundary of the Registered Historic Battlefield and the Conservation Area boundary abuts the southern edge of the site. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? No	Availability notes: The site is being promoted by a national housebuilder negotiating an option on the site, however, the landowner's intentions regarding the long term future of the site are not known.		
Currently achievable? No	Achievability notes:		
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 6.11 Site B15

Site Ref: B18			
Settlement: Boroughbridge	Location: Old Poultry Farm, Leeming Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 1.0424
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 0.94	Assumed density (dph): 30

Boroughbridge Sites 6

Site Ref: B18			
Settlement: Boroughbridge	Location: Old Poultry Farm, Leeming Lane, Langthorpe	Land Type: Greenfield	Site Area (ha): 1.0424
Currently suitable? Yes	Suitability notes: The site contains numerous dilapidated poultry sheds set back from the road beyond an area of open grassland. On the opposite side of Leeming Lane is a small group of housing including Newby Hall Farm Shop, to the south a paddock and to the west a caravan park. The site is considered a suitable location for residential development and would provide an opportunity to remove the dilapidated buildings and visually improve the entrance to town.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 28	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10: 28	For phasing years 11 - 15:	For phasing years 16 +:

Table 6.12 Site B18

7 Masham Sites

Appendix 7 Masham Sites



Map 7.1 Masham sites

Masham Sites 7

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:		
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
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

7 Masham Sites

Site Ref: M2			
Settlement: Masham	Location: Land at Leyburn Road		Land Type: Greenfield
Site Area (ha): 3.1313			
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		Assumed density (dph): 30
			Size of net residential area (ha): 1.55
Currently suitable? No	<p>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.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.</p>		
Currently achievable? No	<p>Achievability notes:</p>		
Potential yield: 0	<p>Current deliverability: Not deliverable</p>		
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

Site Ref: M4			
Settlement: Masham	Location: Land at Thorpe Road		Land Type: Greenfield
Site Area (ha): 4.3696			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 30
			Size of net residential area (ha): 3.28
Currently suitable? Yes, with mitigation	<p>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</p>		

Masham Sites 7

Site Ref: M4			
Settlement: Masham	Location: Land at Thorpe Road	Land Type: Greenfield	Site Area (ha): 4.3696
	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:		
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

7 Masham Sites

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:		
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:		
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

Masham Sites 7

Site Ref: M8			
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: M9			
Settlement: Masham	Location: Land to east of Marfield House	Land Type: Greenfield	Site Area (ha): 1.6196
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.46	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises a field and lies to the north of residential development at Gun Bank. The site could accommodate development but the view of the Highway is that the access road to the site north of Gun Bank, is not of sufficient width to enable an access of acceptable standards to be formed onto the public highway network.		
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:		
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 M9

7 Masham Sites

Site Ref: M10			
Settlement: Masham	Location: Land at Foxholme Lane	Land Type: Greenfield	Site Area (ha): 3.4684
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.60	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two grass fields and lies off Foxholme Lane and to the south of a large industrial building. There is agricultural land to the east, south and west of the site. The north eastern corner of the site is at risk of flooding (Flood Zones 2 and 3) and development of this area should be avoided or determined through a FRA that flood risk issues could be satisfactorily addressed. The site is detached from the the south western edge of the settlement by intervening agricultural land (sites M8 and M11) and development of the site would appear unrelated to the built form of the settlement unless intervening land were also developed. The view of the Highway Authority is that Foxholme Lane, where the site connects, is of insufficient width to create a suitable access for a development of this size.		
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:		
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 7.10 Site M10

Site Ref: M11			
Settlement: Masham	Location: Land at Westholme Road	Land Type: Greenfield	Site Area (ha): 2.661
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.0	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field with the remains of a concrete block structure, areas of concrete hard standing and a stone barn in the north west corner. To the north east and east of the site is housing and to the north and north west industrial scale buildings. There is agricultural land to the south and west. The Swinney Beck separates the north-eastern boundary of the site from Westholme Road and the northern part of the site is an area at risk of flooding (Flood Zones 2 and 3). A level 2 SFRA of the site was undertaken in 2013 and concluded that flood risk issues could be addressed through development avoiding Flood Zone 3 areas and by incorporating appropriate mitigation measures in respect of the area within Flood Zone 2. The site could be accessed from Westholme Road but a stream crossing over the Swinney Beck would be required. The site is well related to the built form of the settlement and subject to flooding and access issues being addressed would be a suitable location for development.		
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.		

Masham Sites 7

Site Ref: M11			
Settlement: Masham	Location: Land at Westholme Road	Land Type: Greenfield	Site Area (ha): 2.661
Potential yield: 59	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 59	For phasing years 11 - 15: 0	For phasing years 16 +: 0

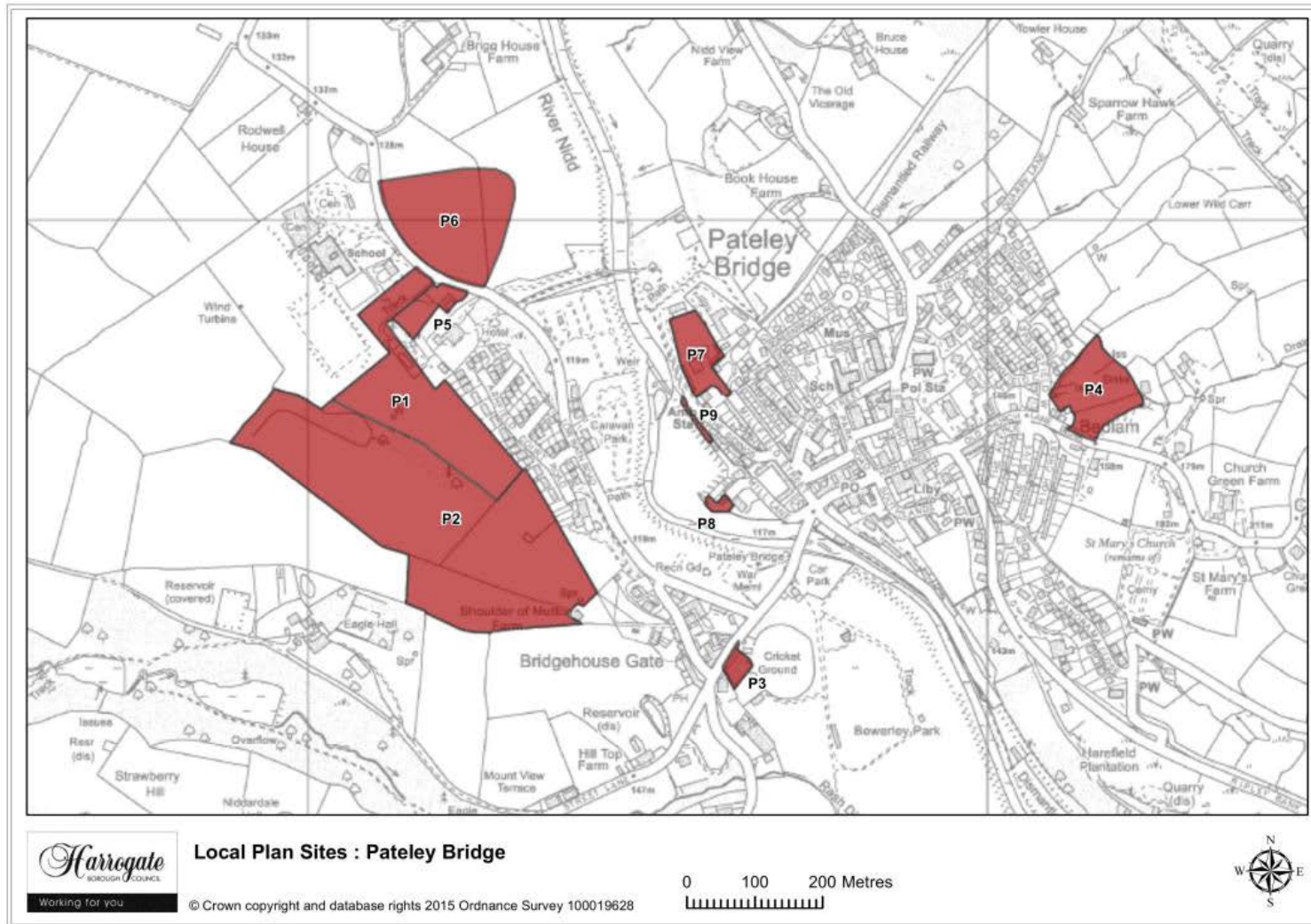
Table 7.11 Site M11

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:		
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 7.12 Site M12

8 Pateley Bridge Sites

Appendix 8 Pateley Bridge Sites



Map 8.1 Pateley Bridge sites

Pateley Bridge Sites 8

Site Ref: P1			
Settlement: Pateley Bridge	Location: Land south of Ashfield Court		Land Type: Greenfield
			Site Area (ha): 2.8576
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.14	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the west of Pateley Bridge, immediately adjoining the existing built form and is in agricultural use. To the north, west and south lies agricultural land and to the east residential development. The site is currently accessed via a narrow track from Low Wath Road and a belt of trees running along the northern boundary are protected by a TPO. A belt of trees to the south west of the site are also protected by a TPO. The site is within the Nidderdale Area of Outstanding Natural Beauty (AONB). The site relates well to existing development and would be a suitable location for development. Any proposal would need careful design, layout and landscaping to reflect its location in the AONB.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is know interest from the development industry in this site.		
Potential yield: 64	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 64	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 8.1 Site P1

Site Ref: P2			
Settlement: Pateley Bridge	Location: Land south of Ashfield Court		Land Type: Greenfield
			Site Area (ha): 8.641
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.62	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is located to the west of Pateley Bridge. The site comprises three fields in agricultural use. The southern part of the site adjoins the edge of the settlement. The remainder of the site is separated from the edge of the settlement by an area of grazing land (site P1). The north eastern boundary of the site is immediately adjacent to the rear gardens of existing residential properties in Ashfield Court. To the north, west and south lies agricultural land. A belt of trees along the north eastern and south eastern boundary are protected by a TPO, as are trees on the south western boundary. The site is within the Nidderdale AONB. The site has no access to an adoptable highway.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		

8 Pateley Bridge Sites

Site Ref: P2			
Settlement: Pateley Bridge	Location: Land south of Ashfield Court	Land Type: Greenfield	Site Area (ha): 8.641
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 8.2 Site P2

Site Ref: P4			
Settlement: Pateley Bridge	Location: Land off Church Lane	Land Type: Greenfield	Site Area (ha): 1.1209
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.01	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the east of Pateley Bridge, adjoining the settlement edge. To the east and south of the site is residential development with grazing land to the north and east. Trees within the site are protected by TPOs, the south western portion of the site is within the conservation area and the site is within the Nidderdale AONB. The site would be a suitable location for residential development. Any proposal would need careful design, layout and landscaping to reflect its location in the AONB and respect the character and appearance of the conservation area. If the current planning application for two dwellings were implemented this would block the access point to the site from Old Church Lane.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. An outline planning application (15/05195/OUT) for two dwellings on part of the site fronting on to Old Church Lane has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 8.3 Site P4

Site Ref: P5			
Settlement: Pateley Bridge	Location: Grassfield Court	Land Type: Greenfield	Site Area (ha): 0.3661
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.37	Assumed density (dph): 25

Pateley Bridge Sites 8

Site Ref: P5			
Settlement: Pateley Bridge	Location: Grassfield Court	Land Type: Greenfield	Site Area (ha): 0.3661
Currently suitable? Yes, with mitigation	Suitability notes: The site is the garden of an existing residential property, located to the north west of Pateley Bridge, immediately adjoining the existing built form. A belt of trees to the south east of the site are protected by a TPO. The site is within the Nidderdale AONB. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 8.4 Site P5

Site Ref: P6			
Settlement: Pateley Bridge	Location: Land opposite Nidderdale High School	Land Type:	Site Area (ha):
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.83	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies between Low Wath Road and the River Nidd and comprises parts of three separate fields. The eastern tip of the site lies in an area at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or it be determined that flood risk issues could be satisfactorily addressed. To the south of the site is the Riverside Caravan Park, to the west the High School and to the south by some sporadic development including Grassfield House Hotel (a Grade II listed building). The site and its surrounding area are essentially rural in character and separate from the built-up area.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a developer with a development option on the site. An outline planning application (16/00031/OUTMAJ) has been submitted but not yet determined.		
Currently achievable? No	Achievability notes:		
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 8.5 Site P6

8 Pateley Bridge Sites

Site Ref: P7			
Settlement: Pateley Bridge	Location: Former Highways Depot	Land Type: Brownfield	Site Area (ha): 0.6102
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.55	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site is located within the centre of Pateley Bridge and comprises a number of existing buildings/sheds and garages and was formerly a Council depot, now vacant. To the north of the site is an area of amenity green space. To the east is land and buildings in existing use as a coal yard. To the south of the site are existing residential properties. The conservation area abuts the western site boundary. The access point to the site lies in an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. Subject to this, the site would be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 13	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 13	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 8.6 Site P7

Site Ref: P10			
Settlement: Pateley Bridge	Location: Grassfield House	Land Type: Greenfield	Site Area (ha): 0.286
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 0.29	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises a residential property and its curtilage, which is well related to the existing built form of the settlement.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 7	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 7	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 8.7 Site P10

Appendix 9 Villages A - B Sites

Arkendale Sites



Map 9.1 Arkendale sites

9 Villages A - B Sites

Site Ref: AR1			
Settlement: Arkendale	Location: Land west of Long Acre, Moor Lane	Land Type: Greenfield	Site Area (ha): 2.1348
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.03	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: This is a large greenfield site on the edge of the village, part of which now has planning permission for housing. Development of the remainder of the site that reflected its location on the edge of the village and was integrated well into its rural setting may be acceptable.		
Currently available? Yes	Availability notes: Development of the site is considered viable and achievable.		
Currently achievable? Yes	Achievability notes: The site has been promoted by the landowner and a smaller part of it has recently been granted planning permission for 3 dwellings (15/0194/ful).		
Potential yield: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.1 Site AR1

Site Ref: AR2			
Settlement: Arekendale	Location: Land to the south of Reins	Land Type: Greenfield	Site Area (ha): 1.4518
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.31	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a long, narrow field on the western side of the village, located on the south side of Reins road. The site would be a suitable location for residential development but would need careful design and layout.		
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 joint landowners.		
Potential yield: 32	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 32	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.2 Site AR2

Villages A - B Sites 9

Site Ref: AR3			
Settlement: Arkendale	Location: Land off West Field Lane	Land Type: Greenfield	Site Area (ha): 0.7729
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.70	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is an agricultural field on the northern edge of the village. The site would be a suitable location for a development that reflected its location on the edge of the village and was integrated well into its rural setting.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the joint landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 17	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 17	For phasing years 11 - 15: 0	For phasing years 16 +: 0

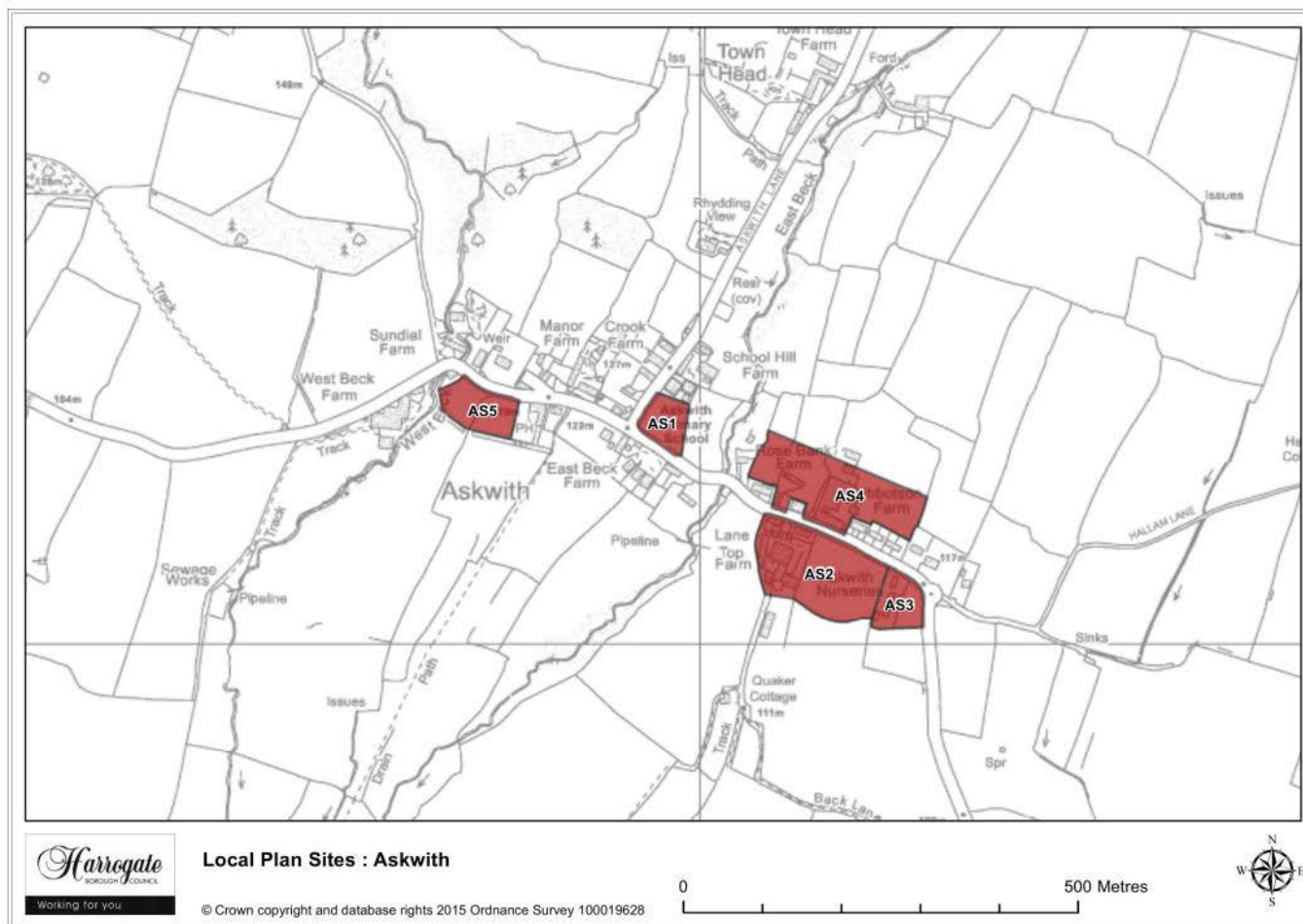
Table 9.3 Site AR3

Site Ref: AR4			
Settlement: Arkendale	Location: Land to the west of Moor Lane	Land Type: Greenfield	Site Area (ha): 0.4722
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.42	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The majority of the site is used as grazing land apart from the north west corner of the site which is occupied by a large, steel agricultural building and accompanying yard/animal pens. Development would provide an opportunity to remove this but would need to be designed to be appropriate to the rural context and respect the setting of the listed barn to the north.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the joint landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 10	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 10	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.4 Site AR4

9 Villages A - B Sites

Askwith Sites



Map 9.2 Askwith sites

Villages A - B Sites 9

Site Ref: AS1			
Settlement: Askwith	Location: Land south of Askwith Primary School	Land Type: Greenfield	Site Area (ha): 0.3388
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.3388	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the south of the primary school with residential development to the south and west. The site occupies locally higher ground and development would need to be carefully designed. The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of a single landowner.		
Currently achievable? No	Achievability notes:		
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 9.5 Site AS1

Site Ref: AS2			
Settlement: Askwith	Location: Lane Top Farm	Land Type: Greenfield	Site Area (ha): 1.5055
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.35	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The eastern half of the site is grazing land, made up of one large flat field and the western part of the site is made up of a range of existing residential properties and agricultural buildings and is well related to the existing residential built form within the village. The site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt. However, development on the previously developed area of the site may be acceptable provided it does not result in any material loss of Green Belt openness and the impacts on heritage assets and their setting is taken into account by any development proposal.		
Currently available? Yes	Availability notes: The site is not currently for sale or being marketed but site is being promoted by agent on behalf of single landowner. Development of the site would required the relocation of the current site user (farm steading) and is dependant on planning permission being granted for this.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

9 Villages A - B Sites

Site Ref: AS2			
Settlement: Askwith	Location: Lane Top Farm		Land Type: Greenfield
Site Area (ha): 1.5055			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.6 Site AS2

Site Ref: AS3			
Settlement: Askwith	Location: Askwith Nurseries		Land Type: Greenfield
Site Area (ha): 0.3891			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located at the eastern end of Askwith fronting on to West Lane and is split into two halves: the eastern part of the site is grassed and the western part of the site contains a number of buildings associated with the plant nursery. Residential properties are located to the north of the site. Development of the site which respected the design and grain of the village and with some additional landscape screening may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the single landowner. Development of the site would require the relocation of the current site user (plant nursery) and is dependant on planning permission being granted for this.		
Currently achievable? No	Achievability notes:		
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 9.7 Site AS3

Site Ref: AS4			
Settlement: Askwith	Location: Land at Rosebank Farm and Ibbotson Farm		Land Type: Greenfield
Site Area (ha): 1.5335			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is made up of two farms, Rose Bank Farm and Ibbotson Farm located at the eastern side of Askwith village. Ibbotson Farmhouse and barn are Grade II listed. The remainder of the site sits to the rear of the farmhouse/barn and neighbouring residential properties fronting onto West Lane. Within the central area of the site, directly behind Ibbotson Farmhouse are a number of large agricultural buildings/sheds.		
Size of net residential area (ha): 1.38			

Villages A - B Sites 9

Site Ref: AS4			
Settlement: Askwith	Location: Land at Rosebank Farm and Ibbotson Farm	Land Type: Greenfield	Site Area (ha): 1.5335
	The remainder of the site is grazing land, with further grazing land located to the north and east of the site and Rose Cottage located to the west. The site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt. However, development on the previously developed area of the site may be acceptable provided it does not result in any material loss of Green Belt openness, the design and layout respects the scale and grain of the settlement and the impacts on heritage assets and their setting is taken into account by any development proposal.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of a single landowner. Development of the site would require the relocation of the current site user (farm steading) and is dependant on planning permission being granted for this.		
Currently achievable? No	Achievability notes:		
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

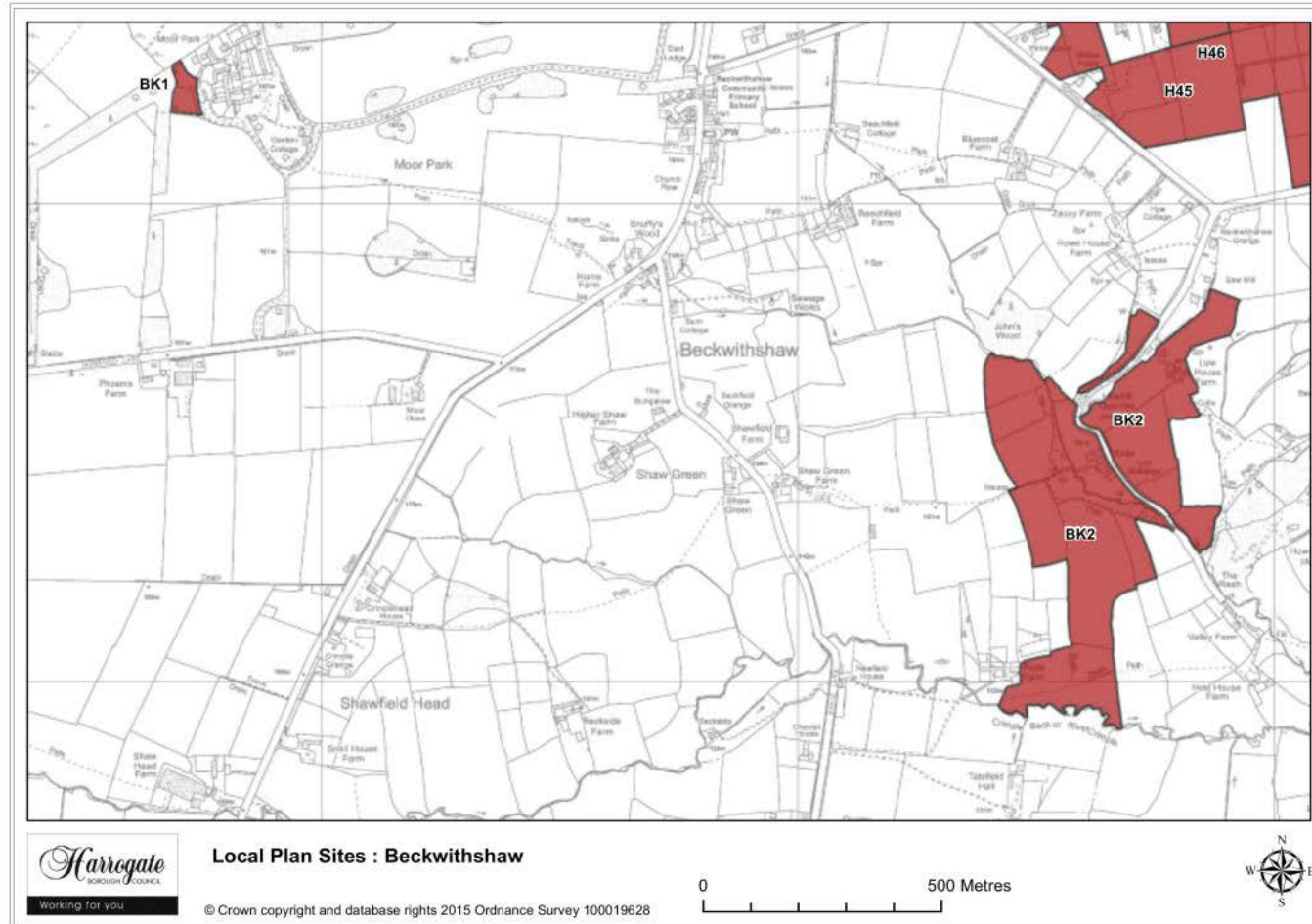
Table 9.8 Site AS4

Site Ref: AS5			
Settlement: Askwith	Location: Land to the south of Main Street	Land Type: Greenfield	Site Area (ha): 0.4934
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.44	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a rectangular greenfield site in use for agriculture. There are residential properties overlooking the site to the north of West Lane and to the east is the Askwith Arms Public House and associated parking. To the south the site is bounded by wire fencing and trees with grazing land beyond. The site is within the Green Belt and would not be considered a suitable location for residential development.		
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:		
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 9.9 Site AS5

9 Villages A - B Sites

Beckwithshaw Sites



Map 9.3 Beckwithshaw sites

Villages A - B Sites 9

Site Ref: BK1			
Settlement: Beckwithshaw	Location: Land at Moor Park	Land Type: Greenfield	Site Area (ha): 0.4760
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.43	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is an irregular shaped area of rough grazing land that lies adjacent to Moor Park estate where there are a number of former agricultural buildings converted to residential use and more recent new build housing in the former walled garden. The site is divorced from the main built form of the Beckwithshaw and the view of the Highway Authority is that access to the site cannot be achieved.		
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:		
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 9.10 Site BK1

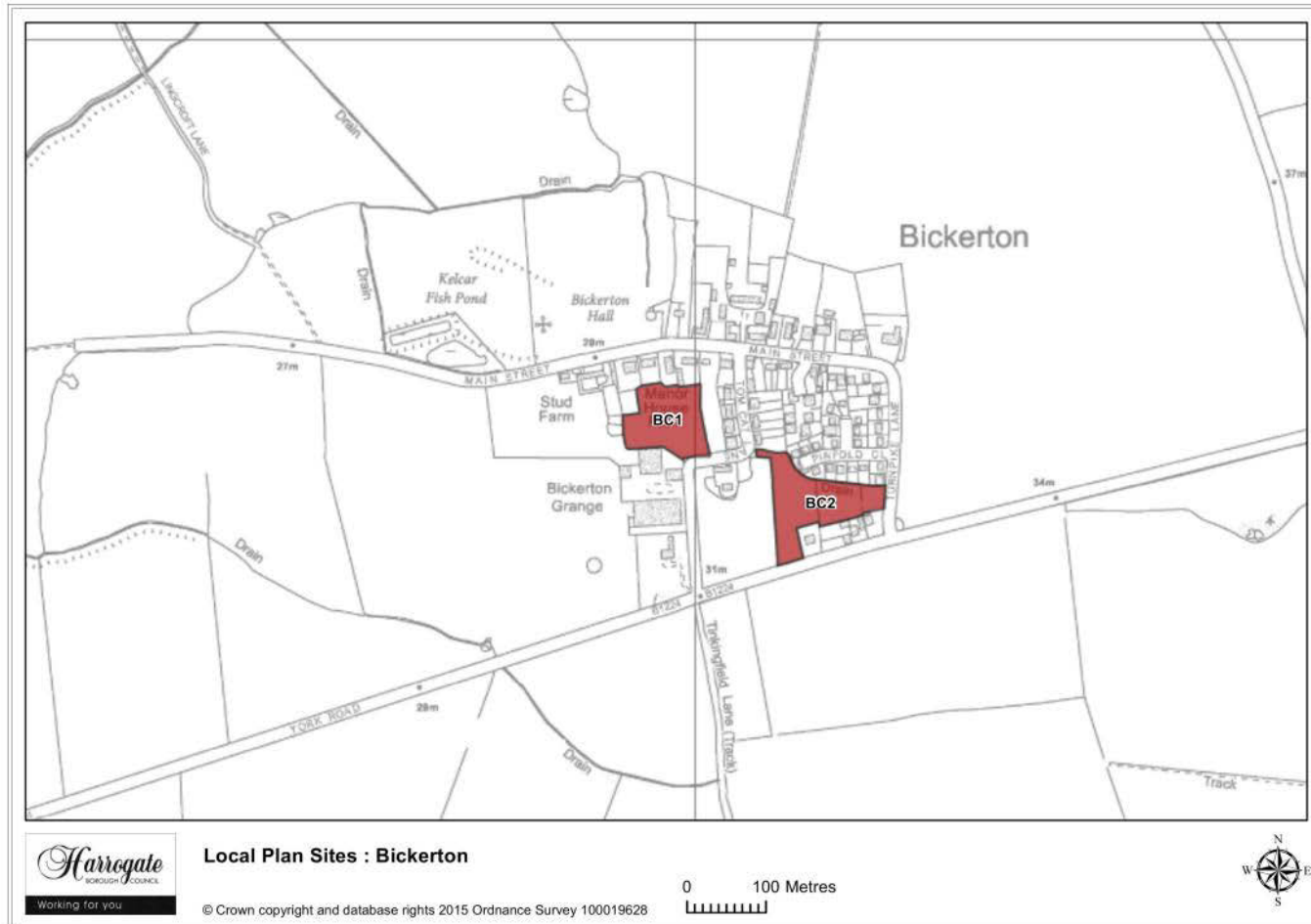
Site Ref: BK2			
Settlement: Beckwithshaw	Location: Land and buildings at Low House Farm	Land Type: Greenfield	Site Area (ha): 20.8168
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 11.45	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large irregular shaped area of agricultural land within which there are a number of farmsteads. The site is situated both sides of Howhill Quarry Road and lies in the open countryside divorced from a settlement. That part of the site on the south and north western sides of Howhill Quarry Road is within the Green Belt. The southern part of the site adjoining the Crimple Beck is within an area at risk of flooding (Flood Zones 2 and 3). The view of the Highway Authority is that the access road (Howhill Quarry Road) is a single lane road with insufficient highway land to provide a suitable access for a development of this size.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

9 Villages A - B Sites

Site Ref: BK2			
Settlement: Beckwithshaw	Location: Land and buildings at Low House Farm	Land Type: Greenfield	Site Area (ha): 20.8168
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.11 Site BK2

Bickerton Sites



Map 9.4 Bickerton sites

9 Villages A - B Sites

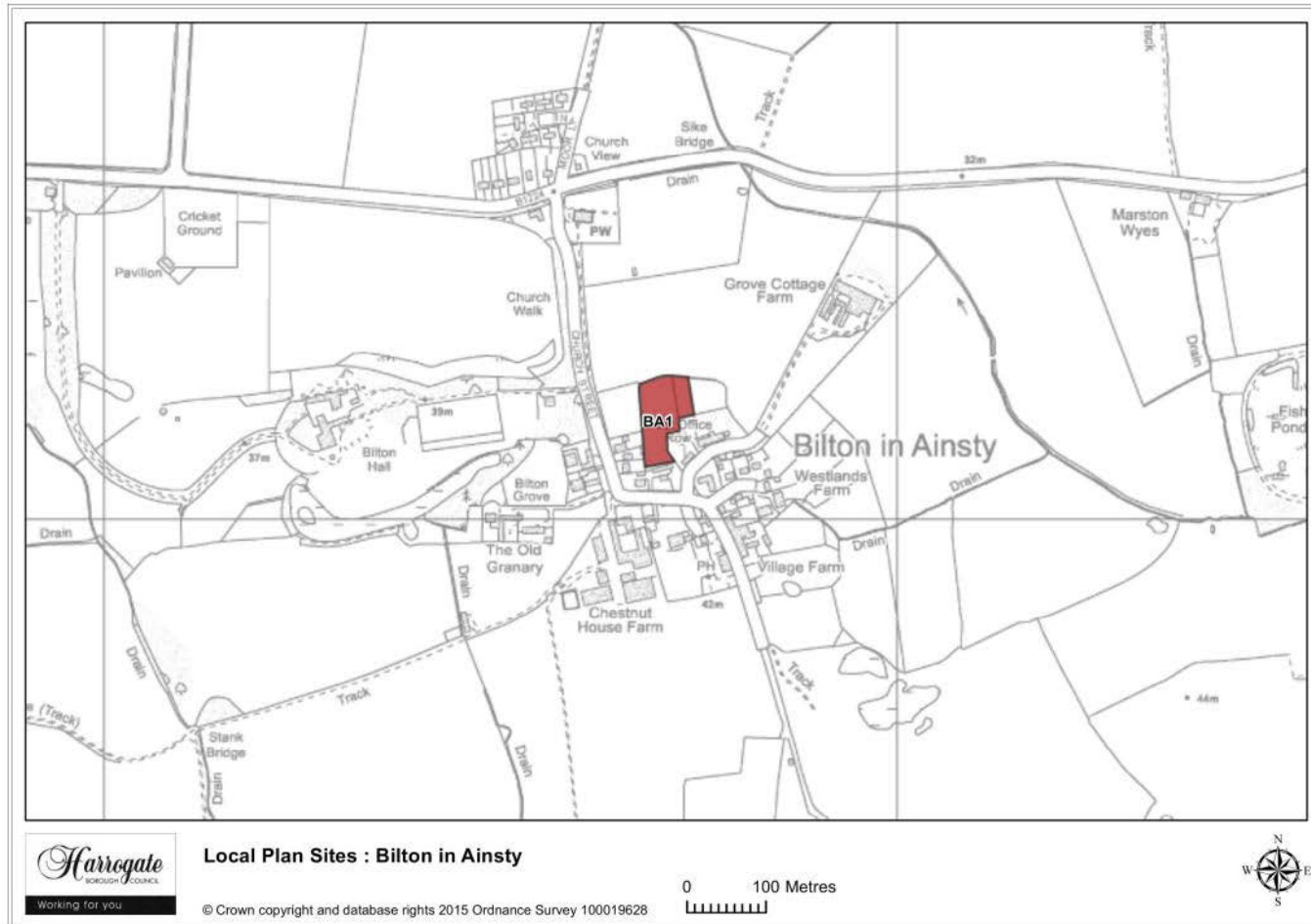
Site Ref: BC1			
Settlement: Bickerton	Location: Land at Tom Cat Lane	Land Type: Greenfield	Site Area (ha): 0.7808
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.70	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises an enclosed paddock and lies within the built up area of the village with residential development to the north and east and a range of farm buildings to the south. It would be a suitable location for development.		
Currently available? Yes	Availability notes: The site is in multiple ownerships. It has not been marketed but is being promoted by an agent on behalf of the three landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 17	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 17	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.12 Site BC1

Site Ref: BC2			
Settlement: Bickerton	Location: Land off Turnpike Lane	Land Type: Greenfield	Site Area (ha): 0.9555
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.86	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises a number of small paddocks within the built up area of the village, between housing on Pinfold Close to the north and Bickerton Service Filling Station and two properties along York Road to the south.		
Currently available? Yes	Availability notes: The site is under option to a house builder.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 21	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 21	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.13 Site BC2

Bilton in Ainsty Sites



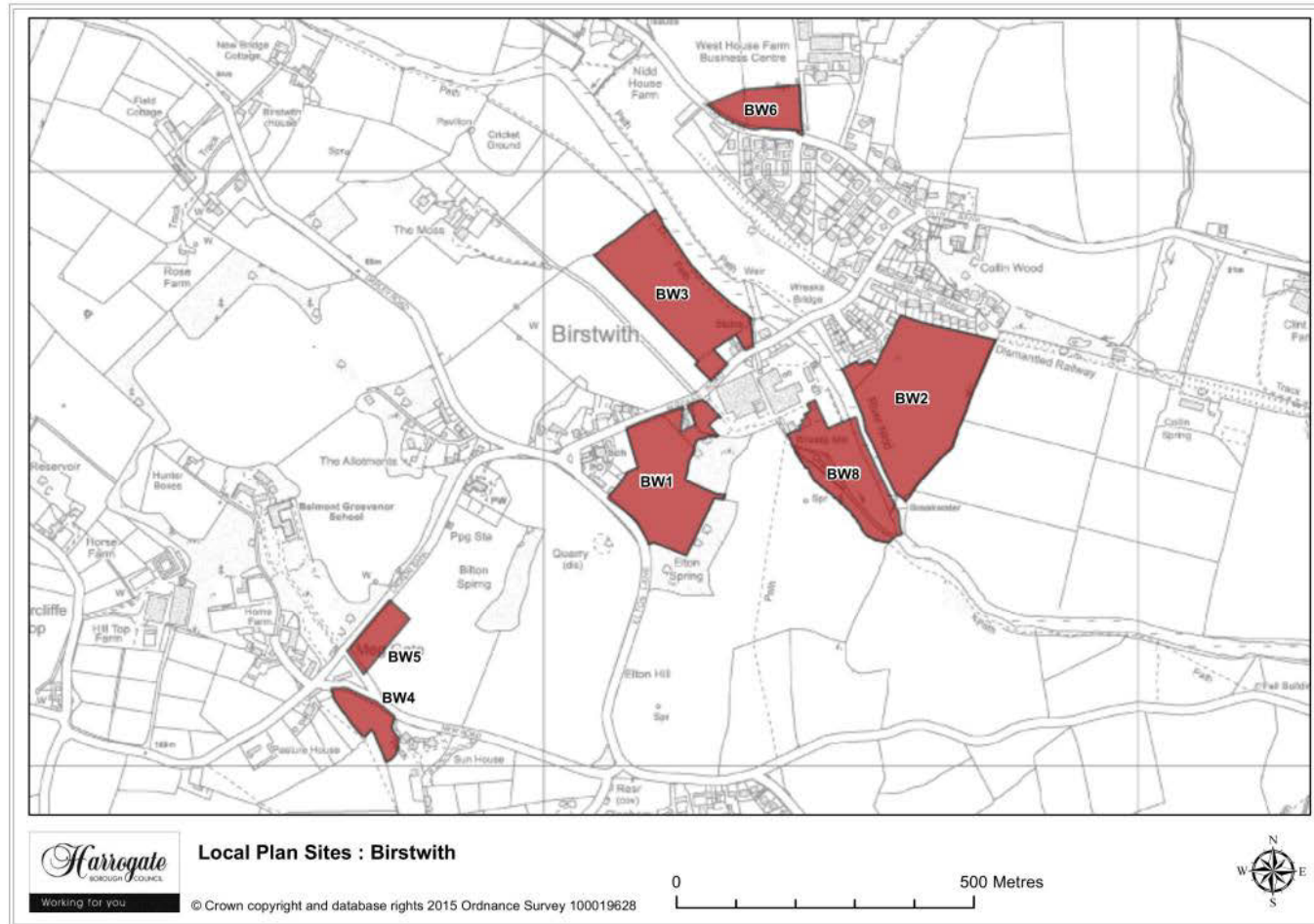
Map 9.5 Bilton in Ainsty sites

9 Villages A - B Sites

Site Ref: BA1			
Settlement: Bilton in Ainsty	Location: Land at Bilton in Ainsty	Land Type: Greenfield	Site Area (ha): 0.5397
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.49	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a paddock area and lies to the rear of housing on the north/east side of Church Street. It is within the Conservation Area. The site has no road frontage and cannot be accessed by an adoptable road.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf the landowner.		
Currently achievable? No	Achievability notes:		
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 9.14 Site BA1

Birstwith Sites



Map 9.6 Birstwith sites

9 Villages A - B Sites

Site Ref: BW1			
Settlement: Birstwith	Location: Land south of Wreaks Road	Land Type: Greenfield	Site Area (ha): 2.7192
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.04	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a grass field in the centre of the village. To the north west are school playing fields, to the north east Wreaks Mill (Kerry Ingredients (UK) Ltd) and mature woodland to the south, which are subject to TPOs. In the north east corner the site wraps round a play area. Prospective residents may experience some disturbance from the adjacent mill. The site is considered to be a suitable location for residential development but would need to address the sites location adjacent to the AONB boundary, the TPOs on the site and background noise from the nearby mill.		
Currently available? Yes	Availability notes: The site has been promoted by the landowner and Parish Council (separately).		
Currently achievable?	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 50	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 50	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.15 Site BW1

Site Ref: BW2 ⁽¹⁾			
Settlement: Birstwith	Location: Land adjacent to the River Nidd	Land Type: Greenfield	Site Area (ha): 4.3143
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.24	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site, in agricultural use, lies adjacent to the River Nidd. Over half the site is 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, access to the site is down a narrow unmade road off Wreaks Road and the view of the Highway Authority is that the site can not be accessed by an adoptable road.		
Currently available? Yes	Availability notes: The site has been promoted by the Parish Council and is in the control of a developer.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

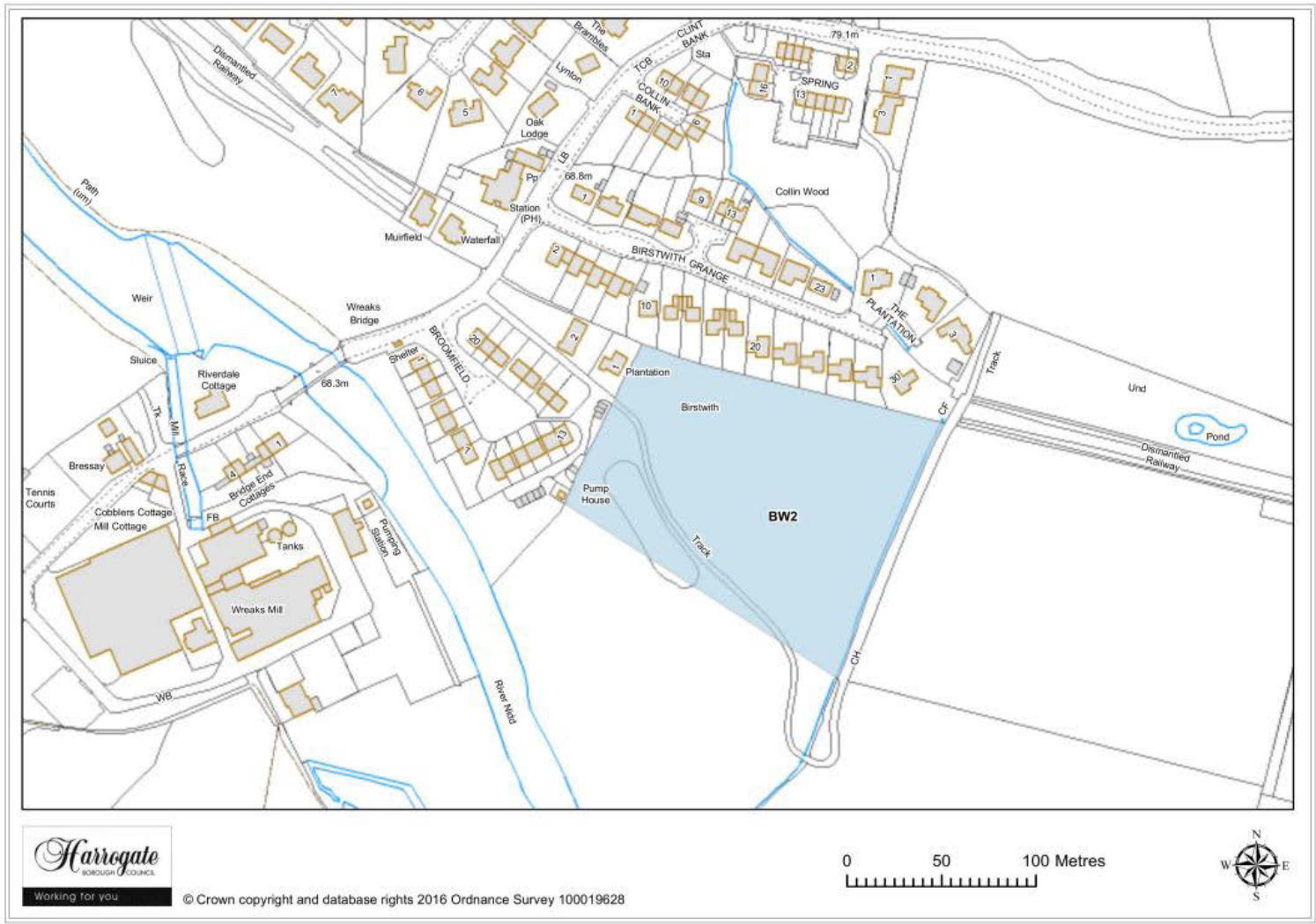
Villages A - B Sites 9

Site Ref: BW2 ⁽¹⁾			
Settlement: Birstwith	Location: Land adjacent to the River Nidd	Land Type: Greenfield	Site Area (ha): 4.3143
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.16 Site BW2

1. The landowner of the site has indicated that the boundary of the site has now changed to that shown on map 9.7. An assessment of the amended site will be included in the SHELAA when it is published for consultation in October 2016.

9 Villages A - B Sites



Map 9.7 Site BW2 amended site boundary

Villages A - B Sites 9

Site Ref: BW3			
Settlement: Birstwith	Location: Land to the north of Wreaks Road	Land Type: Greenfield	Site Area (ha): 3.0102
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.26	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a rectangular area that lies within the Nidderdale AONB. Birstwith Tennis Club occupies part of the road frontage of the site with the remainder mown grass used for sporting activities. Development of the site would result in the loss of sports provision which would need to be replaced or robustly justified. Half of the site lies 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. Development of the remainder of the site on its own would create an incongruous village 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:		
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 9.17 Site BW3

Site Ref: BW4			
Settlement: Birstwith	Location: Land south of New Road	Land Type: Greenfield	Site Area (ha): 0.62
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.56	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a small, irregular field of undulating land isolated from the main built form of the village.		
Currently available? No	Availability notes: The site has been put forward by the Parish Council but there is no landowner confirmation of availability.		
Currently achievable? No	Achievability notes:		
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 9.18 Site BW4

9 Villages A - B Sites

Site Ref: BW5			
Settlement: Birstwith	Location: Land at Meg Gate	Land Type: Greenfield	Site Area (ha): 0.5469
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.49	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of a much larger field isolated from the main built form of the village.		
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:		
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 9.19 Site BW5

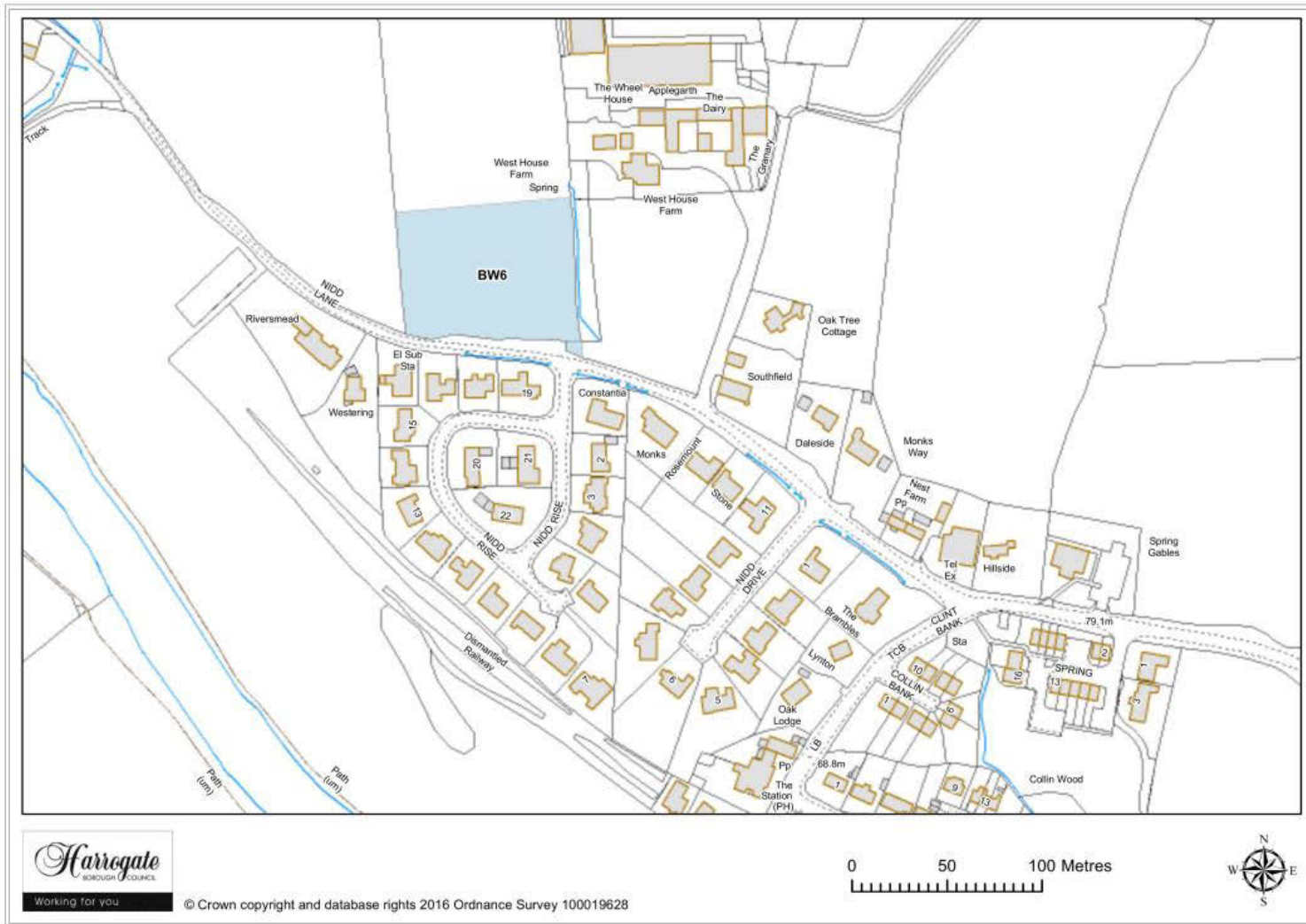
Site Ref: BW6 ⁽¹⁾			
Settlement: Birstwith	Location: Land south west of West House Farm	Land Type: Greenfield	Site Area (ha): 0.8835
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.80	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises the southern part of two larger fields with frontage onto Nidd Lane. To the south of Nidd Lane is existing residential development and to the north west is West House Farm, which is now a business centre. Any development proposal would need careful design, layout and landscaping. Nidd Lane is very narrow at this point and may need improvement to facilitate access.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner/developer.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 19	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 19	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.20 Site BW6

Villages A - B Sites 9

1. The landowner of the site has indicated that the boundary of the site has now changed to that shown on map 9.8. An assessment of the amended site will be included in the SHELAA when it is published for consultation in October 2016.

9 Villages A - B Sites



Map 9.8 Site BW6 amended site boundary

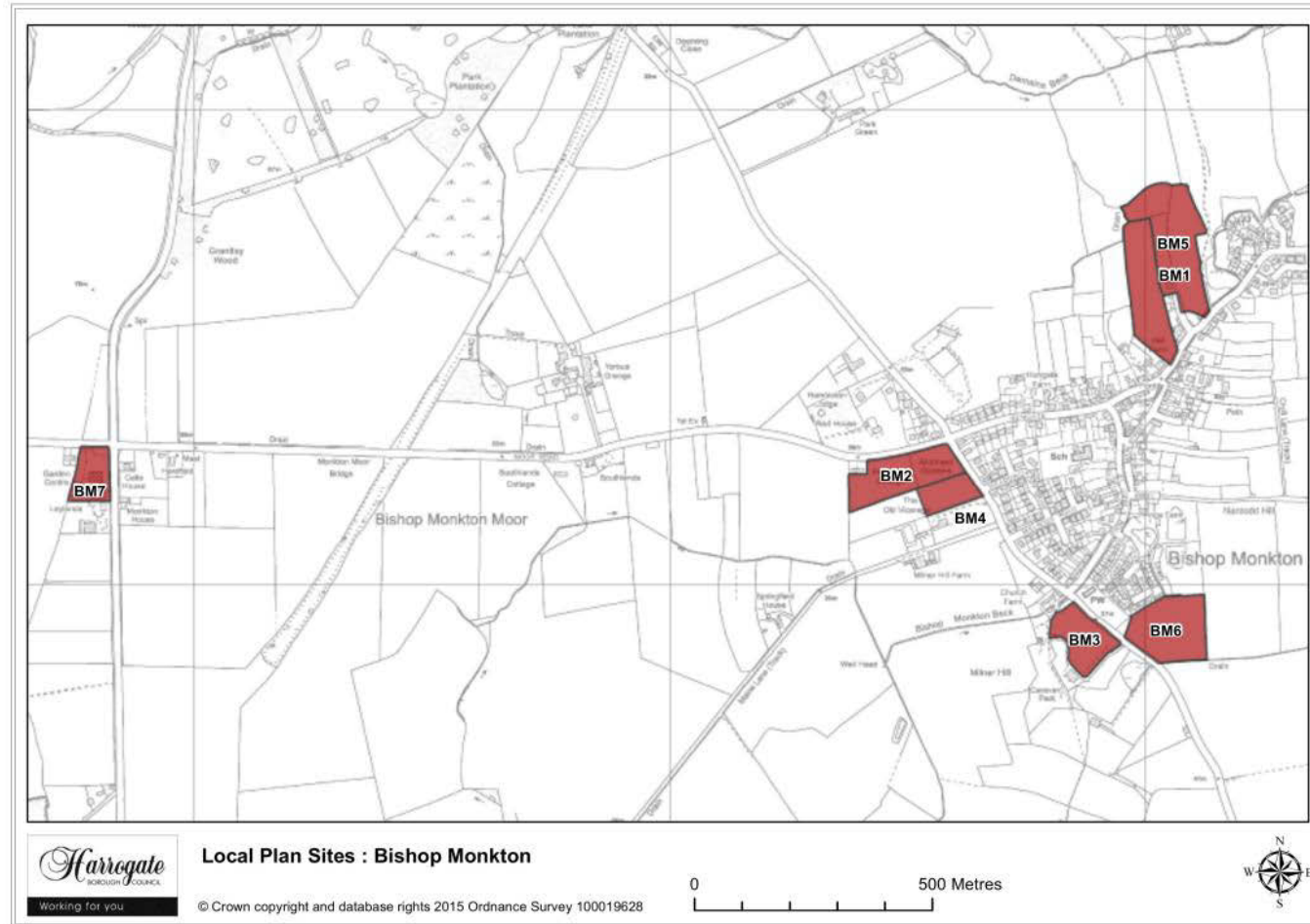
Villages A - B Sites 9

Site Ref: BW8			
Settlement: Birstwith	Location: Land adjoining Kerry Ingredients (UK) Ltd	Land Type: Greenfield	Site Area (ha): 2.0426
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.53	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field lying to the south of Wreaks Mill (Kerry Ingredients (UK) Ltd) and to the west of the River Nidd. Nearly all 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, the view of the Highway Authority is that this site cannot be accessed by an adoptable road.		
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:		
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 9.21 Site BW8

9 Villages A - B Sites

Bishop Monkton Sites



Map 9.9 Bishop Monkton sites

Villages A - B Sites 9

Site Ref: BM1			
Settlement: Bishop Monkton	Location: Land adjacent to Hall Farm	Land Type: Greenfield	Site Area (ha): 1.916
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.82	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a long rectangular area of pasture extending northwards from Boroughbridge Road into open countryside. The southern part of the site is within the Conservation Area. The southern part of the site, including the site entrance, is within 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.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. A planning application (15/03673/FULMAJ) for five dwellings was withdrawn in January 2016.		
Currently achievable? No	Achievability notes:		
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 9.22 Site BM1

Site Ref: BM2			
Settlement: Bishop Monkton	Location: Former allotments off Knaresborough Road	Land Type: Greenfield	Site Area (ha): 1.8132
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.63	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises former allotments to the east and an area of pasture to the west. To the east of the site is residential development, with more sporadic residential development to the north and agricultural land to the south (including site BM4). Any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by a national house builder who have a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in the site.		
Potential yield: 40	Current deliverability: Deliverable		
When is the site likely to come forward?			

9 Villages A - B Sites

Site Ref: BM2			
Settlement: Bishop Monkton	Location: Former allotments off Knaresborough Road	Land Type: Greenfield	Site Area (ha): 1.8132
For phasing years 0 - 5: 40	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.23 Site BM2

Site Ref: BM3			
Settlement: Bishop Monkton	Location: Land at Church Farm	Land Type: Greenfield	Site Area (ha): 1.1892
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.07	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is maintained grassland and is used to provide pitches for touring caravans. The Conservation Area lies to the north east and north west of the site. Any development proposal would need careful design, layout and landscaping and respect the character and appearance of the adjoining conservation area and setting of the listed church to the north east of 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: 20	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 20	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.24 Site BM3

Site Ref: BM4			
Settlement: Bishop Monkton	Location: Land at Knaresborough Road	Land Type: Greenfield	Site Area (ha): 0.7159
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.64	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site forms part of a larger agricultural field. To the east of the site is residential development, a single dwelling in a large curtilage to the south and former allotments/pasture land to the north (site BM2). Any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		

Villages A - B Sites 9

Site Ref: BM4			
Settlement: Bishop Monkton	Location: Land at Knaresborough Road	Land Type: Greenfield	Site Area (ha): 0.7159
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 16	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 16	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.25 Site BM4

Site Ref: BM5			
Settlement: Bishop Monkton	Location: Land adjacent to Long Meadow	Land Type: Greenfield	Site Area (ha): 2.6928
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.02	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two elongated grass fields extending northwards from Boroughbridge Road into open countryside, a third grass field at the northern end and a detached dwelling in the south west. The southern part of the site is within the Conservation Area and has been identified as an important open area in the Conservation Area Appraisal. A public footpath runs adjacent to the site, close to the eastern boundary. The site is crossed by an overhead electricity line. The eastern part of the site including the site entrance is within 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.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner. An outline planning application (15/04056/OUT) for 1 dwelling on part of the site (fronting road) has been submitted but not yet determined.		
Currently achievable? No	Achievability notes:		
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:	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.26 Site BM5

9 Villages A - B Sites

Site Ref: BM6			
Settlement: Bishop Monkton	Location: Land south of St John's Way	Land Type: Greenfield	Site Area (ha): 1.9352
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.74	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is an agricultural field on the southern edge of the village. Residential development adjoins the north west boundary of the site and the Conservation Area lies to the north west, separated from the site by a play area. Development would need to be well designed to aid transition from built form to open countryside and respect the character and appearance of the adjoining conservation area and setting of the listed Church to the north west of 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: 43	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 43	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.27 Site BM6

Site Ref: BM7			
Settlement: Bishop Monkton	Location: Cascade Garden Centre, Ripon Road	Land Type: Brownfield	Site Area (ha): 0.8437
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.76	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site adjoins the A61 and is presently occupied by several buildings and a car parking area associated with the garden centre. The site is located in open countryside, isolated from the main built form of the village.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. Development would require the relocation of the existing site use (garden centre).		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages A - B Sites 9

Site Ref: BM7			
Settlement: Bishop Monkton	Location: Cascade Garden Centre, Ripon Road		Land Type: Brownfield
Site Area (ha): 0.8437			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.28 Site BM7

9 Villages A - B Sites

Bishop Thornton Sites



Map 9.10 Bishop Thornton sites

Villages A - B Sites 9

Site Ref: BT			
Settlement: Bishop Thornton	Location: Land at Colber Lane	Land Type: Greenfield	Site Area (ha): 0.4306
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.39	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a small area of pasture land at the eastern end of the village directly opposite a large working dairy/cattle farm. This emanates significant odour, which is likely to result in amenity issues for new residents and potential issues for the effective operation of the working farm.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. It is currently subject to a grazing license but this is considered unlikely to impinge on availability.		
Currently achievable? No	Achievability notes:		
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 9.29 Site BT

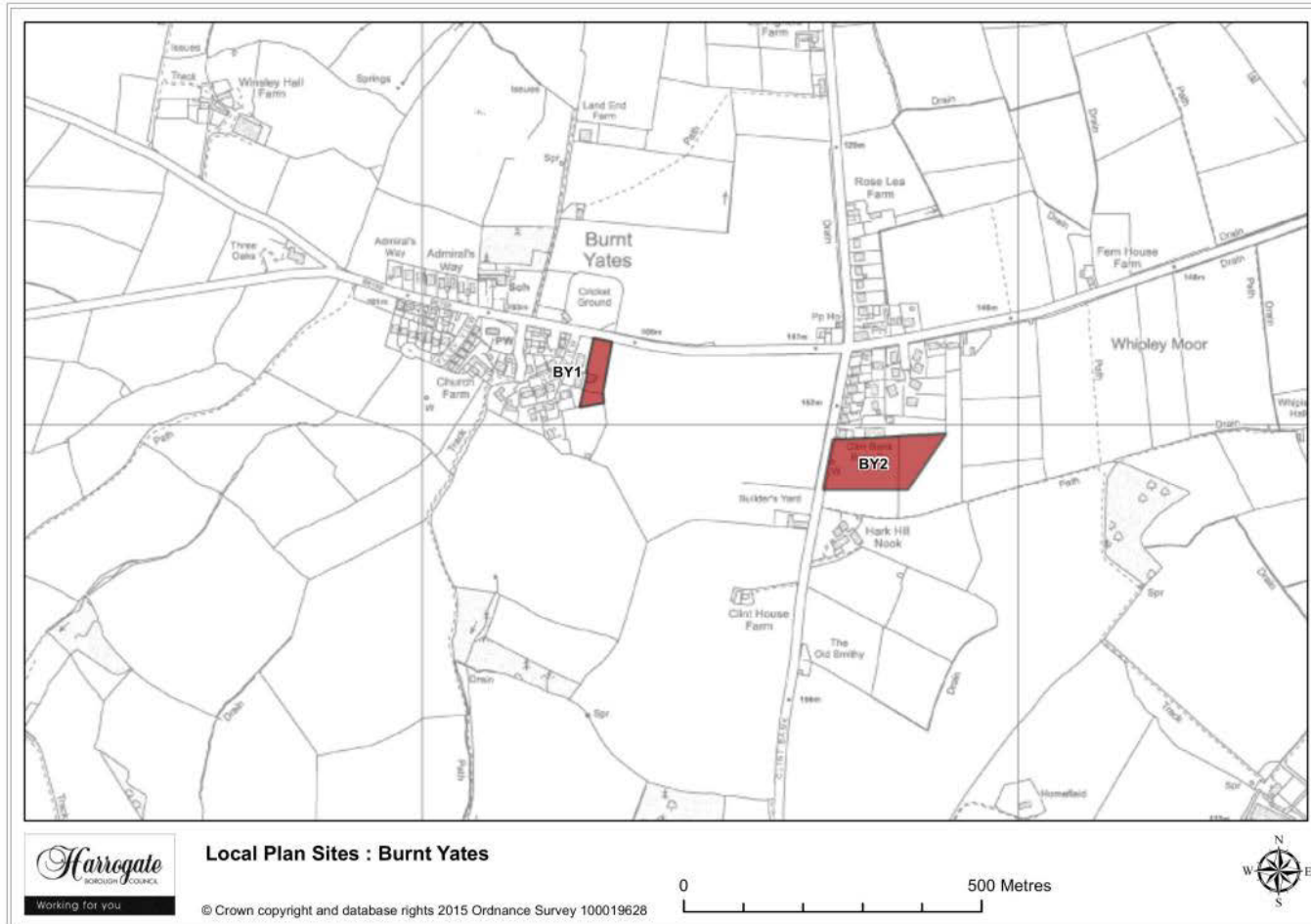
Site Ref: BT2			
Settlement: Bishop Thornton	Location: Land at Colber Lane	Land Type: Greenfield	Site Area (ha): 0.8429
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.76	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises pasture land and is detached from the existing village edge although there is some sporadic residential development to the east of the site. Development of the site would appear isolated in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. It is currently subject to a grazing license but this is considered unlikely to impinge on availability.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

9 Villages A - B Sites

Site Ref: BT2			
Settlement: Bishop Thornton	Location: Land at Colber Lane	Land Type: Greenfield	Site Area (ha): 0.8429
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.30 Site BT2

Burnt Yates Sites



Map 9.11 Burnt Yates sites

9 Villages A - B Sites

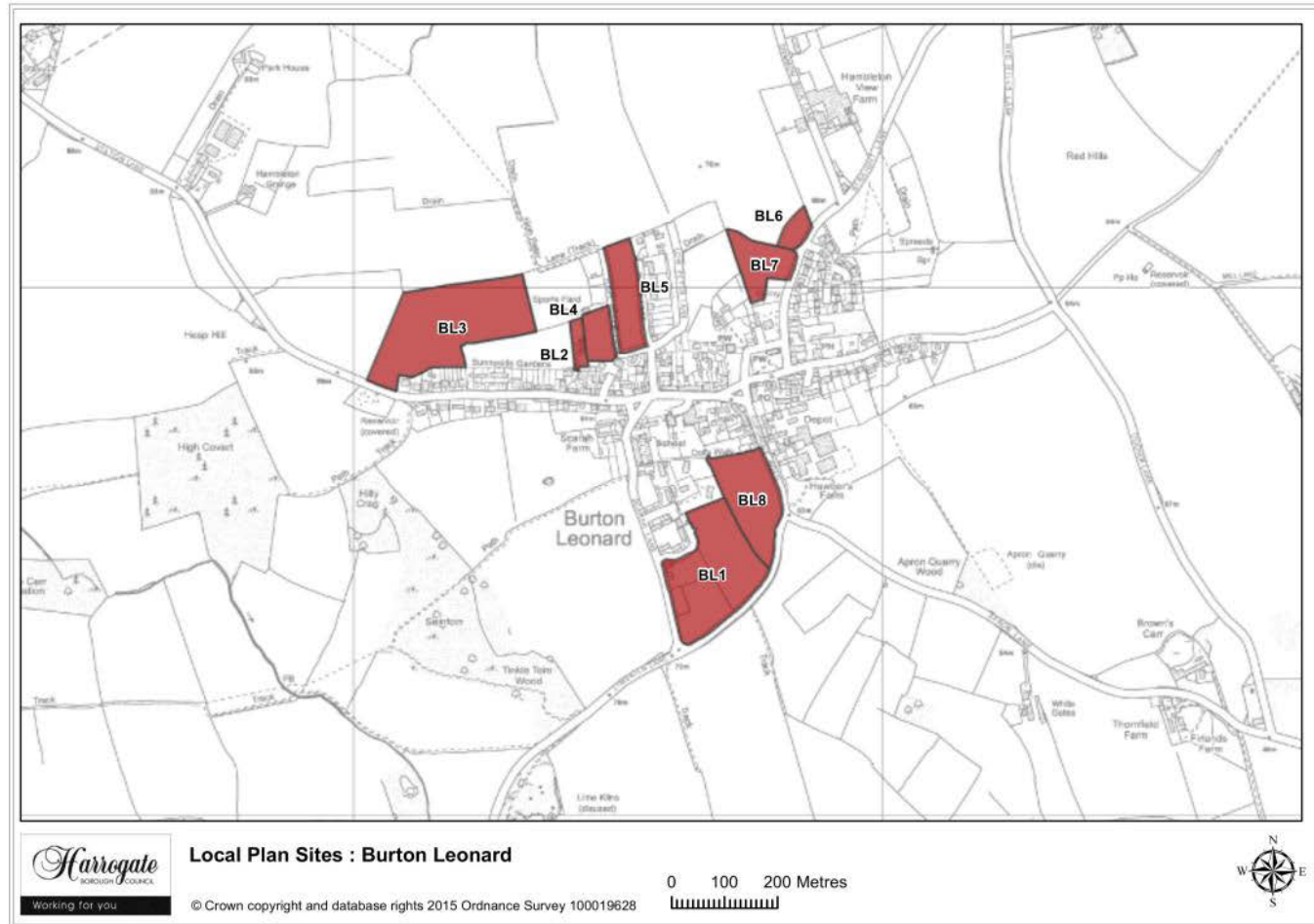
Site Ref: BY1			
Settlement: Burnt Yates	Location: Paddock to east of 3 High Street	Land Type: Greenfield	Site Area (ha): 0.3731
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.37	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: Small linear site on the edge of the village currently used as a paddock with stone built stables in the middle of the site. The site is a suitable location for development that reflected its location on the edge of the village.		
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: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.31 Site BY1

Site Ref: BY2			
Settlement: Burnt Yates	Location: Land at Hark Hill	Land Type: Greenfield	Site Area (ha): 1.4615
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.31	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises parts of two fields used as pasture lying to the south of Clint Bank Business Park with residential development to the north of that. To the east, south and west there is agricultural land. The site is a suitable location for development which would need to be carefully designed to aid transition between the built form and the open countryside.		
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: 32	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 32	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.32 Site BY2

Burton Leonard Sites



Map 9.12 Burton Leonard sites

9 Villages A - B Sites

Site Ref: BL1			
Settlement: Burton Leonard	Location: Land at Scarah Lane	Land Type: Greenfield	Site Area (ha): 3.1256
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.34	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies at the southern edge of the village and comprises several fields used for grazing and a single dwelling. Development would have to be designed so as to mitigate potential impacts on the landscape. There may be access issues as the view of the Highway Authority is that the access roads are not of sufficient width to provide a suitable access to serve development on this site and would require third party land to secure the necessary improvements.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. A planning application (15/05084/FULMAJ) for 42 dwellings on a large part of the site has been submitted by a house builder but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the current planning application.		
Potential yield: 42	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 42	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.33 Site BL1

Site Ref: BL2			
Settlement: Burton Leonard	Location: Land to north of North Fields	Land Type: Greenfield	Site Area (ha): 0.2269
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.23	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a narrow area used as a paddock and stabling for horses, lying between residential development on Station Lane and playing field to the north. The conservation area abuts the southern boundary of the site. 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 marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages A - B Sites 9

Site Ref: BL2			
Settlement: Burton Leonard	Location: Land to north of North Fields		Land Type: Greenfield
Site Area (ha): 0.2269			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.34 Site BL2

Site Ref: BL3			
Settlement: Burton Leonard	Location: Land at Station Lane		Land Type: Greenfield
Site Area (ha): 3.845			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 2.88
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of part of a larger arable field on the western edge of village. The site is bordered by arable farmland to the north and west with a short section of residential ribbon development adjoining the site to the south with the properties fronting onto Station Lane. A small area of pasture separates the south east boundary of site from the residential edge of the settlement with a sports ground to the east. Development would be required to reduce significant impacts on landscape.		
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: 72	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 72	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.35 Site BL3

Site Ref: BL4			
Settlement: Burton Leonard	Location: Land west of High Peter Lane		Land Type: Greenfield
Site Area (ha): 0.5271			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.47
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: This narrow site lies on the northern edge of the village situated between residential development to the south and a sports field and children's play area to the north. To the west is a narrow paddock (site BL2). The conservation area abuts the southern boundary of the site. The view of the Highway Authority is that Peter Lane is not suitable to provide access to 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.		

9 Villages A - B Sites

Site Ref: BL4			
Settlement: Burton Leonard	Location: Land west of High Peter Lane	Land Type: Greenfield	Site Area (ha): 0.5271
Currently achievable? No	Achievability notes:		
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 9.36 Site BL4

Site Ref: BL5			
Settlement: Burton Leonard	Location: Land east of High Peter Lane	Land Type: Greenfield	Site Area (ha): 1.0906
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.98	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises an elongated rectangular field on the northern edge of the village with existing residential development to the south and east. To the west lies a paddock (site BL4) and a sports field with children's play area, while to the north lies open countryside. The site appears to be used for the grazing of horses. The conservation area abuts the southern boundary of the site. The view of the Highway Authority is that Peter Lane is not suitable to provide access to 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? No	Achievability notes:		
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 9.37 Site BL5

Site Ref: BL6			
Settlement: Burton Leonard	Location: Land off Church Lane	Land Type: Greenfield	Site Area (ha): 0.3108
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.31	Assumed density (dph): 25

Villages A - B Sites 9

Site Ref: BL6			
Settlement: Burton Leonard	Location: Land off Church Lane	Land Type: Greenfield	Site Area (ha): 0.3108
Currently suitable? No	Suitability notes: The site comprises the south eastern corner of a larger arable field beyond the village limit. The conservation area abuts the south western site boundary. Development of the site would be divorced from the settlement if adjoining site (BL7) is not developed.		
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:		
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 9.38 Site BL6

Site Ref: BL7			
Settlement: Burton Leonard	Location: Land adjacent to cemetery, Church Lane	Land Type: Greenfield	Site Area (ha): 0.9334
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.84	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises an arable field on the north eastern edge of the village and adjoining St. Leonard's burial ground to the south. The site is within the conservation area and a public right of way crosses the site. The site is considered to be a suitable location for residential development which would need to be designed to reflect the setting of the adjacent Conservation Area, nearby heritage assets (listed Church) and for the public right of way to be retained within the development or for it to be diverted.		
Currently available? Yes	Availability notes: 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: 21	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.39 Site BL7

9 Villages A - B Sites

Site Ref: BL8			
Settlement: Burton Leonard	Location: Land off Copgrove Road	Land Type: Greenfield	Site Area (ha): 1.7585
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.58	Assumed density (dph): 0
Currently suitable? Yes, with mitigation	Suitability notes: The site lies at the edge of the village and comprises a field used for grazing and is contained by development on three of its sides. The conservation area adjoins the northern and eastern site boundaries and a public right of way crosses the northern part of the site. The site is considered to be a suitable location for residential development which would need to be designed to reflect the setting of the adjacent Conservation Area and for the public right of way to be retained within the development or for it to be diverted.		
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: 39	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 39	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.40 Site BL8

Site Ref: BL9			
Settlement: Burton Leonard	Location: Alfred Hymas site	Land Type: Mixed	Site Area (ha): 1.5507
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.4	Assumed density (dph): 25
Currently suitable? No	Suitability notes: A largely brownfield site currently in use as a haulage business. The site is enclosed by development on three sites and the western part of the site is within the conservation area. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site is not currently for sale or being marketed but is being promoted by agent on behalf of landowner. Development would require the relocation of the existing haulage business.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages A - B Sites 9

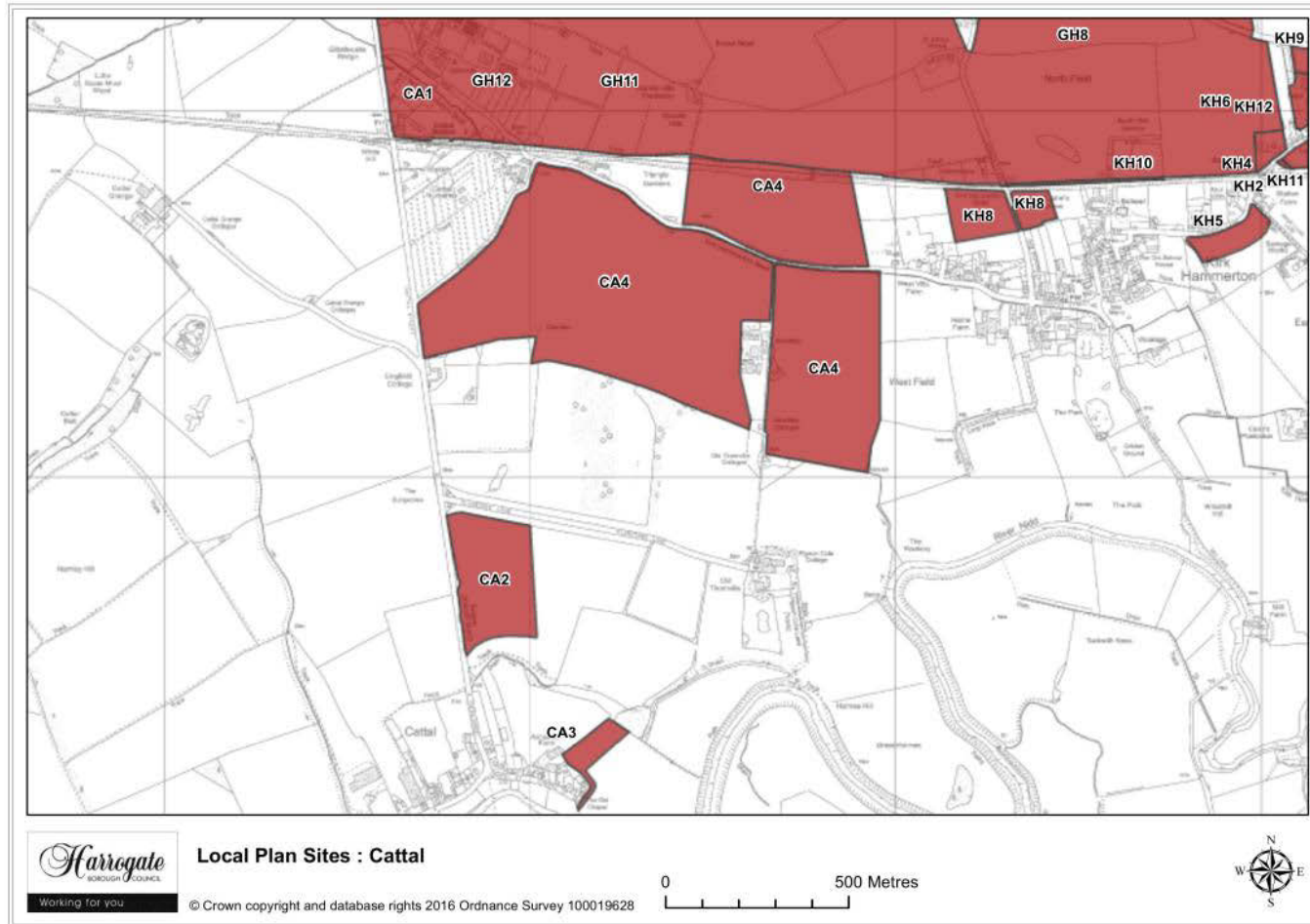
Site Ref: BL9			
Settlement: Burton Leonard	Location: Alfred Hymas site		Land Type: Mixed
Site Area (ha): 1.5507			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 9.41 Site BL9

10 Villages C - E Sites

Appendix 10 Villages C - E Sites

Cattal Sites



Map 10.1 Cattal sites

Villages C - E Sites 10

Site Ref: CA1			
Settlement: Cattal	Location: Land at Station Road	Land Type: Brownfield	Site Area (ha): 0.2214
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.22	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises a part grass and part tarmac site used for overflow parking for the adjacent pub which lies immediately to the south. The site could be developed on its own or as part of a larger growth option.		
Currently available? Yes	Availability notes: The site has not been marketed but is being marketed by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 5	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.1 Site CA1

Site Ref: CA2			
Settlement: Cattal	Location: Land at Cattal Street	Land Type: Greenfield	Site Area (ha): 7.0093
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 4.56	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is part of a larger agricultural field separate from Cattal village. Development would appear as an isolated parcel in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 10.2 Site CA2

10 Villages C - E Sites

Site Ref: CA3			
Settlement: Cattal	Location: Land part of The Aubert	Land Type: Greenfield	Site Area (ha): 1.325
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.19	Assumed density (dph):
Currently suitable? No	Suitability notes: The site is part of a larger agricultural field to the north of houses that front onto Chapel Street. There is woodland to the north east, a farmyard to the south west and open fields to the south east. The access point to the site lies in an area at risk of flooding (Flood Zone 2) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. However, the view of the Highway Authority is that the site cannot be accessed by an adoptable road and Chapel Street is not wide enough to provide a suitable access.		
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:		
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 10.3 Site CA3

Site Ref: CA4			
Settlement: Cattal	Location: New settlement, Cattal	Land Type: Greenfield	Site Area (ha): 80.7844
Source: Consultation	Proposal: Mixed	Size of net residential area (ha): 44.43	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located north of Cattal and west of Kirk Hammerton and comprises a number of large arable fields and is generally open in character. It borders Cattal Nurseries to the north-west and the York-Leeds railway line runs east-west through the northern part of the site. Part of the site along Gilsthwaite Lane is an area at risk of flooding (Flood Zones 2 and 3) and this would need to be addressed. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for a mixed use development. Any development proposal would require substantial landscape mitigation and highway improvements.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner and development partner.		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		
Potential yield: Housing - 1332	Current deliverability: Developable		

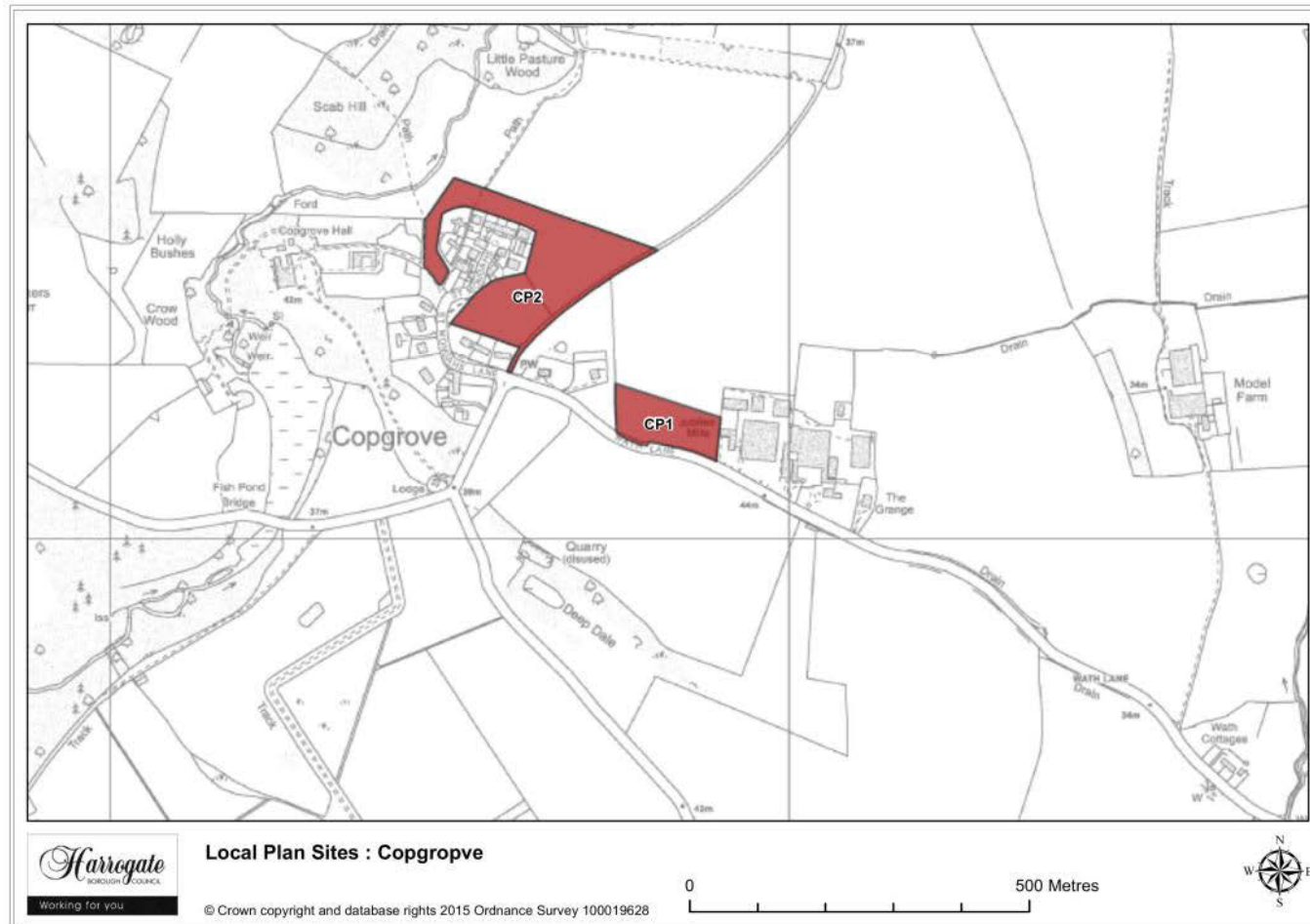
Villages C - E Sites 10

Site Ref: CA4			
Settlement: Cattal	Location: New settlement, Cattal	Land Type: Greenfield	Site Area (ha): 80.7844
Employment- 35000sqm			
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 300 Employment - 1000	For phasing years 11 - 15: Housing - 300 Employment - 1500	For phasing years 16 +: Housing - 732 Employment - 1000

Table 10.4 Site CA4

10 Villages C - E Sites

Copgrove Sites



Map 10.2 Copgrove sites

Villages C - E Sites 10

Site Ref: CP1			
Settlement: Copgrove	Location: Land adjoining Jubilee Mill	Land Type: Greenfield	Site Area (ha): 1.0474
Source: Call for sites	Proposal: Residential, employment or mixed use	Size of net residential area (ha): 0.94	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of a larger agricultural field and lies between the Jubilee Mill Business Park and a large dwelling in an extensive garden to the west, with farmland to the north. The site would be a suitable location for an extension of the adjoining Business Park and any development proposal would require 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 joint landowners for either housing, employment or a mixed use development.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 23	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 23	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.5 Site CP1

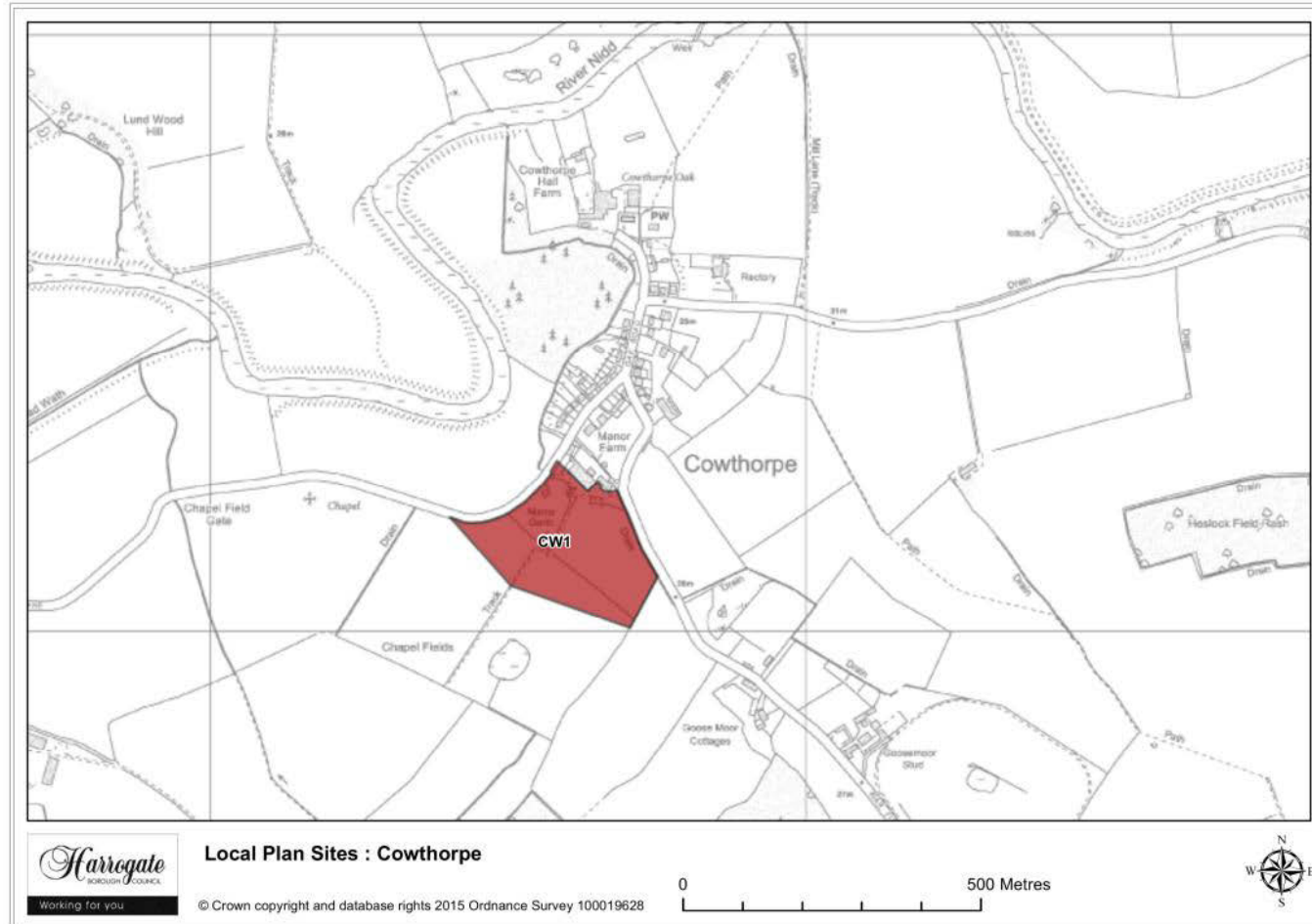
Site Ref: CP2			
Settlement: Copgrove	Location: Land at Copgrove	Land Type: Greenfield	Site Area (ha): 3.3386
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.5	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two fields used for grazing, which wrap around existing residential development on St. Mongah's Court. A public right of way crosses the northwestern part of the site. The view of the Highway Authority is that both possible accesses are of insufficient width to provide a suitable access for a development of this size.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

10 Villages C - E Sites

Site Ref: CP2			
Settlement: Copgrove	Location: Land at Copgrove		Land Type: Greenfield
Site Area (ha): 3.3386			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.6 Site CP2

Cowthorpe Sites



Map 10.3 Cowthorpe sites

10 Villages C - E Sites

Site Ref: CW1			
Settlement: Cowthorpe	Location: Land west of Corner Farm	Land Type: Greenfield	Site Area (ha): 4.9482
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.71	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies on the southern edge of the settlement and comprises part of a farmstead, a bungalow (Manor Garth) and fields or parts of fields. The site would be a suitable location for development with any development proposal designed to reflect the grain of the village and to integrate development into the wider landscape.		
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: 92	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 92	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.7 Site CW1

Dacre Sites



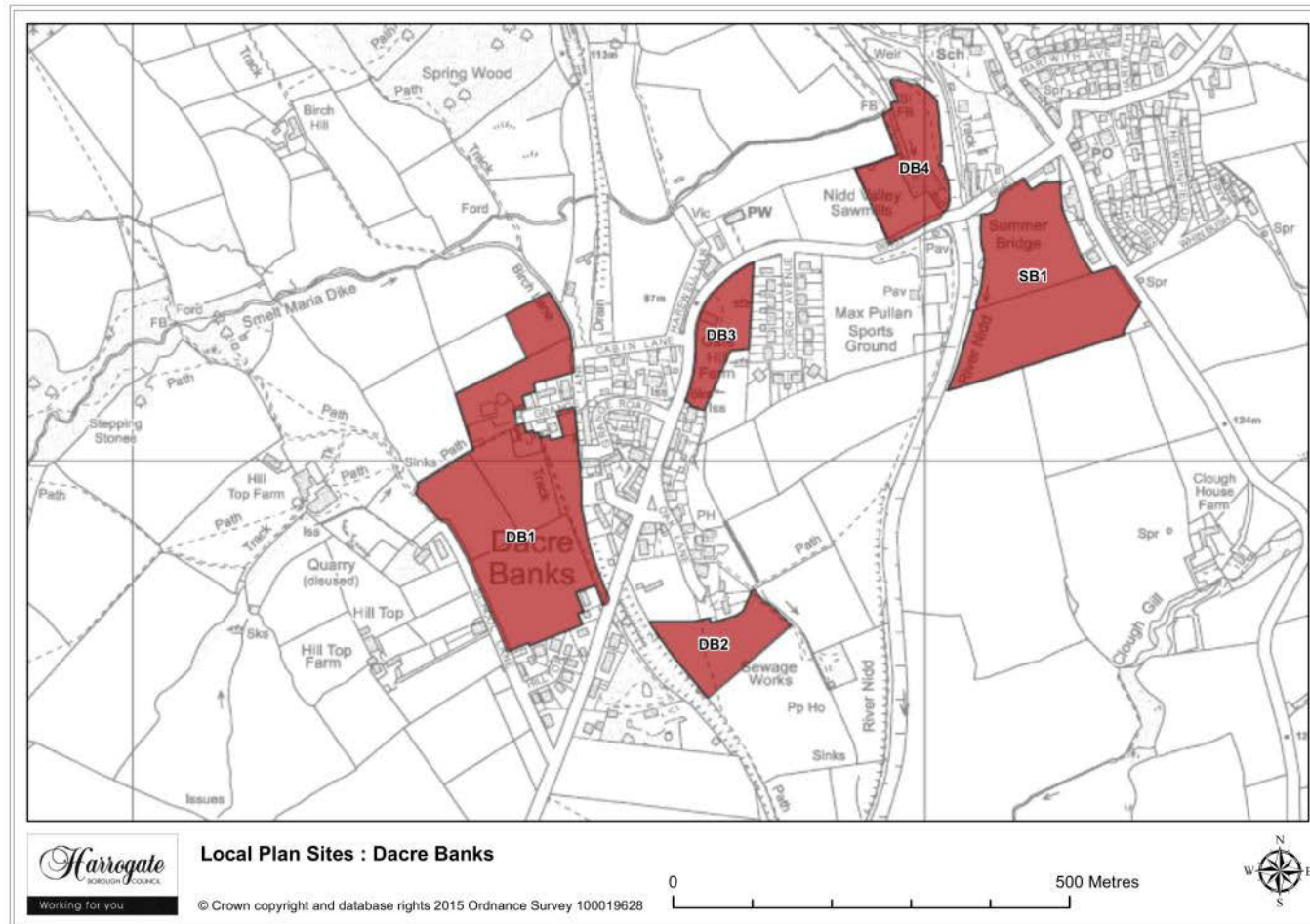
Map 10.4 Dacre sites

10 Villages C - E Sites

Site Ref: DC1			
Settlement: Dacre	Location: Land at Oakroyd	Land Type: Greenfield	Site Area (ha): 0.3423
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.34	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small field separating properties on Dacre Lane from the linear development along the main road to the east. The site is within the Nidderdale AONB and there is a well located in the middle of the site, which may place physical limitations on how the site is developed. The site is well related to the existing settlement form. The site is considered to be a suitable location for residential development but the issue of the well would need to be addressed and design and layout of development would need to reflect the sites' location within the AONB.		
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: The cost of dealing with the well is unknown but is unlikely to affect viability of developing the site.		
Potential yield: 8	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 8	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.8 Site DC1

Dacre Banks Sites



Map 10.5 Dacre Banks sites

10 Villages C - E Sites

Site Ref: DB1			
Settlement: Dacre Banks	Location: Land to west of Dacre Banks	Land Type: Greenfield	Site Area (ha): 5.3236
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.46	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located on the western side of the village and comprises a number of fields used for grazing. There are a number of trees which are subject to TPOs located along the eastern boundary. Existing residential development is located to the east and south of the site, with agricultural land located to the north. School Lane runs along the western boundary of the site, beyond which is agricultural land and three residential properties. The site is considered to be a suitable location for residential development but the design and layout of development would need to address the TPOs on the site and the site's location within the AONB.		
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: 86	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 86	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.9 Site DB1

Site Ref: DB2			
Settlement: Dacre Banks	Location: Land at Dacre Banks	Land Type: Greenfield	Site Area (ha): 1.0515
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.95	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of a larger agricultural field on the southern edge of the village and within the Nidderdale AONB. 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 marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages C - E Sites 10

Site Ref: DB2			
Settlement: Dacre Banks	Location: Land at Dacre Banks		Land Type: Greenfield
Site Area (ha): 1.0515			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.10 Site DB2

Site Ref: DB3			
Settlement: Dacre Banks	Location: Abbots Garage and adjacent land		Land Type: Brownfield
Site Area (ha): 0.8276			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.74
Assumed density (dph): 30			
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the east of the B6451 and is currently occupied by a petrol filling station to the western part of the site with the remainder of the site undeveloped grassland. The trees on the site are protected by a TPO. The site is well related to the built form of the village being largely enclosed by existing development. The site is considered to be a suitable location for residential development but the design and layout of development would need to address the TPO on the site, the sites' location within the AONB and respect the setting of nearby listed buildings (the church to the north and Gate Eel House to the west).		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development site option. A planning application (15/03868/FULMAJ) for 22 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 22	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 22	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.11 Site DB3

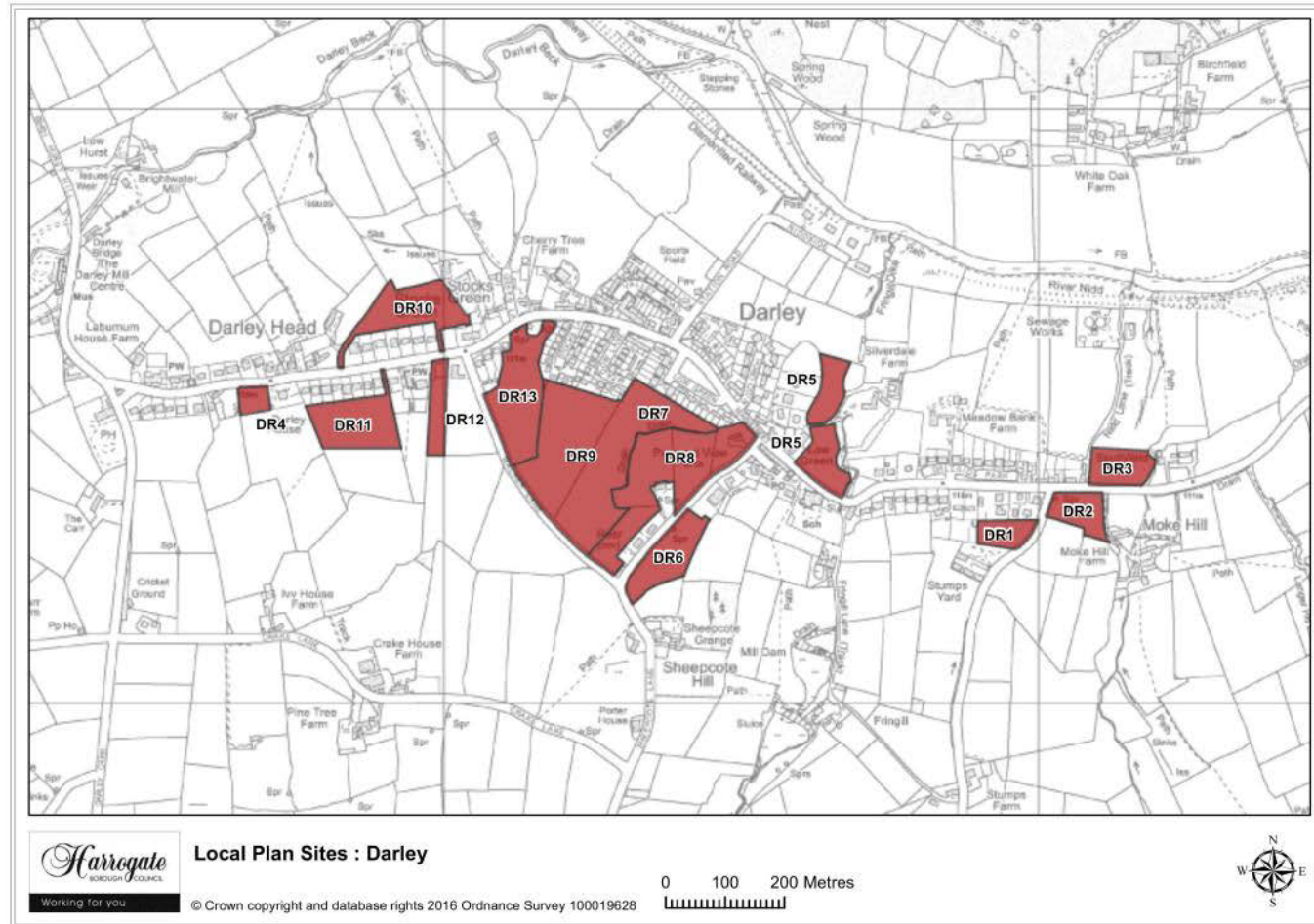
Site Ref: DB4			
Settlement: Dacre Banks	Location: Nidd Valley Saw Mills		Land Type: Brownfield
Site Area (ha): 1.4368			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.29
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site is located outside of the main built up area of the village in between Dacre Banks and Summerbridge. The site is occupied by an operational sawmill and the mill building is a non-designated heritage asset. To the west of the site is land in agricultural use and to the north and east the site is bounded by the River Nidd. All of the site lies in an area at risk of flooding (Flood Zones 2 and 3, including 3b) and		

10 Villages C - E Sites

Site Ref: DB4			
Settlement: Dacre Banks	Location: Nidd Valley Saw Mills	Land Type: Brownfield	Site Area (ha): 1.4368
	it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. As an existing employment site it would also need to be demonstrated that the loss of employment land was justified.		
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:		
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 10.12 Site DB4

Darley Sites



Map 10.6 Darley sites

10 Villages C - E Sites

Site Ref: DR1			
Settlement: Darley	Location: Land at Stumps Lane	Land Type: Greenfield	Site Area (ha): 0.3977
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.40	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site, which is in agricultural use lies between housing (to the north) and a caravan park/small employment estate (to the south). To the east of the site beyond Stumps Lane is agricultural land. The site is within the Nidderdale AONB. A tree in the north eastern corner of the site and the trees along the southern site boundary are subject to TPOs. The site is well related to existing development and is considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 9	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 9	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.13 Site DR1

Site Ref: DR2			
Settlement: Darley	Location: Land at Stumps Lane/South View	Land Type: Greenfield	Site Area (ha): 0.5536
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.50	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field currently in use as grazing land on the eastern edge of the settlement. The view across the site is identified as important in the adopted Village Design Statement (as are all breaks in built development along Main Street). The site is considered to be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 12	Current deliverability: Deliverable		
When is the site likely to come forward?			

Villages C - E Sites 10

Site Ref: DR2			
Settlement: Darley	Location: Land at Stumps Lane/South View		Land Type: Greenfield
Site Area (ha): 0.5536			
For phasing years 0 - 5: 12	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.14 Site DR2

Site Ref: DR3			
Settlement: Darley	Location: Land off Main Street		Land Type: Greenfield
Site Area (ha): 0.619			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.56	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises part of a larger arable field on the eastern edge of the settlement and lies between residential development to the west and Southfield Farm to the east (the farmhouse is a listed building). The view across the site are identified as important in the adopted Village Design Statement (as are all breaks in built development along Main Street).		
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: 13	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 13	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.15 Site DR3

Site Ref: DR4			
Settlement: Darley	Location: Land west of Darley House		Land Type: Greenfield
Site Area (ha): 0.2218			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.22	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of a larger grass field lying to the south of Main Street and forms a gap between the linear development along Main Street. The trees along the eastern boundary of the site are subject to a TPO and the site is within the Nidderdale AONB. The site is considered to be a suitable location for residential development but any development proposal would need to take account of the sites location within the AONB, the TPOs on the site and the impacts on nearby heritage assets and their setting.		

10 Villages C - E Sites

Site Ref: DR4			
Settlement: Darley	Location: Land west of Darley House	Land Type: Greenfield	Site Area (ha): 0.2218
Currently available? Yes	Availability notes: 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: 5	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.16 Site DR4

Site Ref: DR5			
Settlement: Darley	Location: Land at Silverdale Farm	Land Type: Greenfield	Site Area (ha): 1.0912
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.98	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two fields located to the north of Main Street. The fields are separated by the road access to Silverdale Farm which is also a public right of way. The site is within the Nidderdale AONB and two trees on the western boundary are protected by TPOs. Views across the site are identified as important in the adopted Village Design Statement (as are all breaks in built development along Main Street). The site is considered to be a suitable location for residential development but any development proposal would need to take account of the sites location within the AONB, the TPOs on the site and for the public right of way to be retained within the development or for it to be diverted.		
Currently available? Yes	Availability notes: A planning application for 4 dwellings (15/02994/FUL) on the southern part of the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the current planning application.		
Potential yield: 21	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 24	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.17 Site DR5

Villages C - E Sites 10

Site Ref: DR6			
Settlement: Darley	Location: Land north of Sheepcote Lane	Land Type: Greenfield	Site Area (ha): 0.9354
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.84	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of a single field to the south of the village hall. Sheepcote Lane forms the western boundary of the site with several residential properties facing the site on the opposite side of Sheepcote Lane. To the south and west is agricultural land. The site is considered to be a suitable location for residential development but there may be access issues as the view of the Highway Authority is that some sections of Sheepcote Lane are currently not wide enough to provide a suitable access to 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: 21	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.18 Site DR6

Site Ref: DR7			
Settlement: Darley	Location: Land adjoining Meadow Lane	Land Type: Greenfield	Site Area (ha): 0.7183
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.65	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of a smaller part of an irregular shaped field. The site is bounded to the north, east and west by existing residential development. To the south lies agricultural land. A group of trees are protected by a TPO on the south eastern site boundary. The site is considered to be a suitable location for residential development.		
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: 16	Current deliverability: Developable		
When is the site likely to come forward?			

10 Villages C - E Sites

Site Ref: DR7			
Settlement: Darley	Location: Land adjoining Meadow Lane		Land Type: Greenfield
Site Area (ha): 0.7183			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 16	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.19 Site DR7

Site Ref: DR8			
Settlement: Darley	Location: Land north of Sheepcote Lane		Land Type: Greenfield
Site Area (ha): 2.5187			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 1.89		
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of three fields together with the curtilage of Prospect View Farm which adjoins Main Street to the north. The site is within the Nidderdale AONB and TPOs are in place for a small area of trees on the north western boundary of the site, the northern boundary of the site and mature trees located on the boundary with Prospect View Farm. The site is considered to be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
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: 47	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 47	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.20 Site DR8

Site Ref: DR9			
Settlement: Darley	Location: Land off Walker Lane		Land Type: Greenfield
Site Area (ha): 4.4924			
Source: Ad-hoc submission	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 3.37		
Currently suitable? No	Suitability notes: The site is in agricultural use and lies to the south of residential properties on Stocks Lane and Meadow Lane. To the south and west is further agricultural land. There are several mature trees on the site which are subject to TPOs. The site adjoins two submitted sites to the north (DR7) and east (DR8). The site is considered a suitable location for residential development although there are access issues as the view of the Highway Authority is that Walker Lane is currently not wide enough to provide a suitable access for a development of this size .		

Villages C - E Sites 10

Site Ref: DR9			
Settlement: Darley	Location: Land off Walker Lane	Land Type: Greenfield	Site Area (ha): 4.4924
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:		
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 10.21 Site DR9

Site Ref: DR10			
Settlement: Darley	Location: Land at Stocks Green	Land Type: Greenfield	Site Area (ha): 1.1614
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.04	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field situated to the rear of residential properties fronting onto Main Street and used for grazing. To the north, east and west is agricultural land. A number of trees within and adjoining the site are covered by TPOs. There are two access points to the site from Main Street and the view of the Highway Authority is that the access point on the western side of the site should be of sufficient width to serve the development.		
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: 26	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 26	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.22 Site DR10

10 Villages C - E Sites

Site Ref: DR11			
Settlement: Darley	Location: Land off Main Street	Land Type: Greenfield	Site Area (ha): 1.1732
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.06	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the south of properties fronting Main Street and comprises part of a larger field in use as grazing land. To the east, west and south is agricultural land. Access to Main Street from the site is via a narrow grassed area between two properties and in the view of the Highway Authority is that this is not of sufficient width to form an access suitable for a development of this size.		
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:		
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 10.23 Site DR11

Site Ref: DR12			
Settlement: Darley	Location: Land adjacent to Walker Barn	Land Type: Greenfield	Site Area (ha): 0.4546
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.41	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the south of Main Street and is part of a larger field. At the northern end of the site, is an existing residential property to the east and to the west Christ Church and community centre. The southern part of the site extends out beyond the existing built form and is surrounded by agricultural land to the east, west and south. The site is considered to be a suitable location for development.		
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: 10	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 10	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.24 Site DR12

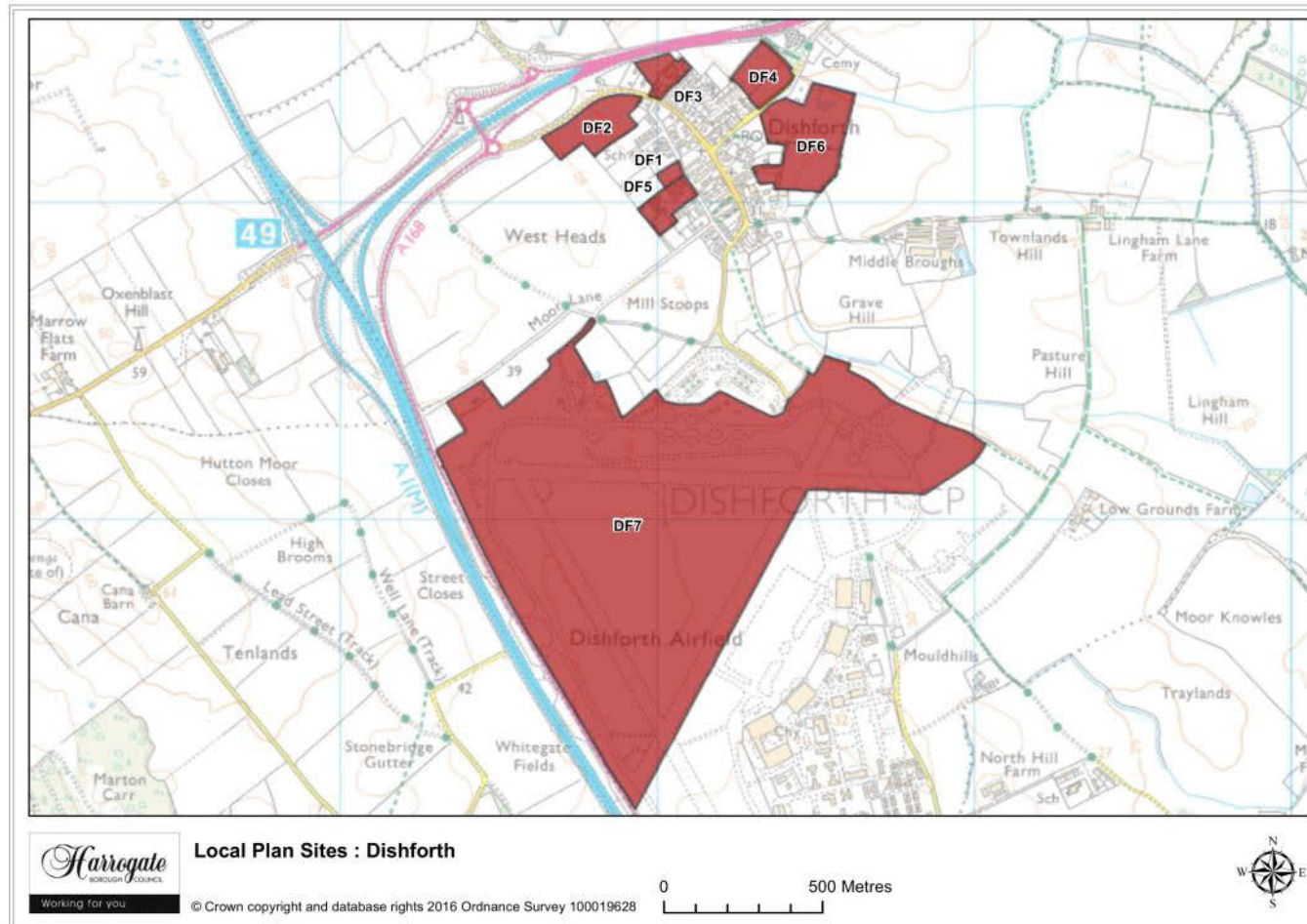
Villages C - E Sites 10

Site Ref: DR13			
Settlement: Darley	Location: Land at Cherry Tree Farm	Land Type: Greenfield	Site Area (ha): 1.5724
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.42	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site consists of an agricultural field extending out to the south-west from Main Street. The site surrounds White House and there are a number of TPO'd trees along the site boundary with White House. Development of the site would have some landscape impacts but it is considered a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 35	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 35	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.25 Site DR13

10 Villages C - E Sites

Dishforth Sites



Map 10.7 Dishforth sites

Villages C - E Sites 10

Site Ref: DF1			
Settlement: Dishforth	Location: West Heads, Back Lane	Land Type: Greenfield	Site Area (ha): 0.3758
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.38	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a paddock, enclosed by development on three sides. The site is considered to be a suitable location for residential development but there may be access issues as in the view of the Highway Authority Back Lane to the north of the site is narrow.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.26 Site DF1

Site Ref: DF2			
Settlement: Dishforth	Location: Land at North End	Land Type: Greenfield	Site Area (ha): 3.3345
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.50	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a large agricultural field on the north west edge of the village with frontage to the A168. There is residential development to the north and east of the site with agricultural land to the south. The site is considered a suitable location for development although any development proposal may need to incorporate noise mitigation measures to address traffic noise from the A168.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner. An outline planning application (15/05489/OUTMAJ) for up to 28 dwellings on part of the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the current planning application.		
Potential yield: 62	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 62	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.27 Site DF2

10 Villages C - E Sites

Site Ref: DF3			
Settlement: Dishforth	Location: West End Farm	Land Type: Greenfield	Site Area (ha): 1.3586
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.22	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies on the northern edge of the village and is currently occupied by a paddock and buildings associated with West End Farm. To the north is the A168, with residential development to the west, east and south. One of the properties located within the site (Westcott) is a Grade II listed building. The site is considered a suitable location for development although any development proposal may need to incorporate noise mitigation measures to address traffic noise from the A168 and respect the setting of the listed building.		
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: 30	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 30	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.28 Site DF3

Site Ref: DF4			
Settlement: Dishforth	Location: Land north east of Thornfield Avenue	Land Type: Greenfield	Site Area (ha): 2.3101
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.73	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies between the north-eastern edge of the built up area of Dishforth and the A168. The site is agricultural land and comprises two fields which slope down from the residential development to the Soppa Gutter. A small part of the north-eastern edge of the site is within Flood Zone 2. The site is considered a suitable location for development subject to any flood risk issues being addressed and appropriate landscaping to integrate development into the wider countryside.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of the joint landowners and a regional house builder who is seeking to acquire an interest in the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in bringing this site forward for development.		
Potential yield: 43	Current deliverability: Developable		
When is the site likely to come forward?			

Villages C - E Sites 10

Site Ref: DF4			
Settlement: Dishforth	Location: Land north east of Thornfield Avenue	Land Type: Greenfield	Site Area (ha): 2.3101
For phasing years 0 - 5: 0	For phasing years 6 - 10: 43	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.29 Site DF4

Site Ref: DF5			
Settlement: Dishforth	Location: Manor House Farm	Land Type: Greenfield	Site Area (ha): 1.5954
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.44	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a L shaped site on the south western edge of the village. It is currently occupied by agricultural buildings on the northern part of the site with the southern part consisting of a paddock. The site is considered to be in a suitable location for development but the view of the Highway Authority is that Back Lane is of insufficient width to provide a suitable access to a development of this size.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. A planning application (15/04582/FUL) for 4 dwellings on the northern part of the site has been submitted but not yet determined.		
Currently achievable? No	Achievability notes:		
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 10.30 Site DF5

Site Ref: DF6			
Settlement: Dishforth	Location: Crown Farm	Land Type: Greenfield	Site Area (ha): 7.0972
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.61	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site includes arable and grazing land together with significant farm buildings to the south of the site and extends from Crown Farm in the centre of the village to the Soppa Gutter to the north. Public rights of way cross the site in the north east corner and from west to east across the middle of the site. Immediately to the north west of the site is the sewage treatment works and if all of the site were developed then an appropriate buffer zone to this would be required.		

10 Villages C - E Sites

Site Ref: DF6			
Settlement: Dishforth	Location: Crown Farm	Land Type: Greenfield	Site Area (ha): 7.0972
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 would required the relocation of the current site users. Due to the uncertainties of this the site is considered likely to come forward in the longer term.		
Potential yield: 115	Current deliverability: Developable		
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: 115	For phasing years 16 +: 0

Table 10.31 Site DF6

Site Ref: DF7			
Settlement: Dishforth	Location: Land at Dishforth Airfield	Land Type: Mixed	Site Area (ha): 107.943
Source: Ad-hoc submission	Proposal: Mixed	Size of net residential area (ha): 53.9	Assumed density (dph): 40
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises part of the Dishforth Airfield area, which is no longer required for operational purposes and contains several runways and other hardstanding areas with grassed areas between them. The Airfield lies immediately east of the A1(M) and is accessed from Junction 49 which links to the A168. The remaining operational part of the MOD site lies to the south-east, with Dishforth village to the north (separated by agricultural fields) and agricultural land to the east. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for a mixed use development. Any development proposal would require substantial landscape mitigation.		
Currently available? Yes	Availability notes: The site is expected to be declared surplus to MoD requirements in 2016 and is being promoted for a residential led redevelopment scheme with some employment land.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: Housing - 2156 Employment - 40000sqm	Current deliverability: Developable		
When is the site likely to come forward?			

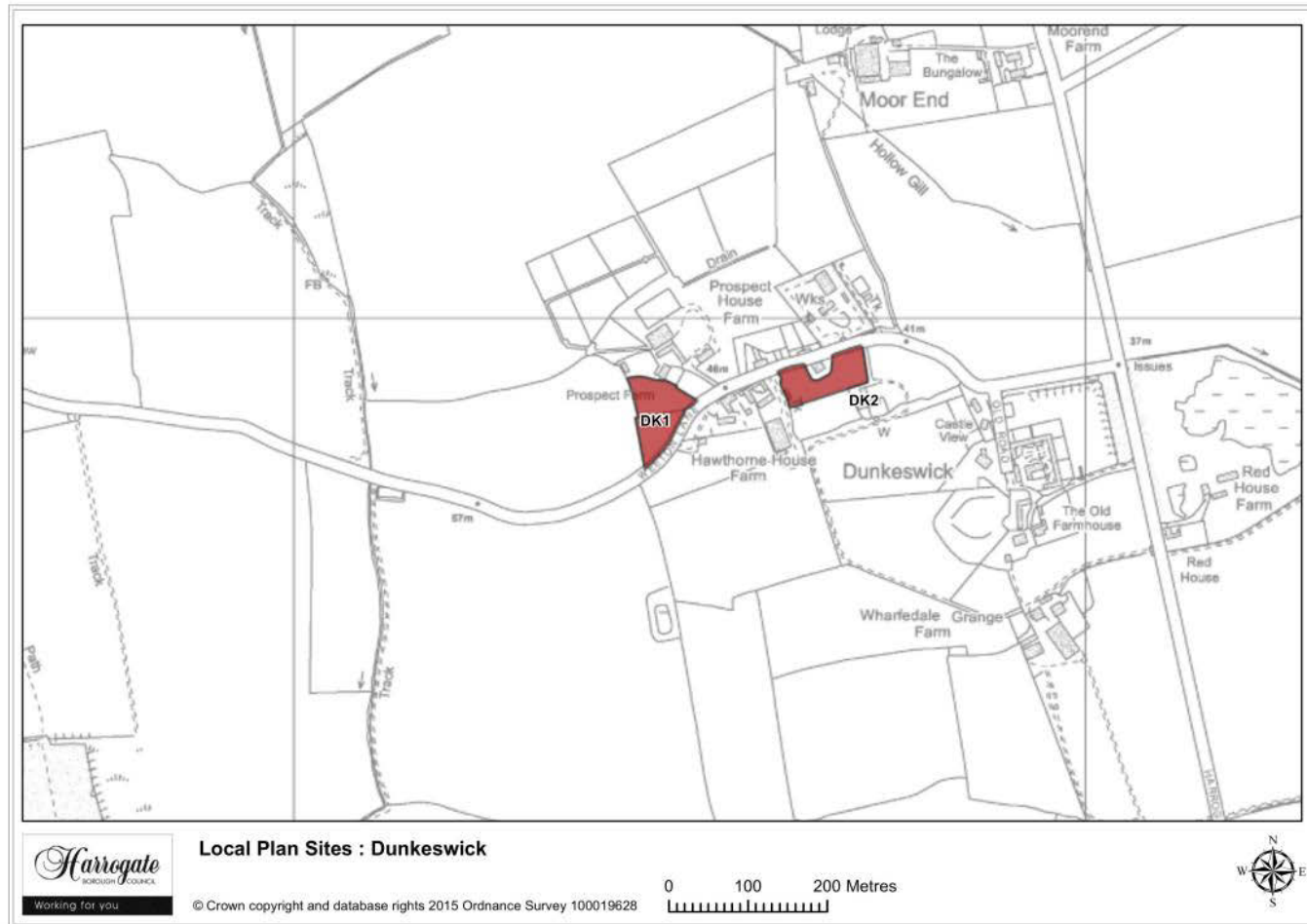
Villages C - E Sites 10

Site Ref: DF7			
Settlement: Dishforth	Location: Land at Dishforth Airfield		Land Type: Mixed
		Site Area (ha): 107.943	
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 300 Employment - 20000	For phasing years 11 - 15: Housing - 300 Employment - 20000	For phasing years 16 +: Housing - 1556 Employment - 0

Table 10.32 Site DF7

10 Villages C - E Sites

Dunkeswick Sites



Map 10.8 Dunkeswick sites

Villages C - E Sites 10

Site Ref: DK1			
Settlement: Dunkeswick	Location: Land off Weeton Lane	Land Type: Greenfield	Site Area (ha): 0.535
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.48	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies on the western edge of the settlement and comprises two fields with Prospect Farm to the north. Development would need to be carefully designed so that it reflected its location on the edge of the settlement. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
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:		
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 10.33 Site DK1

Site Ref: DK2			
Settlement: Dunkeswick	Location: Land at Hawthorne House Farm	Land Type: Greenfield	Site Area (ha): 0.4414
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.40	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a part of larger field in the centre of the settlement and surrounds the Old Chapel, which has been converted to residential use. There are dwellings on the opposite side of the road to the north and to the south east. Development of the site which respected the design, scale and grain of the settlement may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

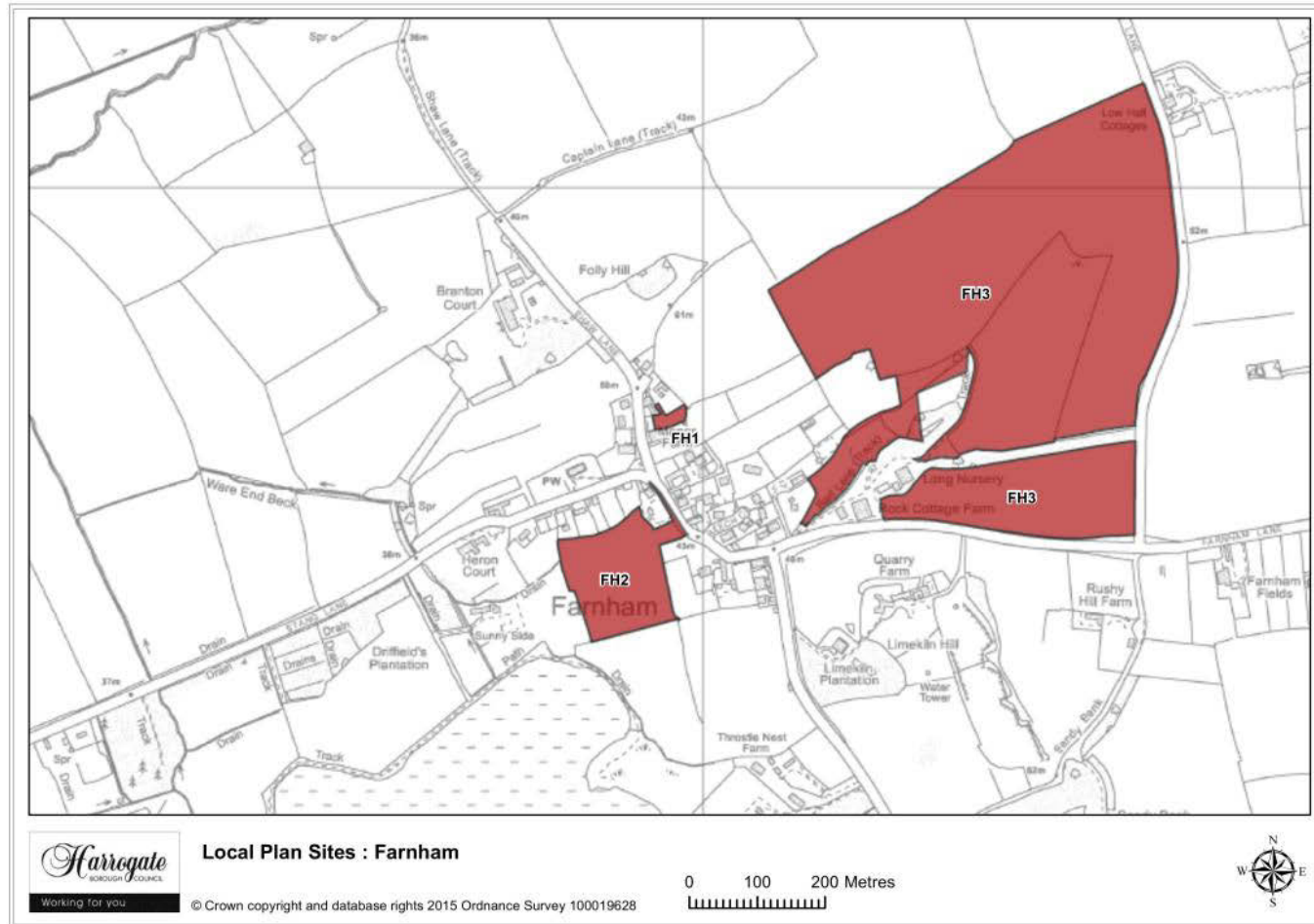
10 Villages C - E Sites

Site Ref: DK2			
Settlement: Dunkeswick	Location: Land at Hawthorne House Farm	Land Type: Greenfield	Site Area (ha): 0.4414
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 10.34 Site DK2

Appendix 11 Villages F - G Sites

Farnham Sites



Map 11.1 Farnham sites

11 Villages F - G Sites

Site Ref: FH2			
Settlement: Farnham	Location: Land to rear of The Old Crown	Land Type: Greenfield	Site Area (ha): 2.2951
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.72	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field with a small amount of frontage onto Main Street with the remainder of the site set back behind the residential properties on Stang Lane and Main Street. The Conservation Area lies to the north and east of the site. Development of the site which respected the design, scale and grain of the settlement and setting of the Conservation Area and nearby heritage assets may be acceptable.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the joint landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 43	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 43	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.1 Site FH2

Site Ref: FH3			
Settlement: Farnham	Location: Land north of Farnham Lane	Land Type: Greenfield	Site Area (ha): 24.1316
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 13.27	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a number of fields to the north east of the village but largely detached from it. The site is split west to east by a substantial tree belt that is not included within the site but there are also a number of other wooded areas within the site. The site is surrounded by open countryside. Development of the site would be a substantial extension to the village inappropriate to its rural context and the grain of the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

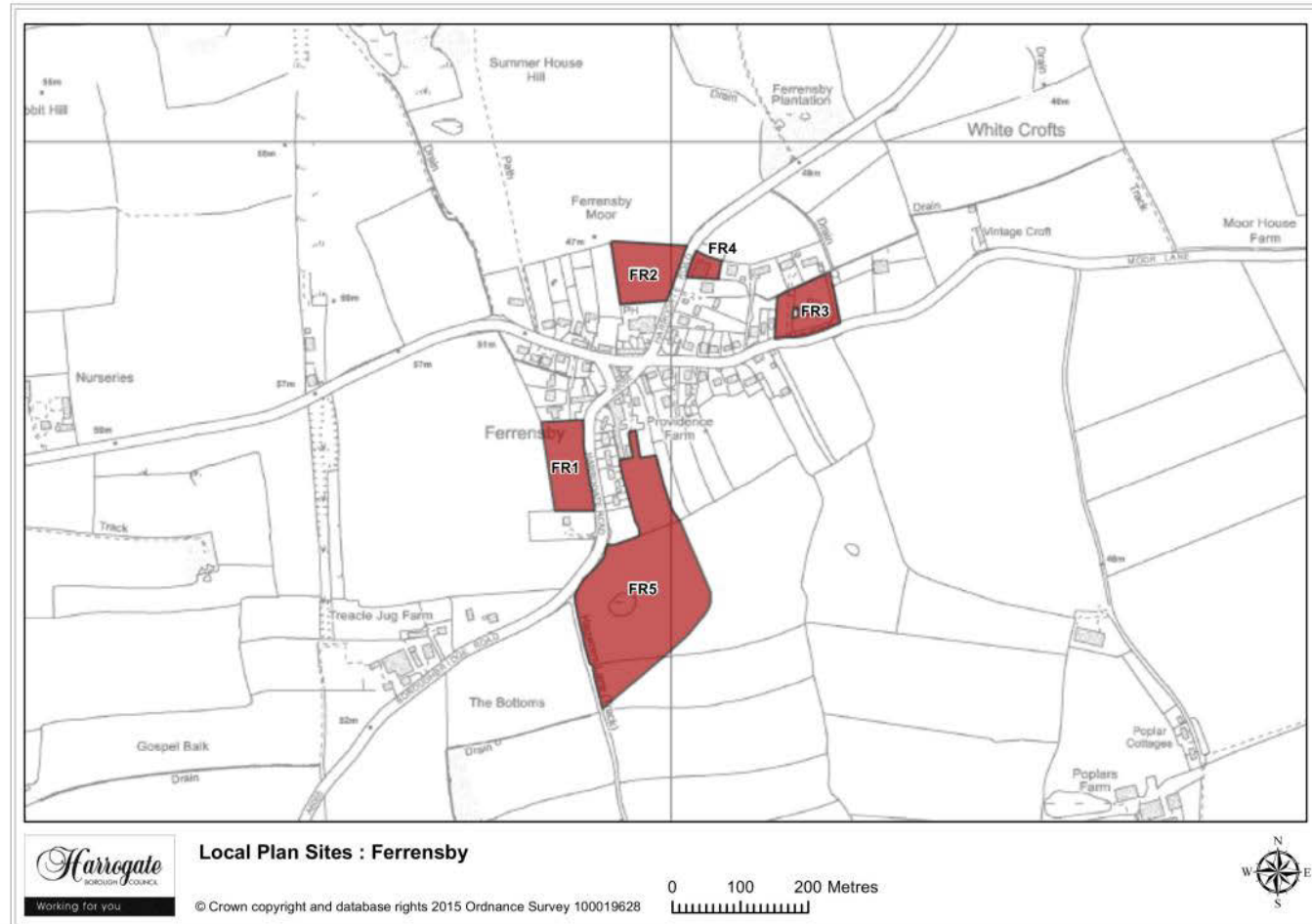
Villages F - G Sites 11

Site Ref: FH3			
Settlement: Farnham	Location: Land north of Farnham Lane	Land Type: Greenfield	Site Area (ha): 24.1316
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.2 Site FH3

11 Villages F - G Sites

Ferrensby Sites



Map 11.2 Ferrensby sites

Villages F - G Sites 11

Site Ref: FR1			
Settlement: Ferrensby	Location: Land west of Knaresborough Road	Land Type: Greenfield	Site Area (ha): 0.7766
Source: Call for Sites	Proposal: Residential	Size of net residential area (ha): 0.70	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a part of a large arable field located on the southern edge of the village to the west of Harrogate Road. A single dwelling adjoins the southern edge of the site with properties continuing to the north and east with the village centre to the north east. The site is considered to be a suitable location for development.		
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: 17	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 17	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.3 Site FR1

Site Ref: FR2			
Settlement: Ferrensby	Location: Land adjacent to the General Tarleton	Land Type: Greenfield	Site Area (ha): 0.7856
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.71	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of a small rectangular field at the northern edge of the village. To the south is the car park of the General Tarleton PH, to the east a mix of residential and former commercial properties, to the north open arable land and to the west the long rear gardens of properties fronting Farnham Lane. Development of the site which respected the design and grain of the village and with some additional landscape screening may be acceptable.		
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: 17	Current deliverability: Developable		
When is the site likely to come forward?			

11 Villages F - G Sites

Site Ref: FR2			
Settlement: Ferrensby	Location: Land adjacent to the General Tarleton		Land Type: Greenfield
Site Area (ha): 0.7856			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 17	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.4 Site FR2

Site Ref: FR3			
Settlement: Ferrensby	Location: Land off Moor Lane		Land Type: Greenfield
Site Area (ha): 0.6421			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 0.58		
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a paddock, residential curtilage, an access road to a detached dwelling behind the site and the access road to Sunnydale and farm buildings adjacent to the site. A small pumping station in the paddock area is excluded from the site area and may place physical limitations on how the site is developed. The site is considered a suitable location for development that respected the design and grain of the village.		
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: 14	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.5 Site FR3

Site Ref: FR5			
Settlement: Ferrensby	Location: Land at Hagworth Lane		Land Type: Greenfield
Site Area (ha): 3.9537			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 2.97		
Currently suitable? Yes, with mitigation	Suitability notes: The site is situated at the southern edge of the village to the east of Harrogate Road and comprises a rectangular field that lies immediately to the east of properties/allotments fronting Harrogate Road and to the south of that parts of two larger fields with undefined eastern and southern boundaries. Open countryside continues to the south. Development of the whole site would be a substantial extension to the village likely to have an adverse impact on the local character of the settlement. However, development of a smaller area could be acceptable with appropriate mitigation.		

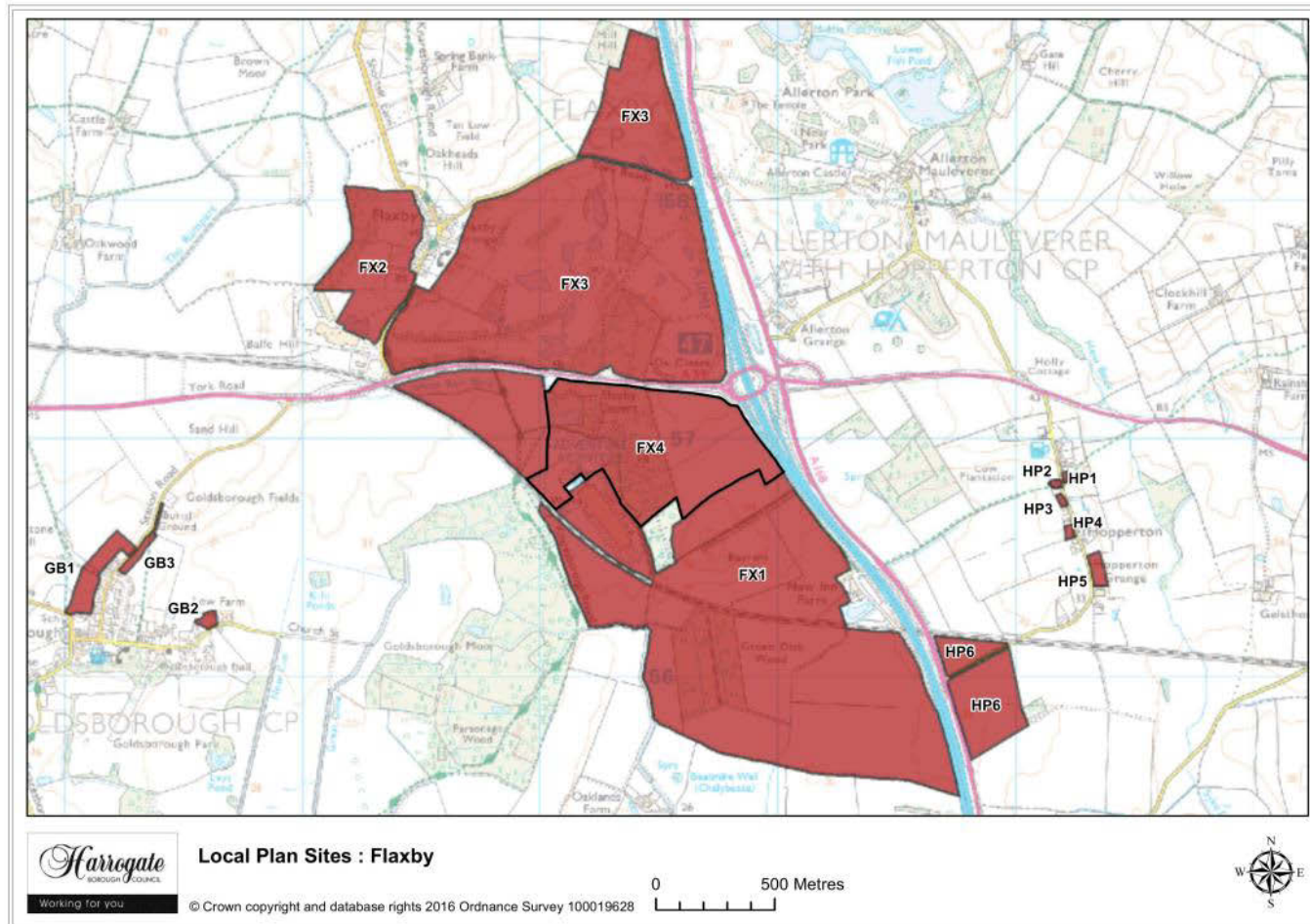
Villages F - G Sites 11

Site Ref: FR5			
Settlement: Ferrensby	Location: Land at Hagworth Lane	Land Type: Greenfield	Site Area (ha): 3.9537
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: 74	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 74	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.6 Site FR5

11 Villages F - G Sites

Flaxby Sites



Map 11.3 Flaxby sites

Villages F - G Sites 11

Site Ref: FX1			
Settlement: Flaxby	Location: New settlement south of A59 and west of Junction 47, A1(M)	Land Type: Mixed	Site Area (ha): 183.351
Source: Call for sites	Proposal: Mixed	Size of net residential area (ha): 100.84	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is a large site situated to the south of the A59 and west of Junction 47 of the A1(M) and is primarily given over to agriculture although there is also a substantial area of employment land to the west of the site. The York-Leeds railway line dissects the site from west to south east. A large area of the northern part of the site is covered by a substantial area of woodland which is protected by a TPO (currently housing a paintball facility) and there is also a woodland area to the south of the railway line. The area of employment is located on the western part of the site adjacent to the railway and comprises a large industrial building and associated hard standing and car parking. A public right of way crosses the north western corner of the site and follows the eastern boundary of the site (but outside of it). Western parts of the site are within Flood Zones 2 and 3. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for development. Any development proposal would require substantial landscape mitigation with woodland screening and the provision of green infrastructure and address issues associated with the TPOs and flood risk.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner and prospective developer.		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		
Potential yield: Housing - 2810 Employment - 79000sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 450 Employment - 20000	For phasing years 11 - 15: Housing - 450 Employment - 20000	For phasing years 16 +: Housing - 1910 Employment - 39000

Table 11.7 Site FX1

11 Villages F - G Sites

Site Ref: FX2			
Settlement: Flaxby	Location: Martin's Farm	Land Type: Greenfield	Site Area (ha): 17.4924
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 9.62	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises several agricultural fields with a coniferous shelterbelt forming the site's western boundary. York Road bounds the site's eastern boundary along with a number of residential properties that back onto the site. Immediately to the south of the site is a major employment area with large scale industrial buildings. The site is considered suitable for development with appropriate landscaping including woodland planting.		
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: 240	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 90	For phasing years 16 +: 0

Table 11.8 Site FX2

Site Ref: FX3			
Settlement: Flaxby	Location: New settlement to north of the A59	Land Type: Greenfield	Site Area (ha): 112.61
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 61.94	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a golf course and golf driving range with a large woodland. The village of Flaxby is situated to the north west of the site with the A59 and A1(M) forming the site's southern and eastern boundaries respectively. Flaxby Covert situated on the southern boundary of the site and several other woodland groups are protected by TPOs and there are also areas of woodland planting associated with the golf course together with several small wetland features. Part of the site on the southern boundary is within Flood Zones 2 and 3. A public right of way crosses the south west corner of the site. York Road which runs through Flaxby dissects the northern part of the site but is now stopped up where it meets the A1(M). To the east of the A1(M) is the Grade II Allerton Park Registered Park and Garden which can be seen from the site. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location development. Any development proposal would require substantial landscape mitigation with woodland screening and the provision of green infrastructure and address issues associated with the TPOs, flood risk and the setting of the Park and Garden.		
Currently available? Yes	Availability notes: The site is being promoted by a prospective developer who is acquiring an interest in the site.		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		

Villages F - G Sites 11

Site Ref: FX3			
Settlement: Flaxby	Location: New settlement to north of the A59	Land Type: Greenfield	Site Area (ha): 112.61
Potential yield: 1858	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 300	For phasing years 11 - 15: 300	For phasing years 16 +: 1258

Table 11.9 Site FX3

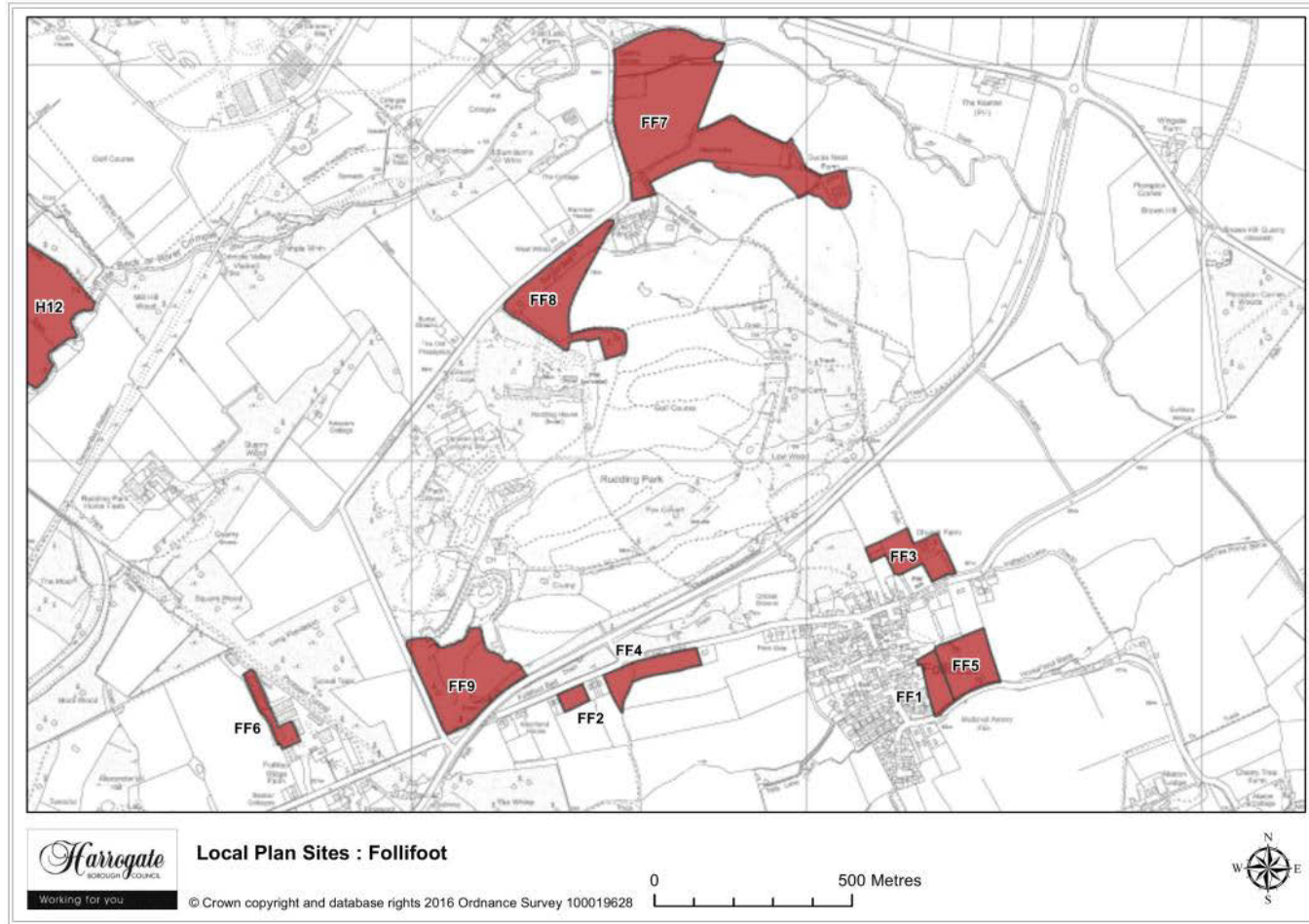
11 Villages F - G Sites

Site Ref: FX4			
Settlement: Flaxby	Location: Employment site to the south of the A59, Flaxby Green Park	Land Type: Mixed	Site Area (ha): 40.3009
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site is a large site situated to the south of the A59 and west of Junction 47 of the A1(M) and is primarily given over to agriculture and woodland (which is protected by a TPO). An existing employment site lies to the south west of the site as does the York-Leeds railway line. Western parts of the site are within Flood Zones 2 and 3. The site is considered a suitable location for employment development with any proposal addressing issues associated with the TPO and flood risk.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner and prospective developer.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 79000sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: Employment - 0	For phasing years 6 - 10: Employment - 20000	For phasing years 11 - 15: Employment - 20000	For phasing years 16 +: Employment - 39000

Table 11.10 Site FX4

Follifoot Sites

Villages F - G Sites 11



Map 11.4 Follifoot sites

11 Villages F - G Sites

Site Ref: FF1				
Settlement: Follifoot	Location: Land north of Spofforth Lane		Land Type: Greenfield	Site Area (ha): 0.7729
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.7	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a rectangular field on the eastern edge of the village with residential development to the west and agricultural land to the north, east and south of the site. The northern and part of the western boundaries of the site abut the conservation area. Development of the site which respected the setting of the conservation area may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.			
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. A planning application (15/05490/FULMAJ) for 14 dwellings has been submitted but not yet determined.			
Currently achievable? No	Achievability notes:			
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 11.11 Site FF1

Site Ref: FF2				
Settlement: Follifoot	Location: Land between Moorfields and Bryden		Land Type: Greenfield	Site Area (ha): 0.3207
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.32	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a paddock which lies to the south of a no through road. It is situated between two sporadic groups of housing. Development of the site which reflected the character of the adjoining residential development may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.			
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:			
Potential yield: 0	Current deliverability: Not deliverable			
When is the site likely to come forward?				

Villages F - G Sites 11

Site Ref: FF2			
Settlement: Follifoot	Location: Land between Moorfields and Bryden		Land Type: Greenfield
Site Area (ha): 0.3207			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.12 Site FF2

Site Ref: FF3			
Settlement: Follifoot	Location: Former tennis courts and land at Plompton Road		Land Type: Greenfield
Site Area (ha): 1.6091			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.45	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a 'L' shaped area comprising agricultural land, former tennis courts and an barn which under a prior notification can be converted to a dwelling. There is residential development to the south and west and agricultural land to the north and east of the site. The southern boundary of the site abuts the conservation area and the church and pound to the south of the site are Grade II listed buildings. Development of the site which respected the setting of the conservation area and heritage assets may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
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:		
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 11.13 Site FF3

Site Ref: FF4			
Settlement: Follifoot	Location: Land to the west of Woodside and west of Oak House		Land Type: Greenfield
Site Area (ha): 1.2898			
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.16	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two fields lying between residential development on the south side of Pannal Road. Development of the site which reflected the character of the adjoining residential development may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		

11 Villages F - G Sites

Site Ref: FF4			
Settlement: Follifoot	Location: Land to the west of Woodside and west of Oak House	Land Type: Greenfield	Site Area (ha): 1.2898
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:		
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 11.14 Site FF4

Site Ref: FF5			
Settlement: Follifoot	Location: Land at Spofforth Lane	Land Type: Greenfield	Site Area (ha): 1.8119
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.63	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field lying to the north of Spofforth Road and separated from the eastern edge of the village by site FF1. Trees on the northern site boundary are protected by a TPO and the part of this boundary also abuts the conservation area. A public right of way crosses the site. The site is within the Green Belt. Development would appear isolated and unrelated to the built form of the village.		
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:		
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 11.15 Site FF5

Villages F - G Sites 11

Site Ref: FF6			
Settlement: Follifoot	Location: Follifoot Ridge Business Park	Land Type: Mixed	Site Area (ha): 0.7728
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes	Suitability notes: The site comprises an elongated site within the Follifoot Ridge Business Park. It comprises an undeveloped plot, currently grassed, and a shed. Planning permission has been granted (15/04656/FULMAJ) for the replacement of the shed. Although the site is within the Green Belt, development would comprise infilling within a previously developed 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: There is known interest in bringing this site forward for development as demonstrated by the recent planning permission.		
Potential yield: 2251sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 2251	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.16 Site FF6

Site Ref: FF7			
Settlement: Follifoot	Location: Land at Duck's Nest Farm	Land Type: Greenfield	Site Area (ha): 12.1233
Source: Call for sites	Proposal: Tourism or Leisure	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises various parcels of land with farm buildings at the eastern most point. The northern part of the site is within an area affected by 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 or that part of the site remain undeveloped. To be acceptable proposals will need to demonstrate that they preserve the openness of the green belt and do not conflict with the purposes of including land within the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but has been promoted by the landowner with the intention to develop the site as part of the existing tourism/leisure business.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: To be determined	Current deliverability:		
When is the site likely to come forward?			

11 Villages F - G Sites

Site Ref: FF7			
Settlement: Follifoot	Location: Land at Duck's Nest Farm		Land Type: Greenfield
Site Area (ha): 12.1233			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 11.17 Site FF7

Site Ref: FF8			
Settlement: Follifoot	Location: Land at Rudding Lane		Land Type: Greenfield
Site Area (ha): 3.8139			
Source: Call for sites	Proposal: Tourism or Leisure		Size of net residential area (ha): n/a
Assumed density (dph): n/a			
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises large areas of open grassland within the site along with a number of mature trees and areas of woodland. The site is within the Rudding Estate Historic Park and Garden (Grade II). The site is located in Green Belt. To be acceptable proposals will need to demonstrate that they preserve the openness of the green belt and do not conflict with the purposes of including land within the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but has been promoted by the landowner with the intention to develop the site as part of the existing tourism/leisure business.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: To be determined	Current deliverability:		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 11.18 Site FF8

Site Ref: FF9			
Settlement: Follifoot	Location: Land adjacent to Moorland House		Land Type: Greenfield
Site Area (ha): 4.2258			
Source: Call for sites	Proposal: Tourism or Leisure		Size of net residential area (ha): n/a
Assumed density (dph): n/a			
Currently suitable? Yes, with mitigation	Suitability notes: The site forms part of the golf complex and has been landscaped accordingly. It lies to the east of Rudding Lane and to the north of the A658. The relocated Harrogate RUFC is situated on the other side of Rudding Lane. The site is within a Registered Historic Park and Garden (Grade II). Site is located in Green Belt. To be acceptable proposals will need to demonstrate that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt.		

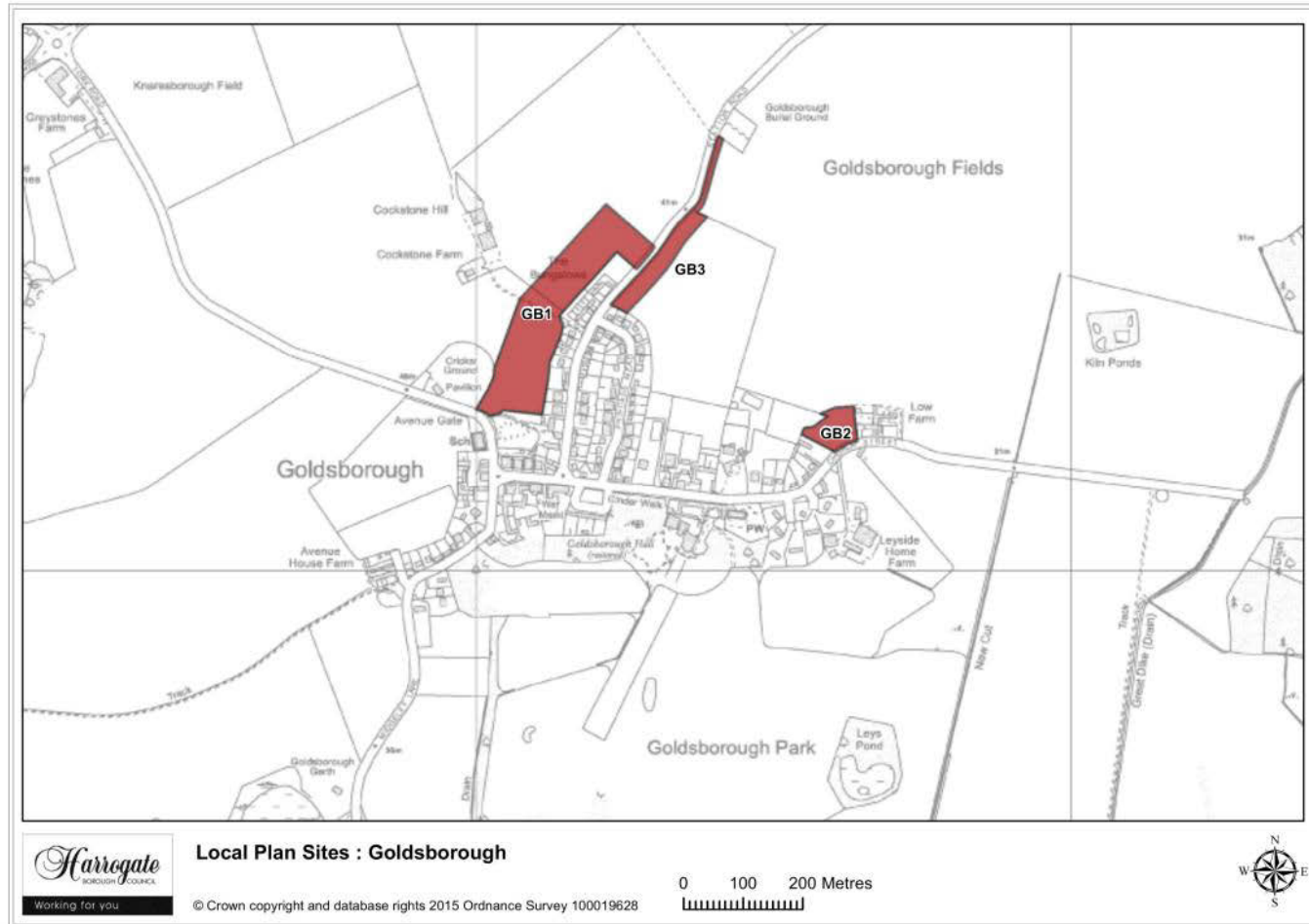
Villages F - G Sites 11

Site Ref: FF9			
Settlement: Follifoot	Location: Land adjacent to Moorland House	Land Type: Greenfield	Site Area (ha): 4.2258
Currently available? Yes	Availability notes: The site has not been marketed but has been promoted by the landowner with the intention to develop the site as part of the existing tourism/leisure business.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: To be determined	Current deliverability:		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 11.19 Site FF9

11 Villages F - G Sites

Goldsborough Sites



Map 11.5 Goldsborough sites

Villages F - G Sites 11

Site Ref: GB1			
Settlement: Goldsborough	Location: Land at Goldsborough	Land Type: Greenfield	Site Area (ha): 3.2512
Source: Call for sties	Proposal: Residential	Size of net residential area (ha): 2.44	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of a much larger field with residential development to the east and south and the cricket ground and agricultural land to the west and north. Trees on the southern boundary of the site are protected by a TPO and the conservation area lies to the south east of the site. Two public right of ways cross the site. Any development proposal would need careful design, layout and landscaping and respect the setting of the adjoining conservation area.		
Currently available? Yes	Availability notes: 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: 60	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 60	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.20 Site GB1

Site Ref: GB2			
Settlement: Goldsborough	Location: Land at Low Farm	Land Type: Greenfield	Site Area (ha): 0.4408
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.44	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small greenfield overgrown area, located at the eastern end of the settlement within the conservation area and adjoining a listed building (Low Farmhouse). A TPO covers the western part of the site. Any development proposal would need careful design, layout and landscaping and respect the setting of the conservation area and nearby heritage assets.		
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: 11	Current deliverability: Developable		
When is the site likely to come forward?			

11 Villages F - G Sites

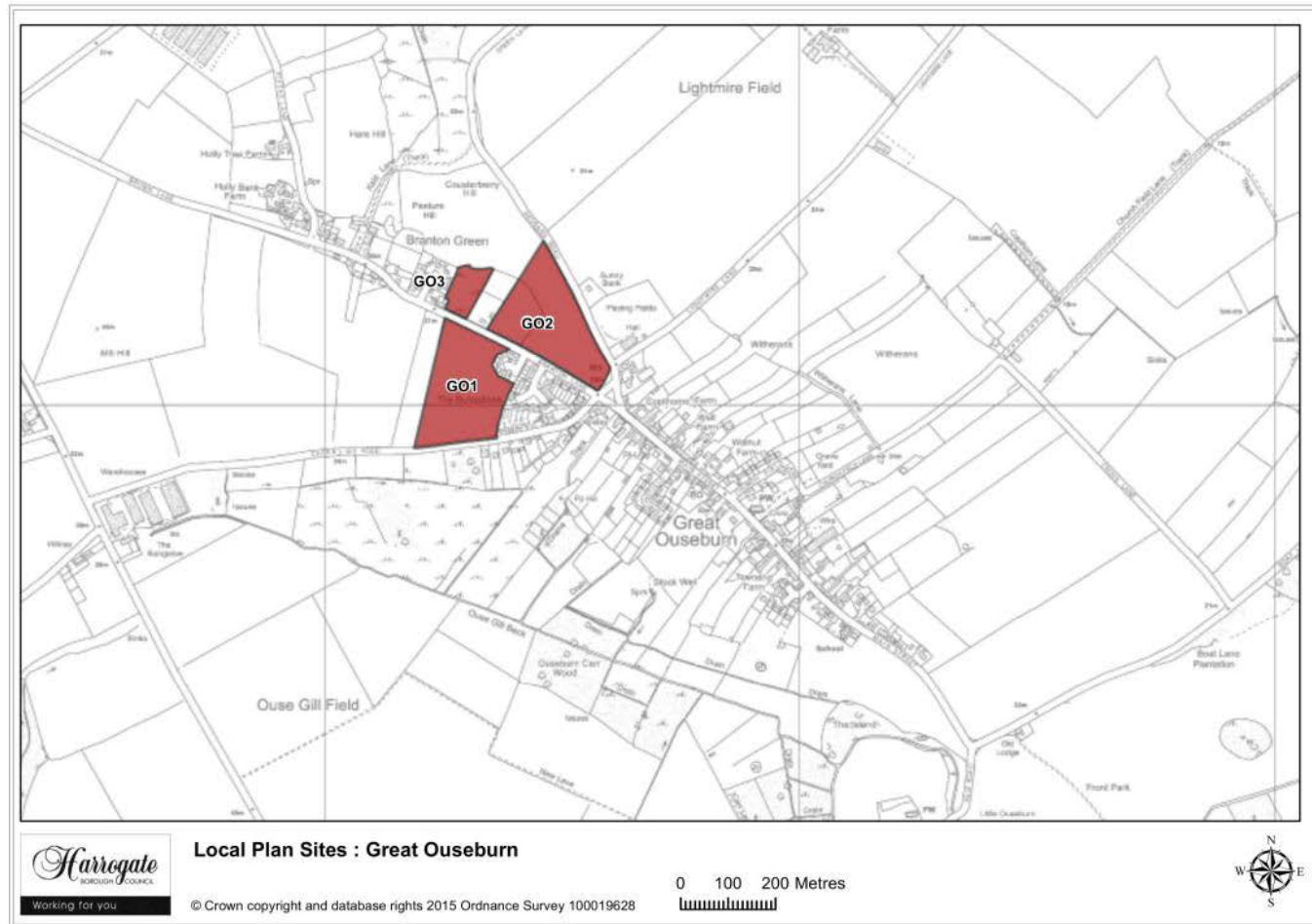
Site Ref: GB2			
Settlement: Goldsborough	Location: Land at Low Farm		Land Type: Greenfield
Site Area (ha): 0.4408			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 11	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.21 Site GB2

Site Ref: GB3			
Settlement: Goldsborough	Location: Land to east of Station Road		Land Type: Greenfield
Site Area (ha): 0.7567			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a long, narrow site on the northern edge of the village with frontage to Station Road and is part of two larger agricultural fields. There is residential development to the south of the site, the cemetery to the north, agricultural land to the east and allotments/agricultural land to the west. A public right of way crosses the north eastern corner of the site. The site is not well related to the existing built form of the village and would extend development into open countryside in an incongruous 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:		
Potential yield: 0	Current deliverability: Developable		
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 11.22 Site GB3

Great Ouseburn Sites



Map 11.6 Great Ouseburn sites

11 Villages F - G Sites

Site Ref: GO1			
Settlement: Great Ouseburn	Location: Land between Branton Lane and Carr Side Road	Land Type: Greenfield	Site Area (ha): 3.6266
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.72	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large arable field on the north-western edge of the village between Branton Lane to the north and Carr Side Lane to the south. There is housing development along the eastern boundary with remaining boundaries facing predominantly onto open countryside. The site is a suitable location for development which would need to be carefully designed to aid transition between the built form and the open countryside.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner and housing developer with an option on the site. An outline planning application (15/01020/OUTMAJ) for up to 39 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the current planning application.		
Potential yield: 39	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 39	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.23 Site GO1

Site Ref: GO2			
Settlement: Great Ouseburn	Location: North of Branton Lane	Land Type: Greenfield	Site Area (ha): 3.5664
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.67	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two fields and lies between Branton Lane and Seggans Road. The south eastern site boundary adjoins the conservation area and the Lime trees along the south west boundary of the site are protected by a TPO. There is housing to the south across Branton Lane and the main village to the east, a single dwelling and the village hall/playing fields lie to the north with a detached house on a large plot to the west. It is considered that development of the site would have unacceptable impacts on the setting of the Conservation Area and TPO trees that could not be mitigated.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of the landowner and is under option to a strategic land company.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages F - G Sites 11

Site Ref: GO2			
Settlement: Great Ouseburn	Location: North of Branton Lane		Land Type: Greenfield
Site Area (ha): 3.5664			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

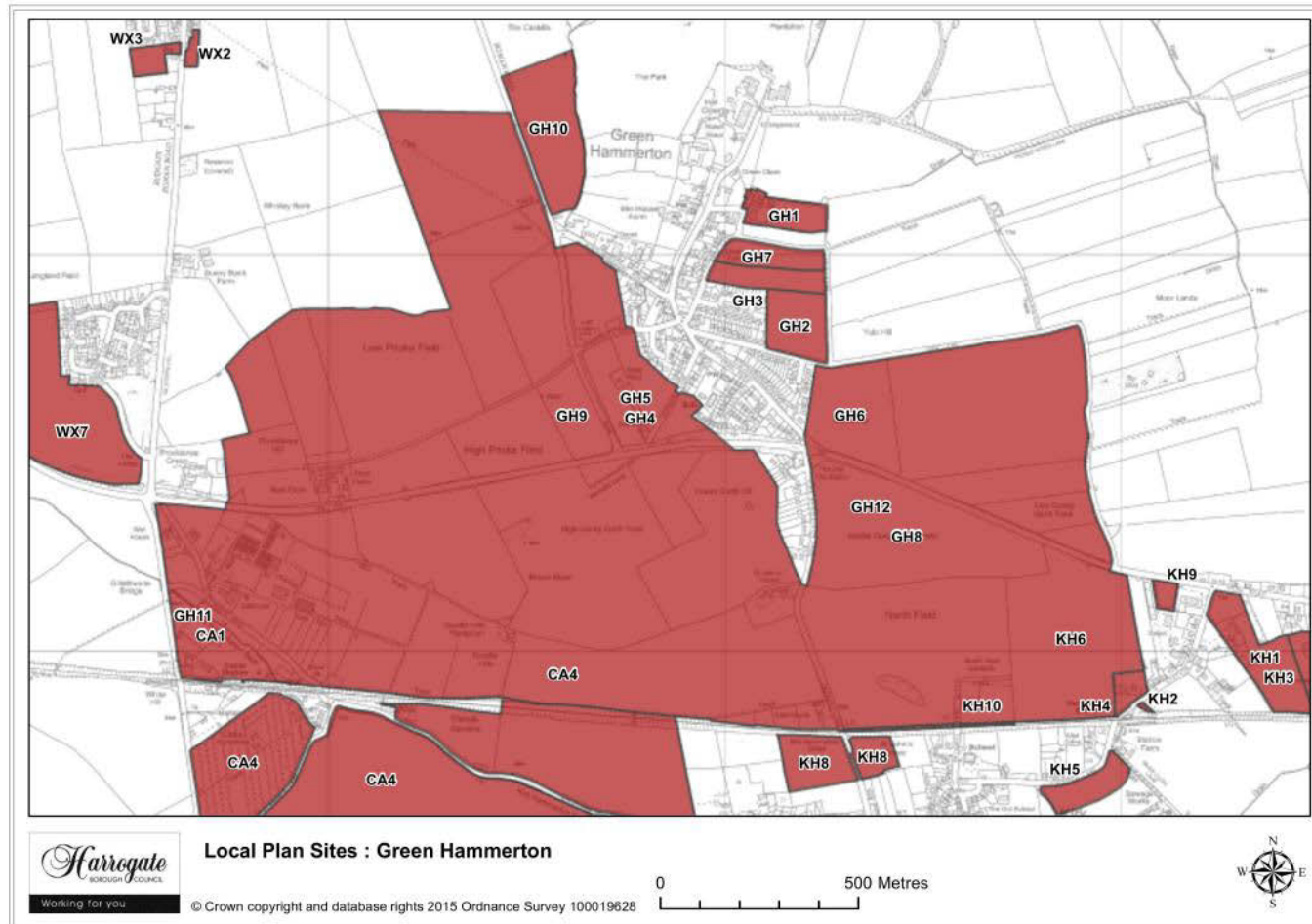
Table 11.24 Site GO2

Site Ref: GO3			
Settlement: Great Ouseburn	Location: Land at Branton Green		Land Type: Greenfield
Site Area (ha): 0.6494			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.58
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the north of Branton Lane between a small estate of properties to the west and a single house to the east. The site itself is overgrown and the Lime trees along the boundary of the site with Branton Lane are protected by a TPO. The site is considered to be a suitable location for residential development but this would need to address the TPOs adjoining 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: 14	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.25 Site GO3

11 Villages F - G Sites

Green Hammerton Sites



Map 11.7 Green Hammerton sites

Villages F - G Sites 11

Site Ref: GH1			
Settlement: Green Hammerton	Location: Hall Farm, Back Lane	Land Type: Greenfield	Site Area (ha): 1.6184
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.46	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the north-east of the village off Back Lane. It includes various buildings at Hall Farm, areas of hard standing, land used for the storage of materials and a paddock. Open fields are situated to the north and east, with a paddock to the south and housing to the west. The western site boundary abuts the conservation area. The view of the Highway Authority is that Back Lane is of insufficient width to serve a development of this size.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 11.26 Site GH1

Site Ref: GH2			
Settlement: Green Hammerton	Location: Land at New Lane	Land Type:	Site Area (ha):
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.85	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field on the north eastern edge of the village. The site has access from New Lane to the south, beyond which is existing residential development. There is further residential development to the west with agricultural land to the north and east. The site would be a suitable location for development incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 46	Current deliverability: Developable		
When is the site likely to come forward?			

11 Villages F - G Sites

Site Ref: GH2			
Settlement: Green Hammerton	Location: Land at New Lane		Land Type:
For phasing years 0 - 5: 0	For phasing years 6 - 10: 46	For phasing years 11 - 15: 0	Site Area (ha):
			For phasing years 16 +: 0

Table 11.27 Site GH2

Site Ref: GH3			
Settlement: Green Hammerton	Location: Land between Back Lane and Yule Lane		Land Type: Greenfield
Source: Call for sites	Proposal: Residential		Site Area (ha): 1.5959
		Size of net residential area (ha): 1.44	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a narrow field stretching from Back Lane on the site's western boundary to Yule Lane in the east. The western boundary of the site abuts the conservation area. Residential development off Meadow Lane lies to the south of the site. The site would be a suitable location for development with any development proposal designed to respect the setting of the conservation area and incorporate appropriate landscaping,		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 35	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 35	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.28 Site GH3

Site Ref: GH4			
Settlement: Green Hammerton	Location: Land to the east of Bernard Lane		Land Type: Greenfield
Source: Call for sites	Proposal: Residential		Site Area (ha): 0.8754
		Size of net residential area (ha): 0.79	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two agricultural fields with two houses in the centre of the site accessed off Bernard Lane and a small triangular field to the south east of Bernard Lane (site GH4). The site is bordered to the north and west by roads. To the north of the site is the community hall and playing fields, to the east residential development and there is agricultural land to the south (site GH9). The conservation area abuts the south eastern corner of the site and trees along Bernard Lane and on the south east site boundary are protected by TPOs. The site is		

Villages F - G Sites 11

Site Ref: GH4			
Settlement: Green Hammerton	Location: Land to the east of Bernard Lane	Land Type: Greenfield	Site Area (ha): 0.8754
	considered a suitable location for development although any development proposal may need to incorporate noise mitigation measures to address traffic noise from the A59 and respect the setting of the conservation area and TPO trees.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a speculative developer. A planning application (15/04468/FULMAJ) for 18 dwellings has been submitted by a national house builder but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing the site forward for development, demonstrated by the current planning application.		
Potential yield: 18	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 18	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.29 Site GH4

Site Ref: GH5			
Settlement: Green Hammerton	Location: Land to the north of Bernard Lane	Land Type: Greenfield	Site Area (ha): 5.0022
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.25	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two agricultural fields with two houses in the centre of the site accessed off Bernard Lane and a small triangular field to the south east of Bernard Lane (site GH4). The site is bordered to the north and west by roads. To the north of the site is the community hall and playing fields, to the east residential development and there is agricultural land to the south (site GH9). The conservation area abuts the south eastern corner of the site and trees along Bernard Lane and on the south east site boundary are protected by TPOs. The site is considered a suitable location for development although any development proposal may need to incorporate noise mitigation measures to address traffic noise from the A59 and respect the setting of the conservation area and TPO trees.		
Currently available? Yes	Availability notes: The site is being promoted by a national house builder. A planning application (15/02624/fulmaj) for 86 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing the site forward for development, demonstrated by the current planning application.		
Potential yield: 86	Current deliverability: Deliverable		
When is the site likely to come forward?			

11 Villages F - G Sites

Site Ref: GH5			
Settlement: Green Hammerton	Location: Land to the north of Bernard Lane		Land Type: Greenfield
Site Area (ha): 5.0022			
For phasing years 0 - 5: 86	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.30 Site GH5

Site Ref: GH6			
Settlement: Green Hammerton	Location: Land north of York Road and south of New Lane		Land Type: Greenfield
Site Area (ha): 5.0482			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 3.28
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large arable field on the eastern side of the village between the A59 to the south and New Lane to the north. Housing lies adjacent to the western boundary. The site is considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 82	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 82	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.31 Site GH6

Site Ref: GH7			
Settlement: Green Hammerton	Location: Land off Back Lane and Yule Lane		Land Type: Greenfield
Site Area (ha): 1.513			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.36
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises a narrow field stretching from Back Lane in the west towards Yule Lane in the east. The western boundary of the site abuts the conservation area. Site GH3 lies immediately to the south of the site. Back Lane may be of insufficient width to provide a suitable access unless the lane is widened as part of the development of site GH7. Development of this site on its own would appear as an incongruous form of development and not well related to the built form of the settlement.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		

Villages F - G Sites 11

Site Ref: GH7			
Settlement: Green Hammerton	Location: Land off Back Lane and Yule Lane	Land Type: Greenfield	Site Area (ha): 1.513
Currently achievable? No	Achievability notes:		
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 11.32 Site GH7

Site Ref: GH8			
Settlement: Green Hammerton	Location: Land south of Church Lane and east of Kirk Hammerton Lane	Land Type: Greenfield	Site Area (ha): 12.4696
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.86	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large arable field lying to the south of the A59 and east of Kirk Hammerton Lane along which, on its western side, is ribbon development. There is agricultural land to the north, east and south of the site. The site is not well related to Green Hammerton and developed on its own would extend development into open countryside in an incongruous manner.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? No	Achievability notes:		
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 11.33 Site GH8

Site Ref: GH9			
Settlement: Green Hammerton	Location: Land west of B6265 and north of A59	Land Type: Greenfield	Site Area (ha): 2.4235
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.18	Assumed density (dph): 25

11 Villages F - G Sites

Site Ref: GH9			
Settlement: Green Hammerton	Location: Land west of B6265 and north of A59	Land Type: Greenfield	Site Area (ha): 2.4235
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the north west of the junction of the A59 and B6265, along which there is a tree belt. In the north west corner of the site there is a radio mast which may place physical limitations on any development. The site is detached from the the south western edge of the village by intervening agricultural land (site GH5) but would be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes:		
Potential yield: 54	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 54	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.34 Site GH9

Site Ref: GH10			
Settlement: Green Hammerton	Location: Land adjacent to the B6265	Land Type: Greenfield	Site Area (ha): 5.299
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.97	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field lying to the north of the village between the B6265 and Caskill Beck. A ribbon of development extends from the south of the site into the village but the site is separated from the main built area of the village by designed landscape and village fields. There is agricultural land to the west and north. Development of the site would be unrelated to the built form of the village and appear isolated in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 11.35 Site GH10

Villages F - G Sites 11

Site Ref: GH11			
Settlement: Green Hammerton	Location: New settlement at Green Hammerton, Kirk Hammerton and Cattal (Option 1)	Land Type: Greenfield	Site Area (ha): 129.1117
Source: Consultation	Proposal: New settlement	Size of net residential area (ha): 71.01	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a number of arable fields between Kirk Hammerton and Green Hammerton. The northern site boundary is formed by the A59 and the southern boundary the York-Leeds railway line. The western part of the site includes an extensive area in use as a commercial plant nursery. The site area includes sites CA1, CA4, GH8, KH6 and KH10. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for a mixed use development. Any development proposal would require substantial landscape mitigation and highway improvements.		
Currently available? Yes	Availability notes:		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		
Potential yield: 2130	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 300	For phasing years 11 - 15: 300	For phasing years 16 +: 1530

Table 11.36 Site GH11

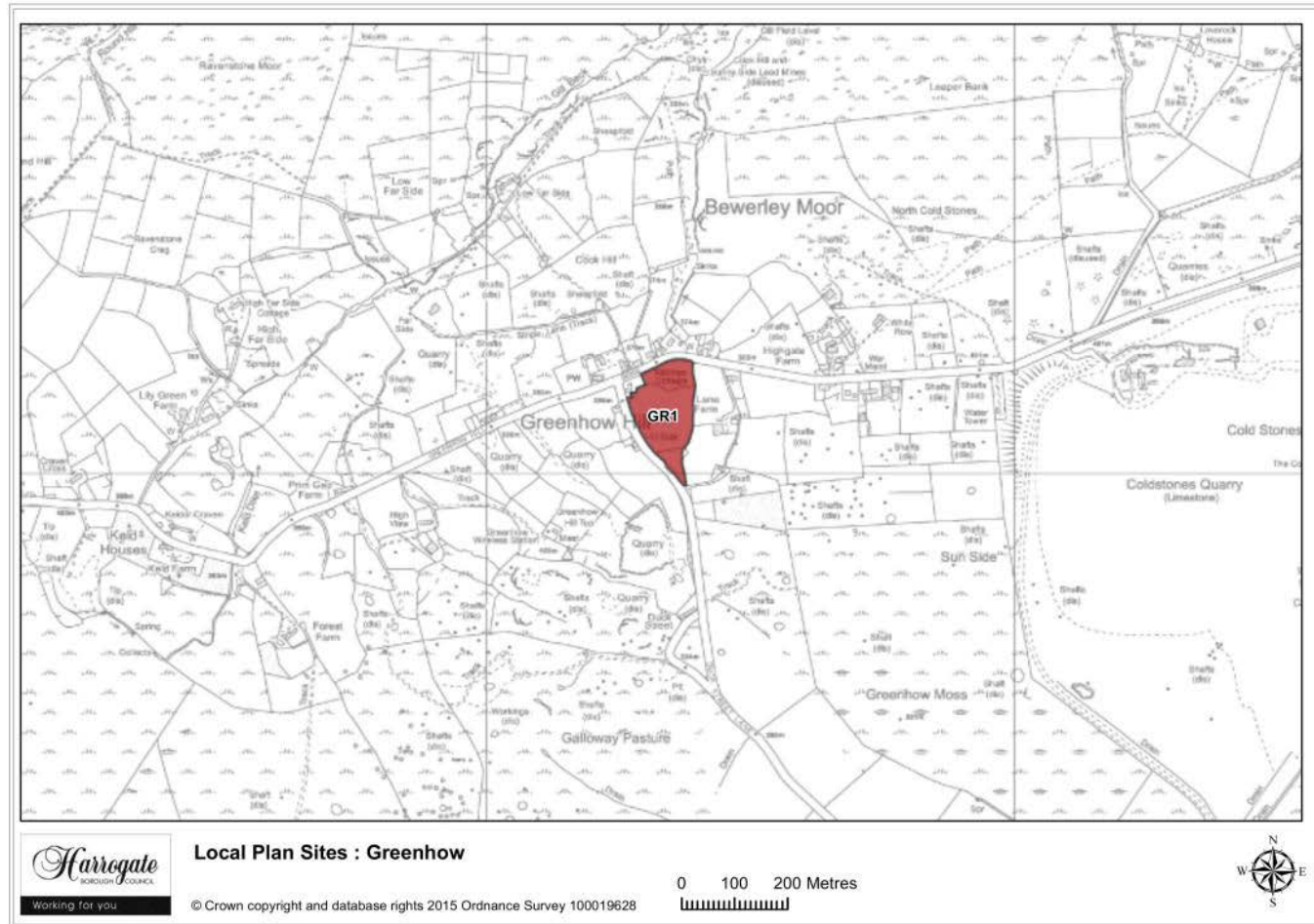
Site Ref: GH12			
Settlement: Green Hammerton	Location: New settlement at Green Hammerton, Kirk Hammerton and Cattal (Option 2)	Land Type: Greenfield	Site Area (ha): 224.4793
Source: Consultation	Proposal: New settlement	Size of net residential area (ha): 123.46	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site includes all of site GH11 but extends north of the A59 to include further agricultural land lying to the east and west of Green Hammerton. The site also includes sites GH4, GH5, GH6, GH8 and GH9. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for a mixed use development. Any development proposal would require substantial landscape mitigation and highway improvements.		
Currently available? Yes	Availability notes:		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		

11 Villages F - G Sites

Site Ref: GH12			
Settlement: Green Hammerton	Location: New settlement at Green Hammerton, Kirk Hammerton and Cattal (Option 2)	Land Type: Greenfield	Site Area (ha): 224.4793
Potential yield: 3703	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 450	For phasing years 11 - 15: 450	For phasing years 16 +: 2803

Table 11.37 Site GH12

Greenhow Sites



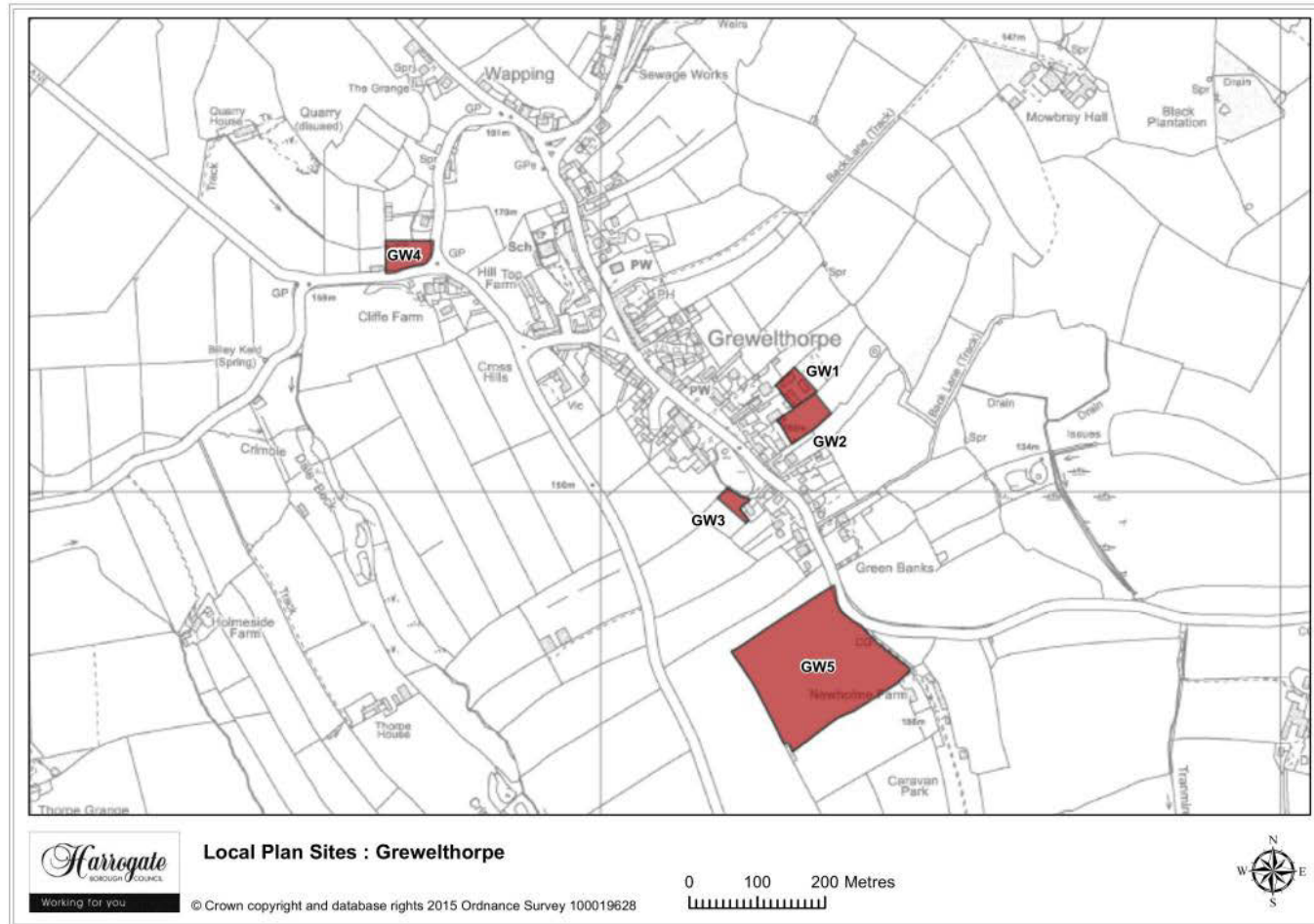
Map 11.8 Greenhow sites

11 Villages F - G Sites

Site Ref: GR1			
Settlement: Greenhow	Location: Land to the east of Duck Street Lane	Land Type: Greenfield	Site Area (ha): 1.8689
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.68	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the south of the B6265 and comprises three fields used for grazing. There is residential development to the north of the site in the form of ribbon development on the northern side of the B6265 and with the exception of a few sporadic houses further grazing land to the east, south and west. The site is within the Nidderdale AONB. Development of the site would have adverse impacts on the character of the area.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 11.38 Site GR1

Grewelthorpe Sites



Map 11.9 Grewelthorpe sites

11 Villages F - G Sites

Site Ref: GW2			
Settlement: Grewelthorpe	Location: Land at White House	Land Type: Greenfield	Site Area (ha): 0.29
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.29	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of a larger field on the eastern side of the village within the Nidderdale AONB. The site is located behind exiting property and the view of the Highway Authority is that access cannot be achieved.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 11.39 Site GW2

Site Ref: GW4			
Settlement: Grewelthorpe	Location: The Old Quarry field	Land Type: Greenfield	Site Area (ha): 0.2706
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 0.27	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a small field with a number of mature trees around the site boundary. There is some residential development to the south and north of the site, which is within the Nidderdale AONB. Any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 6	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 6	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 11.40 Site GW4

Villages F - G Sites 11

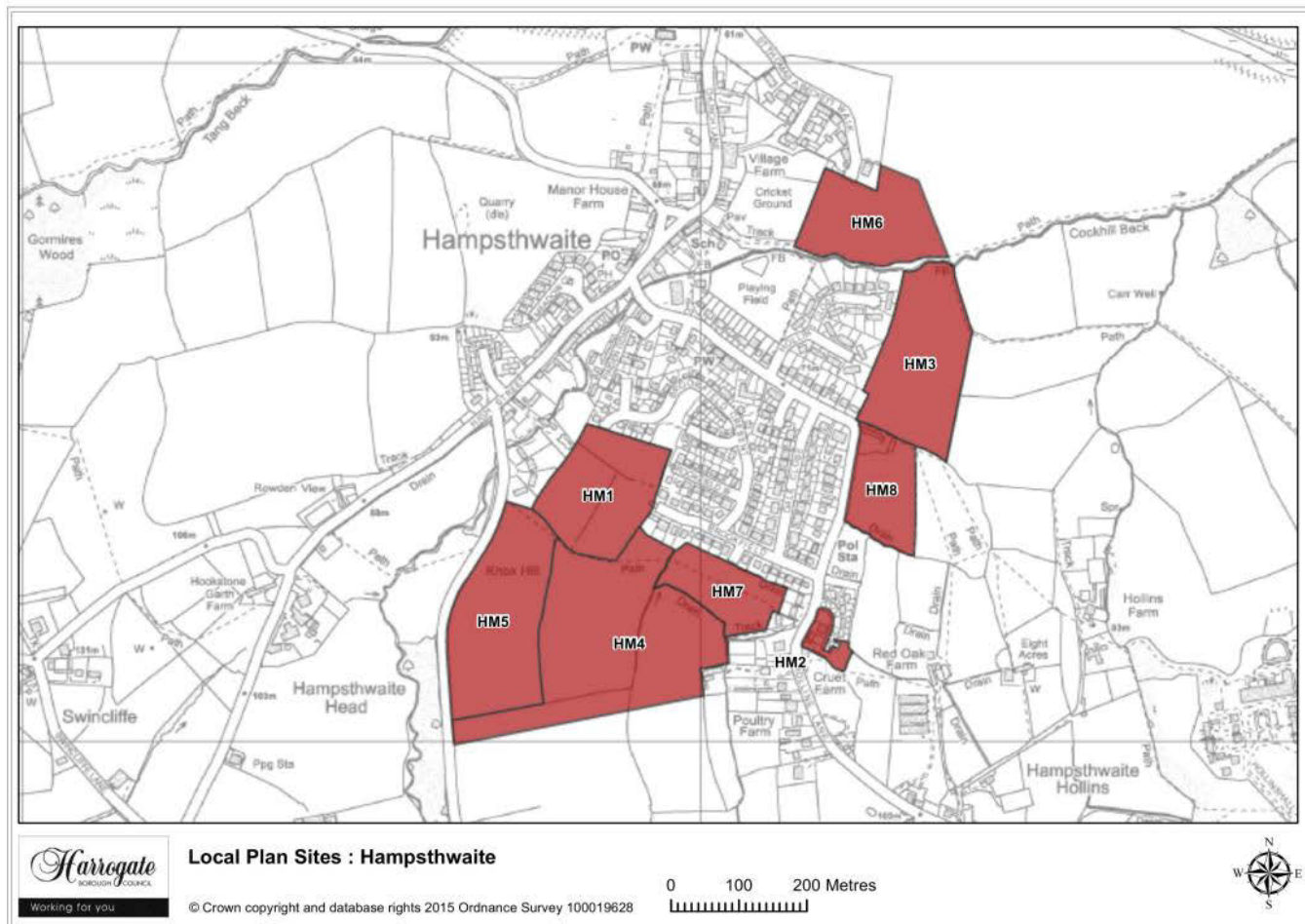
Site Ref: GW5			
Settlement: Grewelthorpe	Location: Land adjacent to Newholme Farm	Land Type: Greenfield	Site Area (ha): 3.1859
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.39	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field detached from the main built form of the village. Development of the site would be unrelated to the built form of the village and appear isolated in open countryside.		
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:		
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 11.41 Site GW5

12 Villages H - K Sites

Appendix 12 Villages H - K Sites

Hampsthwaite Sites



Map 12.1 Hampsthwaite sites

Villages H - K Sites 12

Site Ref: HM2			
Settlement: Hampsthwaite	Location: Land at Cruet Farm	Land Type: Greenfield	Site Area (ha): 0.315
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.27	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small, irregular shaped site accessed from Hollins Lane via Cruet Fold. To the north and east of the site lies a small group of new houses beyond which lies open countryside used for grazing. Planning permission has been granted for the development of 1 dwelling (16/00041/FUL) on that part of the site that fronts Hollins Lane. The remaining undeveloped part of the site would be suitable for infilling.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by and agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development as demonstrated by the recent planning permission for development of part of the site submitted.		
Potential yield: 6	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 6	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.1 Site HM2

Site Ref: HM3			
Settlement: Hampsthwaite	Location: Land at Hollins Farm	Land Type: Greenfield	Site Area (ha): 3.1057
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.33	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field to the south of Cock Hill Beck on the eastern edge of the settlement. There is modern housing development to the west and agricultural land to the north, east and south. At the northern end of the site a small part is at risk of flooding (Flood Zone 3a) and development of this area should be avoided. Site HM8 immediately adjoins the southern boundary of the site. Any development proposal would need careful design, layout and landscaping, however, the view of the Highway Authority is that the site frontage to the adopted highway is too narrow to accommodate a suitable access.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by a strategic land company on behalf of the landowner.		
Currently achievable? Yes	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: HM3			
Settlement: Hampsthwaite	Location: Land at Hollins Farm		Land Type: Greenfield
Site Area (ha): 3.1057			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.2 Site HM3

Site Ref: HM4			
Settlement: Hampsthwaite	Location: Land south of Brookfield		Land Type: Greenfield
Site Area (ha): 6.0218			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? Yes, with mitigation		Size of net residential area (ha): 3.91	
<p>Suitability notes: The site is irregular shaped comprising several agricultural fields (or parts of fields) lying to the south Brookfield and a site currently being developed for housing. There is no defined southern boundary. Agricultural land lies to the east, south and west of the site. Any development proposal would need careful design, layout and landscaping, however, there may be access issues as in the view of the Highway Authority the scale of development would require two accesses which can only be achieved by development of adjoining sites.</p>			
Currently available? Yes	<p>Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners (along with site HM5).</p>		
Currently achievable? Yes	<p>Achievability notes: Development of the site is considered viable and achievable.</p>		
Potential yield: 97	<p>Current deliverability: Deliverable</p>		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 97	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.3 Site HM4

Site Ref: HM5			
Settlement: Hampsthwaite	Location: Land to east of Rowden Lane		Land Type: Greenfield
Site Area (ha): 3.6151			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No		Size of net residential area (ha): 2.71	
<p>Suitability notes: The site is an agricultural field to the south west of the village that abuts Rowden Lane beyond which there is further agricultural land. The land rises to the north east of the site and development of the site on its own would be highly visible because of the site's exposed position at the village edge.</p>			
Currently available? Yes	<p>Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners (along with site HM4).</p>		

Villages H - K Sites 12

Site Ref: HM5			
Settlement: Hampsthwaite	Location: Land to east of Rowden Lane	Land Type: Greenfield	Site Area (ha): 3.6151
Currently achievable? No	Achievability notes:		
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 12.4 Site HM5

Site Ref: HM6			
Settlement: Hampsthwaite	Location: Land south east of St Thomas a Beckett Walk	Land Type: Greenfield	Site Area (ha): 2.2644
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.70	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises an arable field to the north of Cockhill Beck and to the east of the Cricket Ground. There is residential development to the north and south of the site. A significant proportion of the site, including the site access, lies 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.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. An outline planning application (15/01993/out) for 5 dwellings on the majority of the site was refused in September 2015 and is currently the subject of an appeal.		
Currently achievable? No	Achievability notes:		
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 12.5 Site HM6

Site Ref: HM7			
Settlement: Hampsthwaite	Location: Land off Brookfield Garth	Land Type: Greenfield	Site Area (ha): 1.3466
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.21	Assumed density (dph): 25

12 Villages H - K Sites

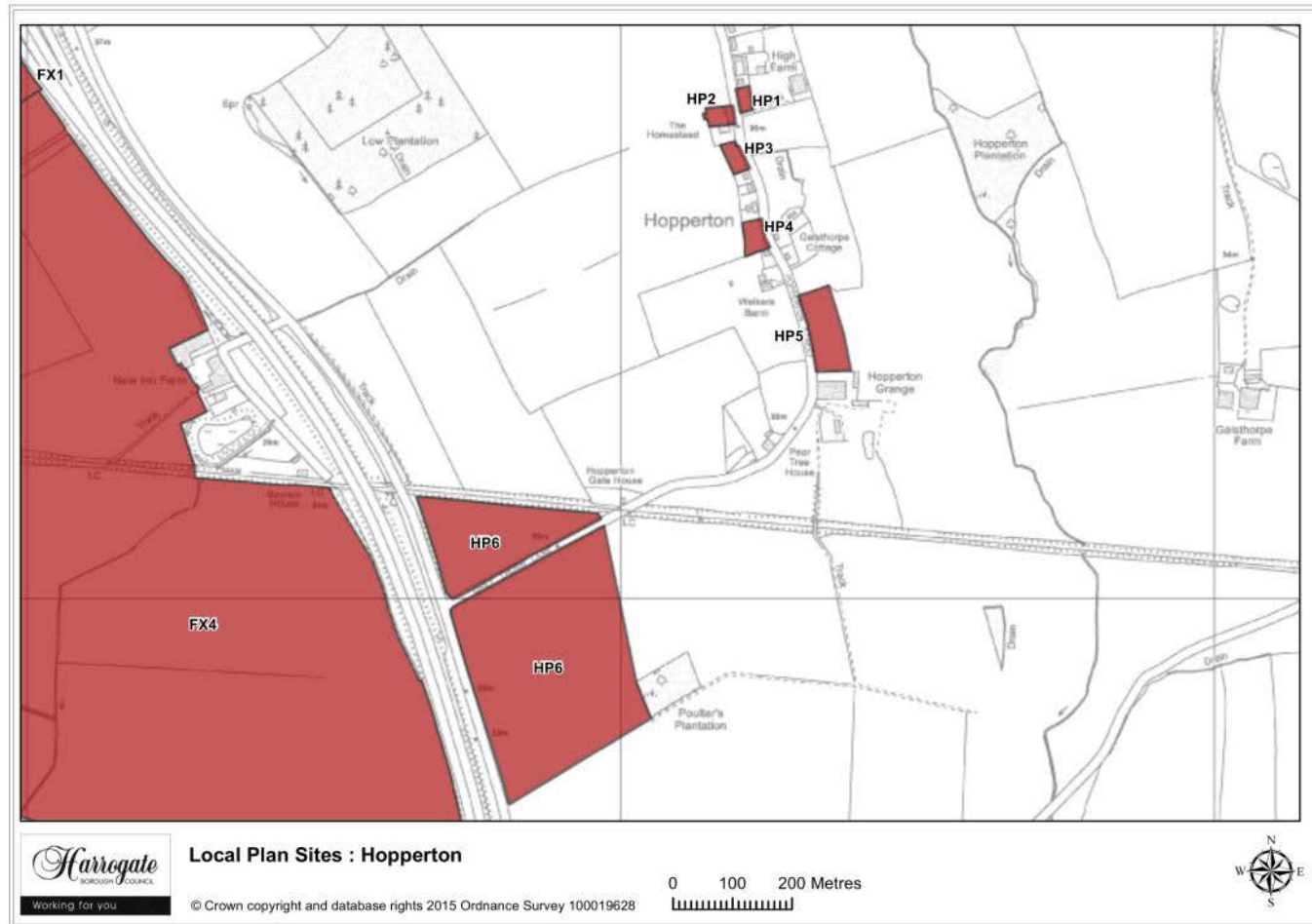
Site Ref: HM7			
Settlement: Hampsthwaite	Location: Land off Brookfield Garth	Land Type: Greenfield	Site Area (ha): 1.3466
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the south of residential development at Brookfield, with further residential development to the east/south east off Hollins Lane. To the west is agricultural land (including site HM4). The land itself is overgrown and not in productive agricultural use. The site is well related to existing residential development to the north and east and would be a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a national house builder.		
Currently achievable? Yes	Achievability notes: There is know interest from the development industry in this site.		
Potential yield: 30	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 30	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.6 Site HM7

Site Ref: HM8			
Settlement: Hampsthwaite	Location: Land at 43 Hollins Lane	Land Type: Greenfield	Site Area (ha): 1.5182
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.36	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Hollins Lane and comprises two fields used for grazing, which contain a number of mature Oak trees. In the north west corner lies a residential dwelling with associated domestic curtilage. A public right of way crosses the northern part of the site. There is residential development to the west of the site. Any proposal would need careful design, layout and landscaping.		
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: 33	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 33	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.7 Site HM8

Hopperton Sites



Map 12.2 Hopperton sites

12 Villages H - K Sites

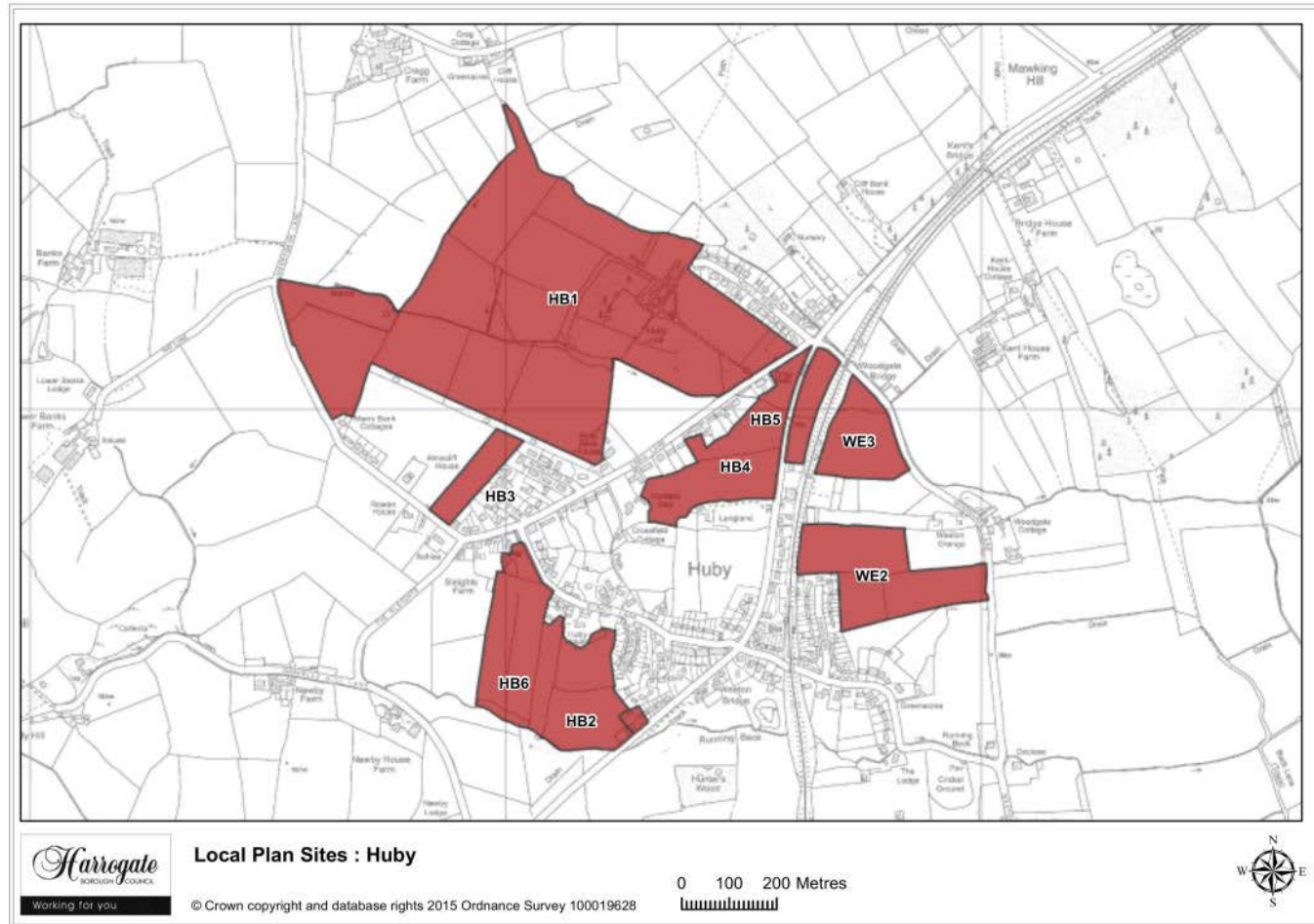
Site Ref: HP5			
Settlement: Hopperton	Location: Land off Hopperton Street	Land Type: Greenfield	Site Area (ha): 0.7843
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.71	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site forms part of a larger agricultural field and lies to the east of Hopperton Street. The farm buildings of Hopperton Grange lie to the south of the site. The view of the Highway Authority is that there is insufficient highway land to achieve the required standard of access to this 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? No	Achievability notes:		
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 12.8 Site HP5

Site Ref: HP6			
Settlement: Hopperton	Location: Land off Grey Thorn Lane	Land Type: Greenfield	Site Area (ha): 12.0754
Source: Consultation	Proposal: Employment	Size of net employment area (ha): 4.83	Assumed density (dph): n/a
Currently suitable? No	Suitability notes: The site comprises agricultural land lying either side of Grey Thorn Lane to the east of the A168 and A1(M). Development would appear isolated in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for economic development.		
Currently achievable? No	Achievability notes:		
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 12.9 Site HP6

Huby Sites



Map 12.3 Huby sites

12 Villages H - K Sites

Site Ref: HB1			
Settlement: Huby	Location: Land at Holly Hill Farm	Land Type: Greenfield	Site Area (ha): 33.7201
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 18.55	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises an extensive area of agricultural land to the northwest of Huby lying between Crag Lane and Merrybank Lane. It includes the buildings associated with Holly Hill and areas of woodland. Development of the whole site would be a substantial extension to the village likely to have an adverse impact on the local character of the settlement. The site is also within the Green Belt and so cannot be considered to be in a suitable location for residential development.		
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:		
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 12.10 Site HB1

Site Ref: HB2			
Settlement: Huby	Location: Land at Hunter's View	Land Type: Greenfield	Site Area (ha): 2.2031
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.65	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises an area of agricultural land and two houses and lies on the southern edge of the village. The site has frontage to the A658 and there are mature trees around the site boundaries. Development of the site which respected the scale and grain of the village may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages H - K Sites 12

Site Ref: HB2			
Settlement: Huby	Location: Land at Hunter's View		Land Type: Greenfield
Site Area (ha): 2.2031			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.11 Site HB2

Site Ref: HB3			
Settlement: Huby	Location: Land at Merrybank Lane		Land Type: Greenfield
Site Area (ha): 1.2859			
Source: Consultation	Proposal: Residential		Size of net residential area (ha): 1.16
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises a rectangular field lying to the north east of Merrybank Lane. To the east of the site is existing residential development with fields to the west and north. A belt of trees runs along the northern site boundary. The site could accommodate some limited development but it is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
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 12.12 Site HB3

Site Ref: HB4			
Settlement: Huby	Location: Land to the west of Harrogate Lane		Land Type: Greenfield
Site Area (ha): 4.61			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 4.15
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises an irregular shaped area of land lying between the A658 and properties on the south side of Crag Lane. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		

12 Villages H - K Sites

Site Ref: HB4			
Settlement: Huby	Location: Land to the west of Harrogate Lane	Land Type: Greenfield	Site Area (ha): 4.61
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 12.13 Site HB4

Site Ref: HB5			
Settlement: Huby	Location: Land to the east of Harrogate Lane	Land Type: Greenfield	Site Area (ha): 1.2085
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.09	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies between the A658 and York - Leeds rail line and comprises two small fields. To the south of the site there is linear development including a village hall, housing and the rail station. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 12.14 Site HB5

Site Ref: HB6			
Settlement: Huby	Location: Land at Strait Lane	Land Type: Greenfield	Site Area (ha): 8.0963
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 5.26	Assumed density (dph): 25

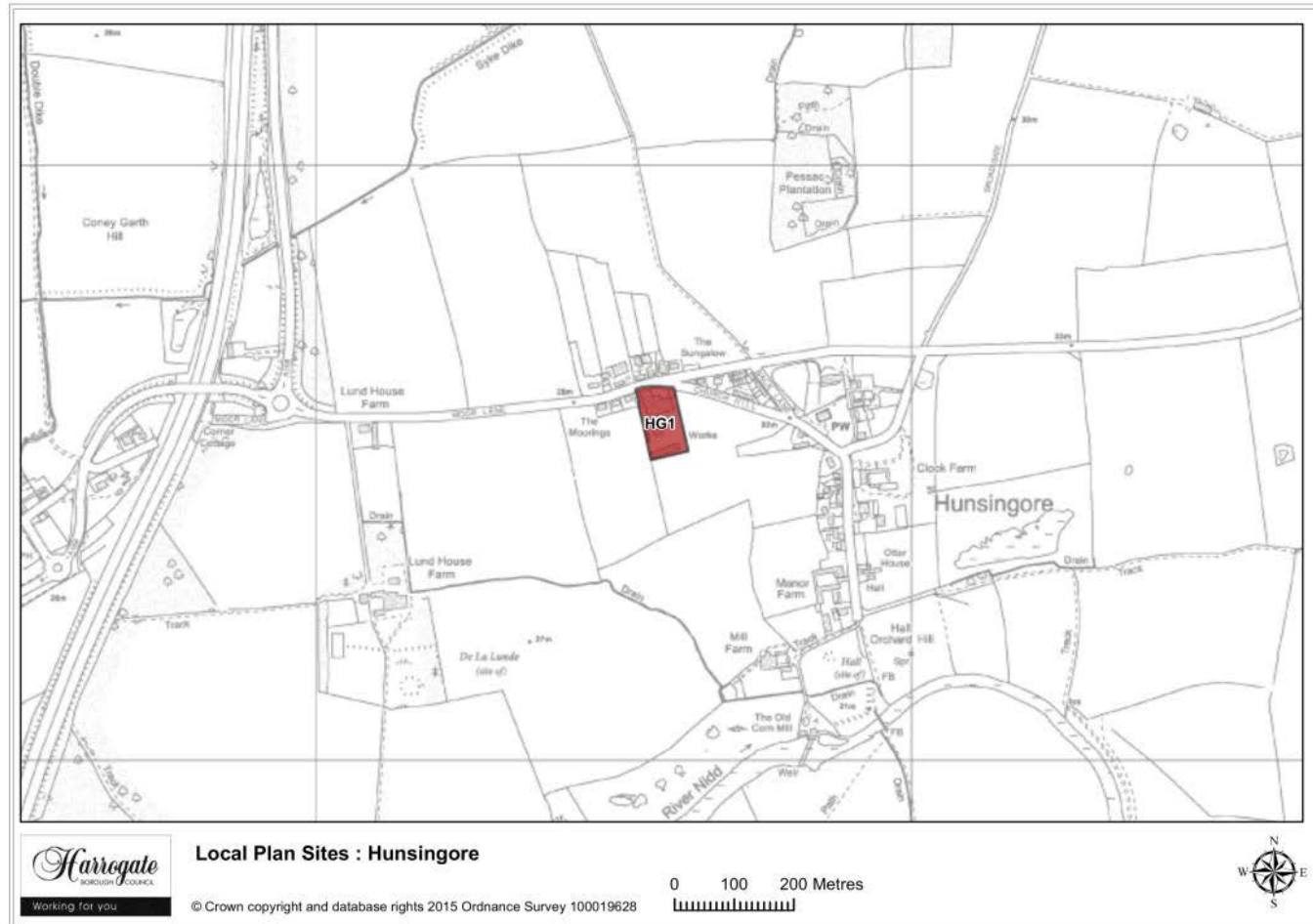
Villages H - K Sites 12

Site Ref: HB6			
Settlement: Huby	Location: Land at Strait Lane	Land Type: Greenfield	Site Area (ha): 8.0963
Currently suitable? No	Suitability notes: The site extends southwards from Strait Lane and comprises a number of fields subdivided by hedges/trees. Development of part of the site that respected the scale and grain of the village may be acceptable but the site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 12.15 Site HB6

12 Villages H - K Sites

Hunsingore Sites



Map 12.4 Hunsingore sites

Villages H - K Sites 12

Site Ref: HG1			
Settlement: Hunsingore	Location: Land at Moor Lane	Land Type: Brownfield	Site Area (ha): 0.763
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.69	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a former agricultural contractors yard with the buildings on site occupied by a number of commercial uses. The site lies on the western side of the village to the south of Moor Lane. Trees on the eastern and southern boundaries are protected by TPOs. Planning permission has been granted (March 2016) for development of the southern part of the site occupied by a car dealership for 10 dwellings. At the front of the site is a kitchen workshop and fitting business that was excluded from the planning application area. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of the remaining employment land was justified.		
Currently available? Yes	Availability notes: The site has been promoted by an agent on behalf of a developer with a development option on the site. Development would require the relocation of businesses occupying the buildings on site, although they are on short term leases. Planning permission (15/02881/FULMAJ) for 10 dwellings has been permitted on the southern portion of the site.		
Currently achievable? No	Achievability notes:		
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 12.16 Site HG1

12 Villages H - K Sites

Ingerthorpe Sites



Map 12.5 Ingerthorpe sites

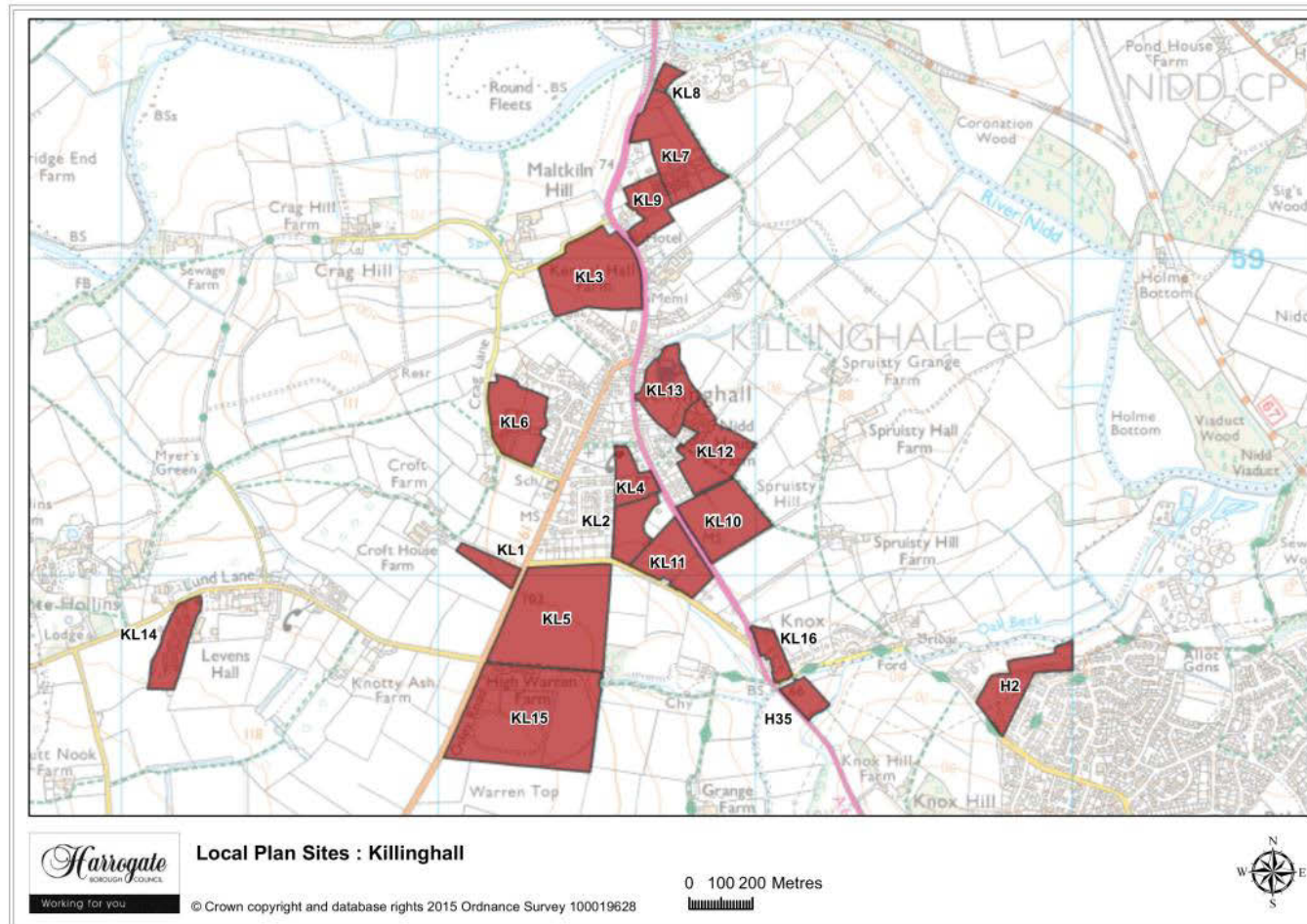
Villages H - K Sites 12

Site Ref: IG1			
Settlement: Ingerthorpe	Location: Land to the south of Farnley Grange	Land Type: Greenfield	Site Area (ha): 0.4008
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.36	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises part of a larger agricultural field. It lies to the west of poultry sheds with converted former barns to the north and agricultural fields to the south and west. A public footpath runs adjacent to the site, close to the northern boundary. The site would be a suitable location for development with any proposal carefully designed and with appropriate landscape planting.		
Currently available? Yes	Availability notes: The site has been marketed and 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: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.17 Site IG1

12 Villages H - K Sites

Killinghall Sites



Map 12.6 Killinghall sites

Villages H - K Sites 12

Site Ref: KL1			
Settlement: Killinghall	Location: Field adjacent to Picking Croft Lane	Land Type: Greenfield	Site Area (ha): 1.0245
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.92	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a small linear field with Picking Croft Lane along the north eastern boundary and Otley Road along the south eastern. The site is surrounded by open countryside to the east and south, Croft House Farm to the west and to the north a site recently granted planning permission for residential development. Notwithstanding the proposed development to the north, the site is not considered a suitable location for development as this would extend into open countryside.		
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:		
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 12.18 Site KL1

Site Ref: KL2			
Settlement: Killinghall	Location: Land adjoining Grainbeck Manor	Land Type: Greenfield	Site Area (ha): 2.0439
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.53	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises an agricultural field lying between Grainbeck Lane and the A61. Access can be achieved via Grainbeck Lane. Adjoining land uses include agricultural land to the north and south and residential development to the east (Grainbeck Manor) and west (Moor Close). Trees on the northern site boundary are protected by a TPO. The site would be suitable for development subject to any proposal incorporating appropriate landscape mitigation.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners. The submission refers to covenants affecting the development of the site, which may impact on when the site comes forward for development.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 38	Current deliverability: Developable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: KL2			
Settlement: Killinghall	Location: Land adjoining Grainbeck Manor		Land Type: Greenfield
Site Area (ha): 2.0439			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 38	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.19 Site KL2

Site Ref: KL3			
Settlement: Killinghall	Location: Land to the west of Ripon Road		Land Type: Greenfield
Site Area (ha): 6.4642			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
			Size of net residential area (ha): 4.20
Currently suitable? No	<p>Suitability notes: The site is located to the north west of Killinghall and comprises a large irregular shaped field with an open character with parkland features: there are several mature Oak trees within the site. The eastern site boundary is formed by Ripon Road, to the south there is residential development, to the west agricultural land and to the north, beyond Maltkiln Lane, further agricultural land. To the east of the site are three Grade II listed buildings and the site provides the setting for these. Access would be from Ripon Road as Maltkiln Lane has insufficient highway land to achieve the required standards.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.</p>		
Currently achievable? No	<p>Achievability notes:</p>		
Potential yield: 0	<p>Current deliverability: Not deliverable</p>		
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 12.20 Site KL3

Site Ref: KL4			
Settlement: Killinghall	Location: Land off Ripon Road		Land Type: Greenfield
Site Area (ha): 1.6047			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
			Size of net residential area (ha): 1.44
Currently suitable? Yes	<p>Suitability notes: The site comprises two relatively flat fields currently used for grazing. It is bound by existing built form on three sides with a field between the site and Grainbeck Lane to the south (site KL2). Ripon Road (A61) is to the east together with two dwellings and a Chapel. There is a play area and park on the north western boundary with properties on Moor Close along the south western boundary of the site. A public footpath</p>		

Villages H - K Sites 12

Site Ref: KL4			
Settlement: Killinghall	Location: Land off Ripon Road	Land Type: Greenfield	Site Area (ha): 1.6047
	is adjacent to the northern boundary with gardens beyond. Trees along the frontage with Ripon Road are protected by a TPO. The site relates well to the built form of the village and would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The is being promoted on behalf of a developer with a development option on the site. An outline planning application (16/00545/OUTMAJ) for up to 73 dwellings on the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 43	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 43	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.21 Site KL4

Site Ref: KL5			
Settlement: Killinghall	Location: Land at Grainbeck Lane	Land Type: Greenfield	Site Area (ha): 10.2217
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.62	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field located on the south side of the village at the junction of Grainbeck Lane and Otley Road. The site is surrounded by open countryside on three sides with the fourth being low density residential along Grainbeck Lane, where there are a number of TPO'd trees. A public right of way runs along the southern boundary. The site is not considered to be a suitable location as development of the site would extend into the open countryside and result in the erosion of the gap between Killinghall and the northern edge of Harrogate.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
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 12.22 Site KL5

12 Villages H - K Sites

Site Ref: KL6			
Settlement: Killinghall	Location: Land at Manor Farm	Land Type: Greenfield	Site Area (ha): 3.8652
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.90	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises Manor Farm and its garden and irregular shaped fields immediately surrounding the farm. It lies to the north east of Crag Lane and there is residential development to the north and east of the site and agricultural land to the other boundaries. The site would be a suitable location for development but any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 72	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 72	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.23 Site KL6

Site Ref: KL7			
Settlement: Killinghall	Location: Land at Daleside Nurseries	Land Type: Mixed	Site Area (ha): 5.0258
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.27	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located on the north side of the village and is occupied by Daleside Nurseries and includes a number of greenhouses, plant storage areas, outdoor plant sales, access roads and an area of agricultural/paddock land. Trees on the north west boundary with Ripon Road are protected by a TPO. There is low density development between the west of the site and Ripon Road and outline planning permission for 6 dwellings has been granted on a site immediately adjoining the site to the south west (site KL9). To the east of the site is open countryside. The site would be a suitable location for development but any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has been subject to some marketing and 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: 81	Current deliverability: Developable		
When is the site likely to come forward?			

Villages H - K Sites 12

Site Ref: KL7			
Settlement: Killinghall	Location: Land at Daleside Nurseries		Site Area (ha): 5.0258
For phasing years 0 - 5: 0	For phasing years 6 - 10: 81	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.24 Site KL7

Site Ref: KL8			
Settlement: Killinghall	Location: Land at Old Nidd Bridge		Site Area (ha): 0.4511
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.41	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north of Killinghall but detached from the main built form of the village. An area of woodland forms the eastern and the southern boundary. Surrounding land uses include Killinghall Quarry to the east, a residential property to the north and open countryside to the south and west. A small part of the site towards the northern boundary is at risk of flooding (Flood Zone 2). Development of the site would be unrelated to the existing built form of 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:		
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 12.25 Site KL8

Site Ref: KL10			
Settlement: Killinghall	Location: Land east of A61		Site Area (ha): 4.292
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.22	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the south east of the village and comprises a large field used for grazing. A track forms the northern site boundary and separates it from a number of residential properties on Addison Villas. To the west the site adjoins Ripon Road and there is open countryside to the east and south of the site. There are some significant trees throughout the site and on the Ripon Road and southern boundary. Development of the site would have adverse impacts on the character of the area.		

12 Villages H - K Sites

Site Ref: KL10			
Settlement: Killinghall	Location: Land east of A61	Land Type: Greenfield	Site Area (ha): 4.292
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:		
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 12.26 Site KL10

Site Ref: KL11			
Settlement: Killinghall	Location: Land south west of A61	Land Type: Greenfield	Site Area (ha): 3.2067
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.41	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located between the A61 and Grainbeck Lane and comprises two agricultural fields. A line of mature trees forms the south western boundary along Grainbeck Lane. The site wraps around a large detached property and associated garden on Grainbeck Lane. The site is detached from the main built form of the village by a field (site KL2) and development of the site would be detrimental to the form of the settlement if adjoining sites were not developed first.		
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:		
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 12.27 Site KL11

Villages H - K Sites 12

Site Ref: KL12			
Settlement: Killinghall	Location: Land at Crofters Green	Land Type: Greenfield	Site Area (ha): 3.9912
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.99	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site consists of a number of farm buildings and hard standings together with an area of agricultural land, set back behind development on Crofters Green and Addison Villas. Apart from this residential development the site is surrounded by open countryside. A public right of way runs through the site. Development of the site would have adverse impacts on the character of the area.		
Currently available? Yes	Availability notes: The site is being promoted by a speculative developer with a development option on the site. An outline planning application for up to 88 dwellings and 7 B1/B2 units was refused in September 2015 and is now subject to appeal. A further outline planning application (16/00582/OUTMAJ) for up to 75 dwellings has now been submitted.		
Currently achievable? No	Achievability notes:		
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 12.28 Site KL12

Site Ref: KL13			
Settlement: Killinghall	Location: Former Cricket Club and adjoining land	Land Type: Greenfield	Site Area (ha): 3.2287
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.42	Assumed density (dph):
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the east of Ripon Road and comprises a cricket field and agricultural land to the north and east. Adjoining land uses include residential development to the west and south, Nidd House farm to the south east and agricultural land to the east. There may be access issues as the view of the Highway Authority is that access onto Ripon Road may not achieve the required visibility due to the narrow site frontage. The site is fairly well contained and screened by existing development. The site is considered to be a suitable location for residential development subject to access issues being resolved and the loss of sports provision being replaced or robustly justified.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. An outline planning application (16/00545/OITMAJ) for up to 73 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 73	Current deliverability: Deliverable		

12 Villages H - K Sites

Site Ref: KL13			
Settlement: Killinghall	Location: Former Cricket Club and adjoining land	Land Type: Greenfield	Site Area (ha): 3.2287
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 13	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.29 Site KL13

Site Ref: KL14			
Settlement: Killinghall	Location: Levens Farm	Land Type: Brownfield	Site Area (ha): 2.4656
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes	Suitability notes: This site comprises a number of large rectangular agricultural buildings served by an access track which runs through the centre of the site. A large farmhouse is also included in the site and is located in the north eastern corner. A substantial tree boundary forms the frontage of the site on Lund Lane, screening the majority of the site from the road. Another substantial tree belt forms the western and southern boundary. The site is in open countryside but adjacent to an employment site (Leven Hall) and further sporadic development including residential on Lund Lane. Development would provide an opportunity to remove the existing buildings and the site would be suitable for employment uses as an extension to the adjacent employment site.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for economic development.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9800sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9800	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.30 Site KL14

Site Ref: KL15			
Settlement: Killinghall	Location: High Warren Farm	Land Type: Greenfield	Site Area (ha): 13.1306
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 7.22	Assumed density (dph): 25

Villages H - K Sites 12

Site Ref: KL15			
Settlement: Killinghall	Location: High Warren Farm	Land Type: Greenfield	Site Area (ha): 13.1306
Currently suitable? No	Suitability notes: The site lies to the east of the B6161 and is detached from the southern edge of the village (by site KL5). A farmstead is located in the north west corner of the site with the remainder of the site being agricultural land. The site is surrounded on all four sides by open countryside. The site is not considered to be a suitable location as development of the site would extend into the open countryside and result in the erosion of the gap between Killinghall and the northern edge of Harrogate.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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

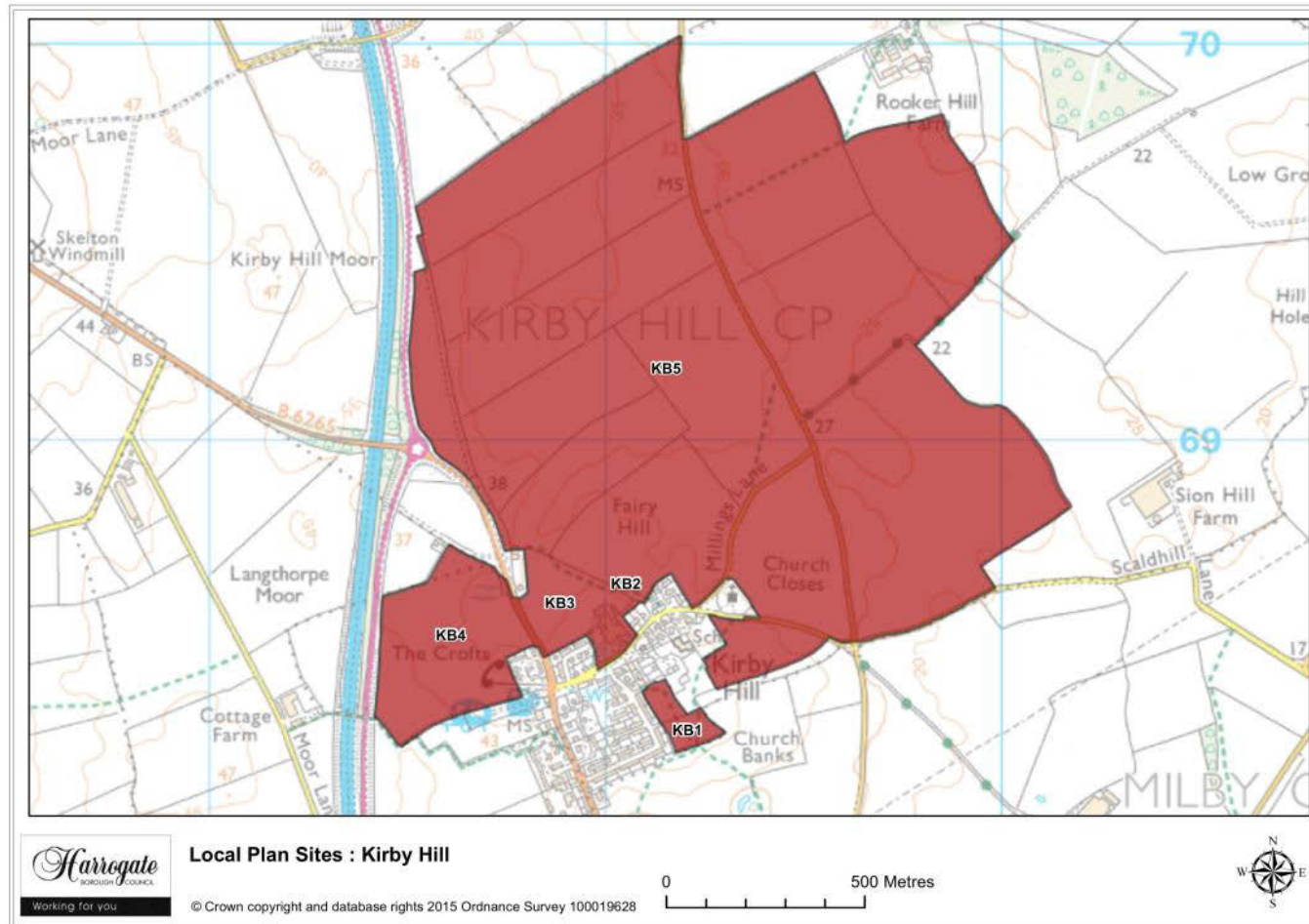
Table 12.31 Site KL15

Site Ref: KL16			
Settlement: Killinghall	Location: Warren Bank, Knox Mill Lane	Land Type: Greenfield	Site Area (ha): 1.0546
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.95	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site contains a large detached house in a substantial garden with a number of detached garden buildings. The site is well treed and a large number of these are protected by TPOs. The site is more closely associated with the small scale development on Knox Mill Lane and apart from the residential development next to the site, the site is surrounded by open countryside.		
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:		
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 12.32 Site KL16

12 Villages H - K Sites

Kirby Hill Sites



Map 12.7 Kirby Hill sites

Villages H - K Sites 12

Site Ref: KB1			
Settlement: Kirby Hill	Location: Land east of St John's Walk	Land Type: Greenfield	Site Area (ha): 1.6325
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.47	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies east of residential development on St John's Walk and comprises two small adjoining paddocks. There is further residential development to the north and north east, including the Vicarage, which is a Grade II listed building. To the south is agricultural land. The site would be suitable location for residential development with any development proposal carefully designed to integrate with existing development and respect the setting of the listed building.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 36	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 36	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.33 Site KB1

Site Ref: KB2			
Settlement: Kirby Hill	Location: Land at Fairy Hill	Land Type: Greenfield	Site Area (ha): 3.1042
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.33	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a farmstead (farm house together with a large number of traditional and modern farm buildings) and part of a larger arable field. The site is located to the north of Church Lane and there is existing development to the east, south and west of the site and agricultural land to the north. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has been promoted in the past with no indication of developer interest. Site being promoted by agent on behalf of landowners.		
Currently achievable? Yes	Achievability notes: Development of the site would require the relocation of the farmstead, which will impact on delivery times.		
Potential yield: 58	Current deliverability: Developable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: KB2			
Settlement: Kirby Hill	Location: Land at Fairy Hill		Land Type: Greenfield
Site Area (ha): 3.1042			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 58	For phasing years 16 +: 0

Table 12.34 Site KB2

Site Ref: KB3			
Settlement: Kirby Hill	Location: Land at Leeming Lane		Land Type: Greenfield
Site Area (ha): 3.4463			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 2.60		
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises an arable field on the north west edge of the village with road frontage onto Leeming Lane (B6265). Residential development on Manor Drive adjoins to the south, with a transport depot lying to the north. To the east and west (on the other side of the B-road) is open countryside. The site would be a suitable location for residential development with any development proposal designed to aid transition from built form to open countryside.		
Currently available? Yes	Availability notes: The site has been subject to marketing and is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 64	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 64	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.35 Site KB3

Site Ref: KB4			
Settlement: Kirby Hill	Location: Land at The Crofts		Land Type: Greenfield
Site Area (ha): 13.0447			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 7.14		
Currently suitable? Yes, with mitigation	Suitability notes: The site is a large agricultural field lying between Leeming Lane (the B6265) and the A1(M), containing a small area that is not in agricultural use in the north east corner. To the south east the site adjoins residential development on The Grange and a caravan park. The site would be a suitable location for development although any development proposal may need to incorporate noise mitigation measures to address traffic noise from the A1(M).		

Villages H - K Sites 12

Site Ref: KB4			
Settlement: Kirby Hill	Location: Land at The Crofts	Land Type: Greenfield	Site Area (ha): 13.0447
Currently available? Yes	Availability notes: The site has been marketed in the past and 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: 179	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 29	For phasing years 16 +: 0

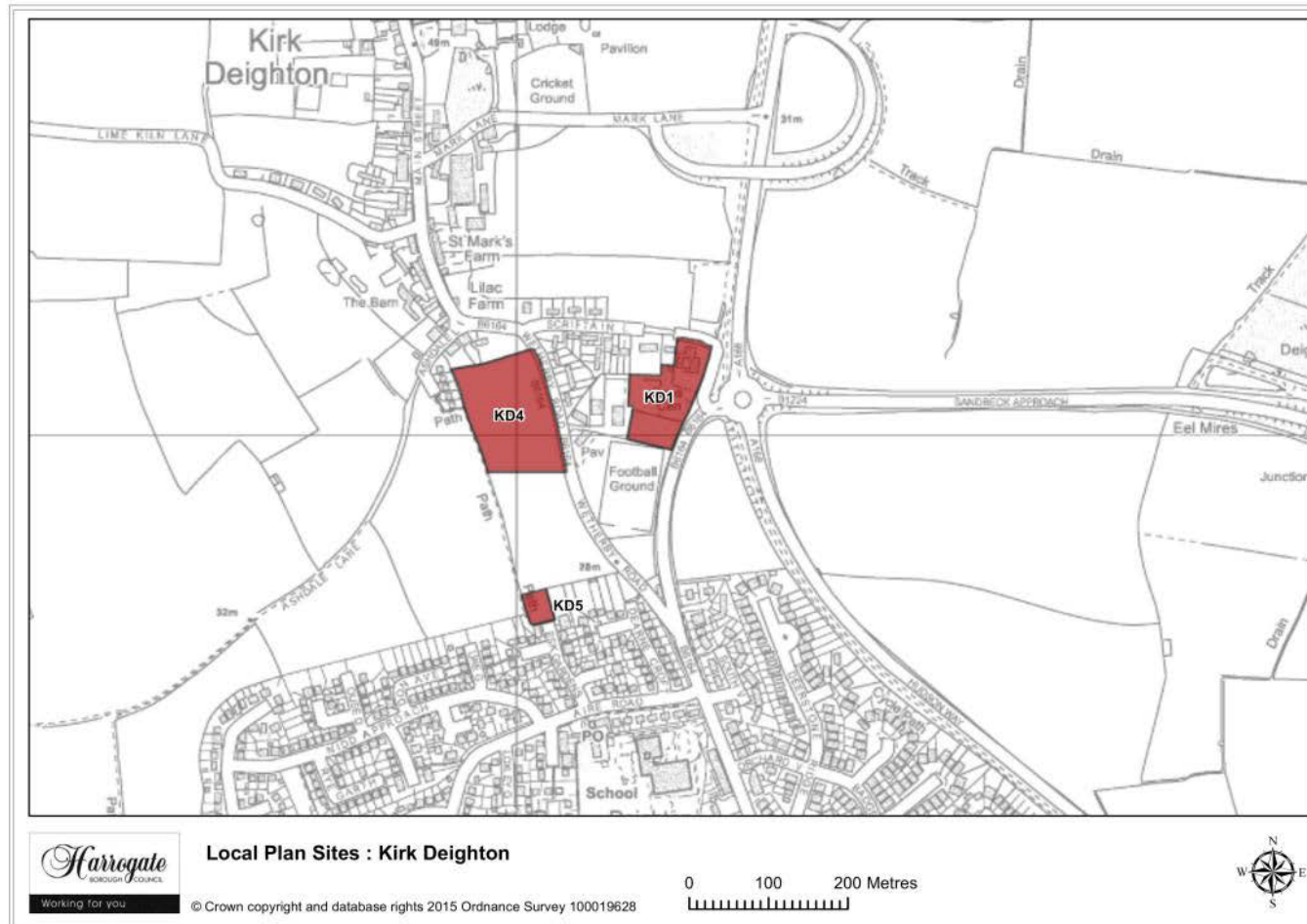
Table 12.36 Site KB4

Site Ref: KB5			
Settlement: Kirby Hill	Location: New settlement at Rooker Hill and Kirby Hill	Land Type: Greenfield	Site Area (ha): 193.1105
Source: Consultation	Proposal: New settlement	Size of net residential area (ha): 106.2	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises large areas of farmland and is located north of Kirby Hill to the east of the A168 (and includes sites KB2, KB3 and KB4). Boroughbridge Road runs north to south through the site and Church Lane and Millings Lane also run through the southern portion of the site. The site wraps round the Grade I listed church in the south west corner of the site. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for development. Any development proposal would require careful design and substantial landscape mitigation.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner and is under option to a developer.		
Currently achievable? Yes	Achievability notes: The scale of development will require significant infrastructure and the provision of community facilities but development of the site is considered viable and achievable.		
Potential yield: 2655	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 450	For phasing years 11 - 15: 450	For phasing years 16 +: 1755

Table 12.37 Site KB5

12 Villages H - K Sites

Kirk Deighton Sites



Map 12.8 Kirk Deighton sites

Villages H - K Sites 12

Site Ref: KD1			
Settlement: Kirk Deighton	Location: The Croft	Land Type: Brownfield	Site Area (ha): 0.8611
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.77	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises Croft Business Park. The existing property on the site is now in use as offices and has been the subject of a prior notification application for conversion to residential use. The southern part of the site beyond the parking for the offices is overgrown. There are a large number of trees covered by TPOs within the site. Planning permission for two dwellings on the northern part of the site was granted in November 2015 but a further application for dwellings on the southern part of site was refused.		
Currently available? Yes	Availability notes: Outline planning permission (14/03210/OUT) for two dwellings granted on northern part of site. Outline planning application (14/03805/OUT) for dwellings on southern part of site refused.		
Currently achievable? Yes	Achievability notes: There is interest in bringing this site forward for development, demonstrated by the recent planning applications.		
Potential yield: 2	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 2	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.38 Site KD1

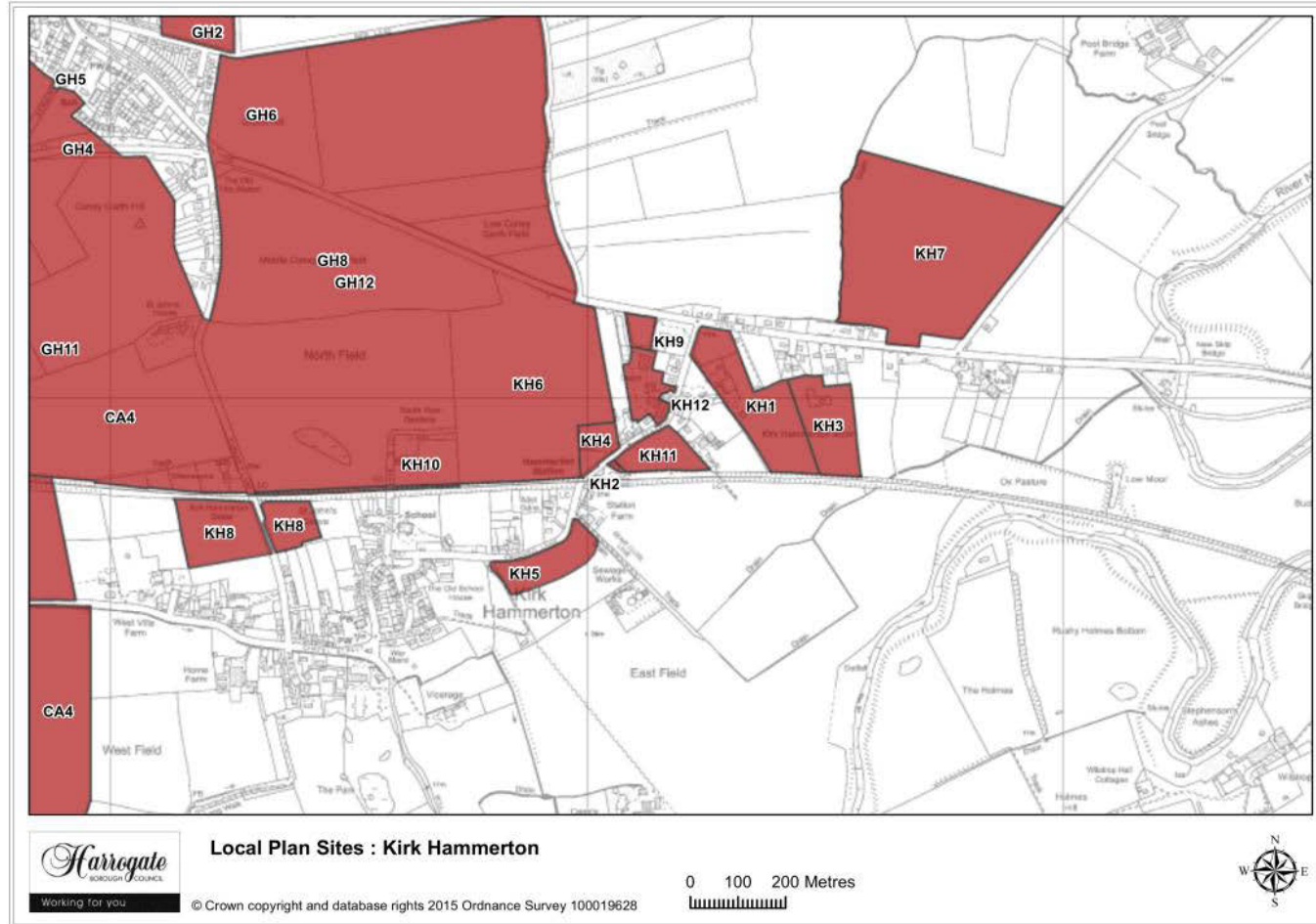
Site Ref: KD4			
Settlement: Kirk Deighton	Location: Land to the south west of Wetherby Road (northern site)	Land Type: Greenfield	Site Area (ha): 1.5362
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.38	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of an arable field located to the south of Kirk Deighton. The B6164 forms the eastern boundary beyond which there is housing, there is further housing to the north and on part of the western boundary. The northern site boundary adjoins the conservation area. Any development would reduce the gap between Kirk Deighton and Wetherby and would require landscape mitigation to reduce the visual impact.		
Currently available? Yes	Availability notes: The site 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: 34	Current deliverability: Developable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: KD4			
Settlement: Kirk Deighton	Location: Land to the south west of Wetherby Road (northern site)	Land Type: Greenfield	Site Area (ha): 1.5362
For phasing years 0 - 5: 0	For phasing years 6 - 10: 34	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.39 Site KD4

Kirk Hammerton Sites



Map 12.9 Kirk Hammerton sites

12 Villages H - K Sites

Site Ref: KH1			
Settlement: Kirk Hammerton	Location: Carlton Fields	Land Type: Greenfield	Site Area (ha): 3.4232
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.57	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Station Road and south of York Road, the A59. It includes an existing dwelling, various outbuildings an orchard and extensive garden/paddock that extends to the York-Leeds railway line. On all but the southern side there is a mixture of residential and business premises. The site is a suitable location for residential development. Any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 64	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 64	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.40 Site KH1

Site Ref: KH3			
Settlement: Kirk Hammerton	Location: Land at rear of Elmwood House, York Road	Land Type: Greenfield	Site Area (ha): 2.1652
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.62	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the rear of existing residential development that fronts onto the A59. It comprises a large paddock stretching to the York-Leeds railway line and includes a pond in the northern part of the site. The site has no direct access to the highway and would require a connection via site KH1 that immediately adjoins the western site boundary. However, the scale of development from the two sites would require a second access and KH1 has insufficient frontage to provide this.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages H - K Sites 12

Site Ref: KH3			
Settlement: Kirk Hammerton	Location: Land at rear of Elmwood House, York Road	Land Type: Greenfield	Site Area (ha): 2.1652
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.41 Site KH3

Site Ref: KH4			
Settlement: Kirk Hammerton	Location: Land north of Station Road	Land Type: Brownfield	Site Area (ha): 0.6795
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.61	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north of Station Road adjacent to the station and level crossing. It is currently in business use and there are large areas of hard standings within the site. It adjoins a large agricultural field to the west and residential property to the east. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a speculative developer. An planning application (15/04469/FULMAJ) for 16 dwellings has been submitted by a housebuilder but not yet determined.		
Currently achievable? No	Achievability notes:		
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 12.42 Site KH4

Site Ref: KH5			
Settlement: Kirk Hammerton	Location: Land south of Crooked Lane	Land Type: Greenfield	Site Area (ha): 1.4916
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.34	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of a large arable field fronting onto Crooked Lane. The site is bordered to the east by Seave Close Lane and to the west by an access track to Springwell Farm. To the north of the site there is residential development and allotments. The site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping.		

12 Villages H - K Sites

Site Ref: KH5			
Settlement: Kirk Hammerton	Location: Land south of Crooked Lane	Land Type: Greenfield	Site Area (ha): 1.4916
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: 33	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 33	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.43 Site KH5

Site Ref: KH6			
Settlement: Kirk Hammerton	Location: Land to the north of Station Road and south of York Road	Land Type: Greenfield	Site Area (ha): 11.5636
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.36	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large arable field lying between the A59 and the York-Leeds railway line. There is an existing engineering business occupying premises to the south-east of the site (site RH4), opposite which is the railway station, and agricultural land to the west. The site is included in larger site GH11. The site would be a suitable location for development with any development proposal incorporating appropriate design and landscape mitigation.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. The site is subject to an agricultural tenancy which requires 12 months notice.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 158	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 158	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.44 Site KH6

Villages H - K Sites 12

Site Ref: KH7			
Settlement: Kirk Hammerton	Location: Land north of York Road and west of Pool Lane	Land Type: Greenfield	Site Area (ha): 12.5718
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 6.91	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large arable field to the north of the A59, detached from the main part of the settlement. There is sporadic development along the southern edge of the site and agricultural land to the west, north and east of the site. Development would not relate well to the main built form of the village and would appear as an isolated parcel of development in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. It is subject to an agricultural tenancy that requires 12 - 24 months notice.		
Currently achievable? No	Achievability notes:		
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 12.45 Site KH7

Site Ref: KH8			
Settlement: Kirk Hammerton	Location: Land east and west of Parker Lane	Land Type: Greenfield	Site Area (ha): 3.1894
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.39	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two fields lying to the east and west of Parker Lane and to the south of the York-Leeds railway line. It does not immediately adjoin the northern edge of the village. Development would require careful design to avoid harm to the setting of the settlement and conservation area, which lies to the south of the site. However, the view of the Highway Authority is that there is insufficient width on Parker Lane to construct a suitable access to the site.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: KH8			
Settlement: Kirk Hammerton	Location: Land east and west of Parker Lane		Land Type: Greenfield
Site Area (ha): 3.1894			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.46 Site KH8

Site Ref: KH9			
Settlement: Kirk Hammerton	Location: Land adjacent to Geoffrey Benson & Son, York Road		Land Type: Greenfield
Site Area (ha): 0.3777			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.38
Assumed density (dph): 25			
Currently suitable? Yes	Suitability notes: The site is a grassed plot to the west of Geoffrey Benson Furniture and Interiors Showroom, lying adjacent and to the south of the A59. The car park for the showroom lies to the east and a pond to the west. The site would be a suitable location for development.		
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: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.47 Site KH9

Site Ref: KH10			
Settlement: Kirk Hammerton	Location: Land at South View Gardens		Land Type: Greenfield
Site Area (ha): 2.0145			
Source: Consultation	Proposal: Residential		Size of net residential area (ha): 1.51
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site contains a small holding consisting of a dwelling and outbuildings. It is separated from the village by the railway line with vehicular access gained by means of a track off Parker Lane. There is agricultural land to the east, north and west and the school and playing field are to the south of the railway. Development of the site on its own would appear as isolated in the open countryside and the site cannot be accessed by an adoptable road. There is the potential for site to come forward as part of larger development (with sites GH8 and GH11).		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		

Villages H - K Sites 12

Site Ref: KH10			
Settlement: Kirk Hammerton	Location: Land at South View Gardens	Land Type: Greenfield	Site Area (ha): 2.0145
Currently achievable? No	Achievability notes:		
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

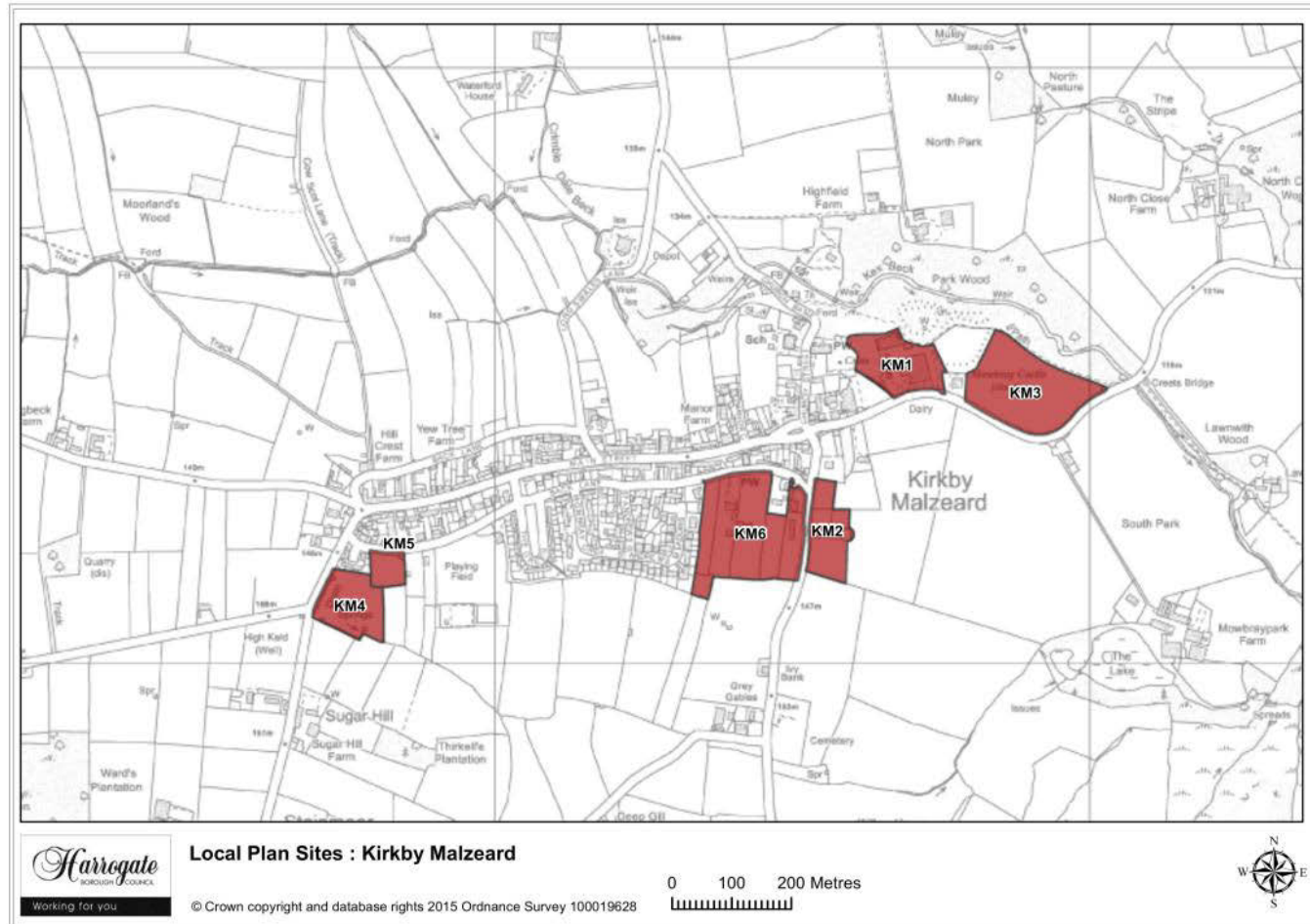
Table 12.48 Site KH10

Site Ref: KH11			
Settlement: Kirk Hammerton	Location: Land at Station Road	Land Type: Greenfield	Site Area (ha): 1.1431
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.03	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises a triangular field between Station Road and the York-Leeds railway line, to the east of Hammerton station. There are premises in or last in employment use to the northeast and south west, whilst on the opposite side of Station Road there are residential properties. The site is well contained and would be a suitable location for development.		
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: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.49 Site KH11

12 Villages H - K Sites

Kirkby Malzeard Sites



Map 12.10 Kirkby Malzeard sites

Villages H - K Sites 12

Site Ref: KM1			
Settlement: Kirkby Malzeard	Location: Wensleydale Dairy Products Limited	Land Type: Brownfield	Site Area (ha): 1.2336
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.11	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is currently in use as a dairy and lies on the eastern end of the village, within the Nidderdale AONB. It is separated from the edge of the village by the grounds to Mowbray House, which is a Grade II listed building. To the west of the site is the Grade I listed Church and the north eastern edge of the site lies within an area designated as a Scheduled Ancient Monument. There are a number of mature trees within the site boundary. Any development of the site would need to respect the setting of the heritage assets. As an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
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:		
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 12.50 Site KM1

Site Ref: KM2			
Settlement: Kirkby Malzeard	Location: Land east of Galphay Road	Land Type: Greenfield	Site Area (ha): 0.9543
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.86	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises three separate fields used for grazing. There are large houses in generous plots to the north and west of the site and agricultural land to the east and south. A number of trees within or on the site boundary are protected by TPOs and the site is within the Nidderdale AONB. The site would be a suitable location of development that was designed and landscaped to lessen development impacts.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. An outline planning application (15/04098/out) for 2 dwellings on the central part of the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 21	Current deliverability: Developable		
When is the site likely to come forward?			

12 Villages H - K Sites

Site Ref: KM2			
Settlement: Kirkby Malzeard	Location: Land east of Galphay Road		Land Type: Greenfield
Site Area (ha): 0.9543			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.51 Site KM2

Site Ref: KM3			
Settlement: Kirkby Malzeard	Location: Land north of Ripon Road		Land Type: Greenfield
Site Area (ha): 2.2834			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
			Size of net residential area (ha): 1.71
Currently suitable? No	Suitability notes: The site comprises a grazed field with woodland to the north, a residential property to the west between the site and the dairy and agricultural land to the south. The site is within the Nidderdale AONB and the site lies to the south west of a Scheduled Ancient Monument. The site is detached from the main built form of the village and development would appear isolated in the countryside.		
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:		
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 12.52 Site KM3

Site Ref: KM4			
Settlement: Kirkby Malzeard	Location: Land south of Richmond Garth		Land Type: Greenfield
Site Area (ha): 1.0596			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
			Size of net residential area (ha): 0.95
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field on the western edge of the village. There is residential development to the north and agricultural land to the east, south and west. The site is within the Nidderdale AONB. The site would be a suitable location for a development that reflected its location on the edge of the village and was integrated well into its rural setting.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		

Villages H - K Sites 12

Site Ref: KM4			
Settlement: Kirkby Malzeard	Location: Land south of Richmond Garth	Land Type: Greenfield	Site Area (ha): 1.0596
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 23	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 23	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.53 Site KM4

Site Ref: KM5			
Settlement: Kirkby Malzeard	Location: Land east of Richmond Garth	Land Type: Greenfield	Site Area (ha): 0.3343
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.33	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a small field to the south of Back Lane within the Nidderdale AONB. In the north east corner of the site are vacant and derelict stone buildings adjacent to the highway. A single tree on the eastern site boundary is protected by a TPO. There is development to the west and north of the site. The site is well related to the built form of the village and would be suitable for a development that reflected the grain of the village. However, the view of the Highway Authority is that the site is accessed from an adopted single lane road with insufficient highway land to improve the road to the required standard for a development of this size.		
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:		
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

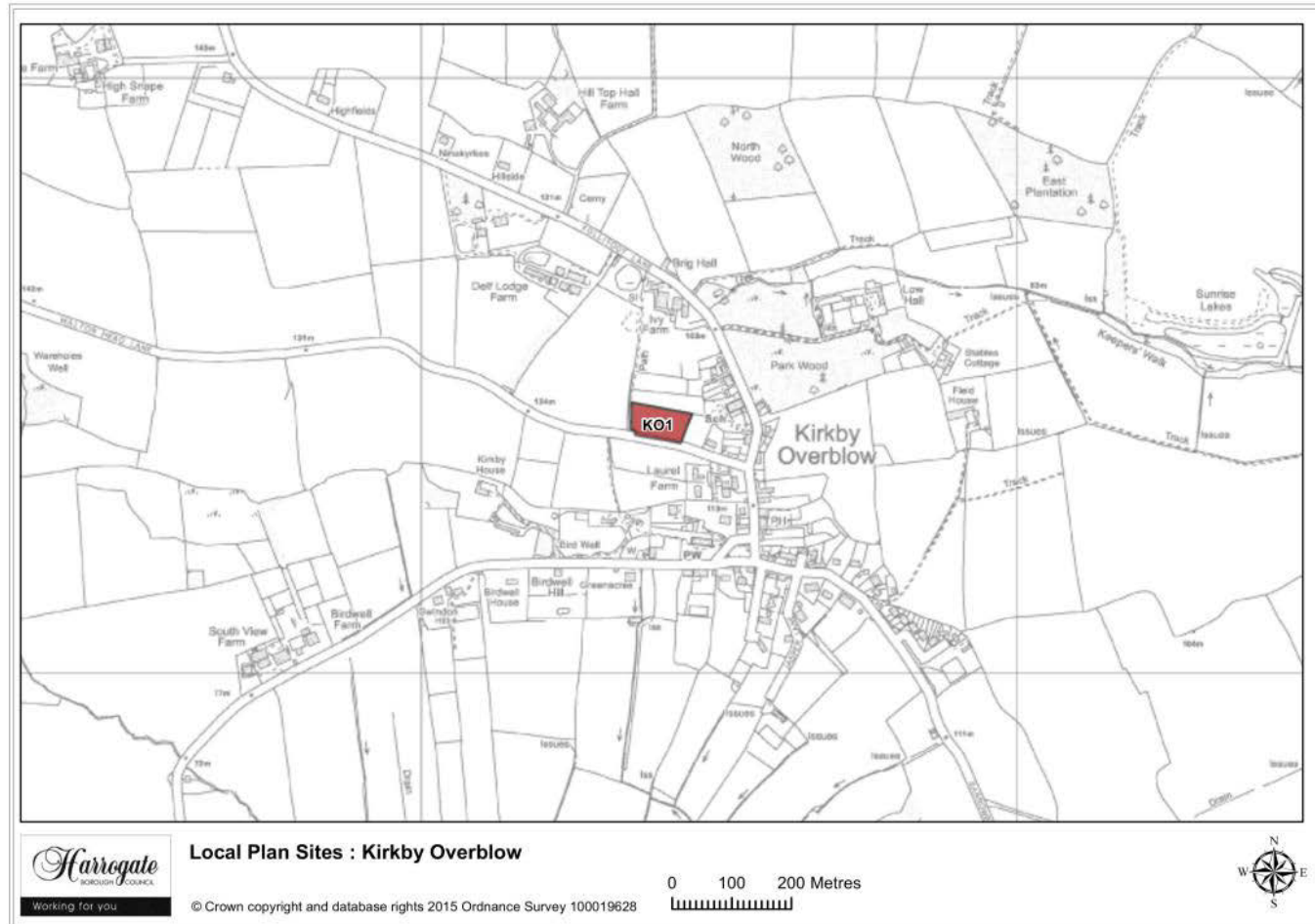
Table 12.54 Site KM5

12 Villages H - K Sites

Site Ref: KM6			
Settlement: Kirkby Malzeard	Location: Land west of Galphay Road	Land Type: Greenfield	Site Area (ha): 2.8971
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.17	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises several residential properties situated in large curtilages and paddocks/grazing fields. To the west and north of the site is residential development with agricultural land to the east and south. The site is within the Nidderdale AONB and groups and individual trees within and on the site boundary are protected by TPOs. Mitigation would be required to lessen impacts on the landscape of the AONB including, where possible, impacts on the historic field pattern.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 54	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 54	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 12.55 Site KM6

Kirkby Overblow Sites



Map 12.11 Kirkby Overblow sites

12 Villages H - K Sites

Site Ref: KO1			
Settlement: Kirkby Overblow	Location: Land at Walton Head Lane	Land Type: Greenfield	Site Area (ha): 0.4896
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.44	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field to the north of Walton Head Lane. The site is separated from the edge of the village by the school playing fields and is within the Green Belt. The view of the Highway Authority is that there is insufficient highway land to provide an access to the required standard to serve development of this site.		
Currently available? Yes	Availability notes: The site has not been sold or marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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

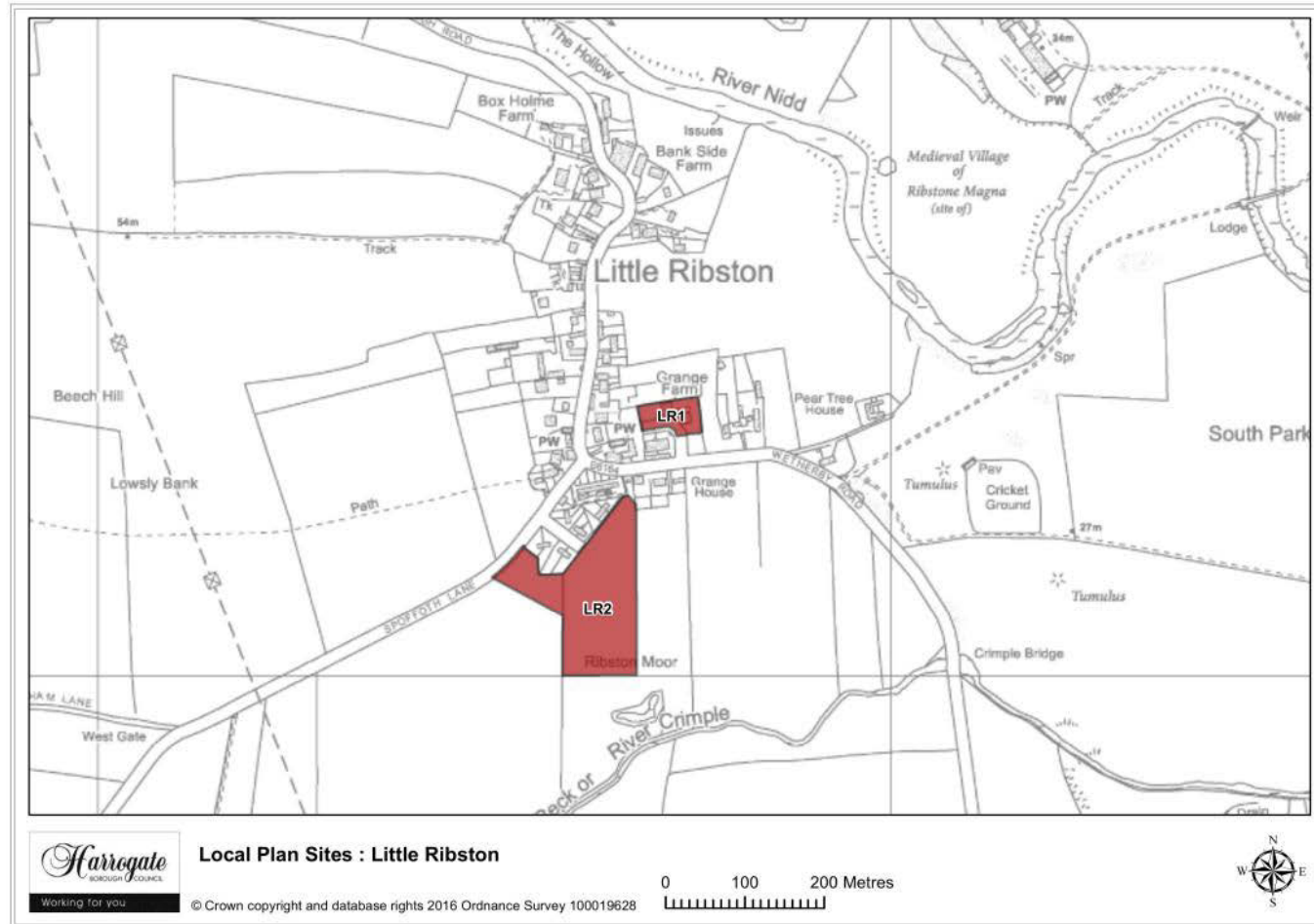
Table 12.56 Site KO1

13 Villages L - M Sites

Site Ref: LG1			
Settlement: Lingerfield	Location: Land south of Market Flat	Land Type: Greenfield	Site Area (ha): 1.2611
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site is a rectangular field of rough grassland. It lies immediately to the west of Nidd Valley Business Park development and a large electricity substation lies to the west. The site would be a suitable location for an extension of the adjoining Business Park and any development proposal would require appropriate landscape provision.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowners who intend to develop the site.		
Currently achievable? Yes	Achievability notes: The site is a former quarry which has been in filled with tipped inert material, but this is not anticipated to constrain development.		
Potential yield: 5044sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 5044	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.1 Site LG1

Little Ribston Sites



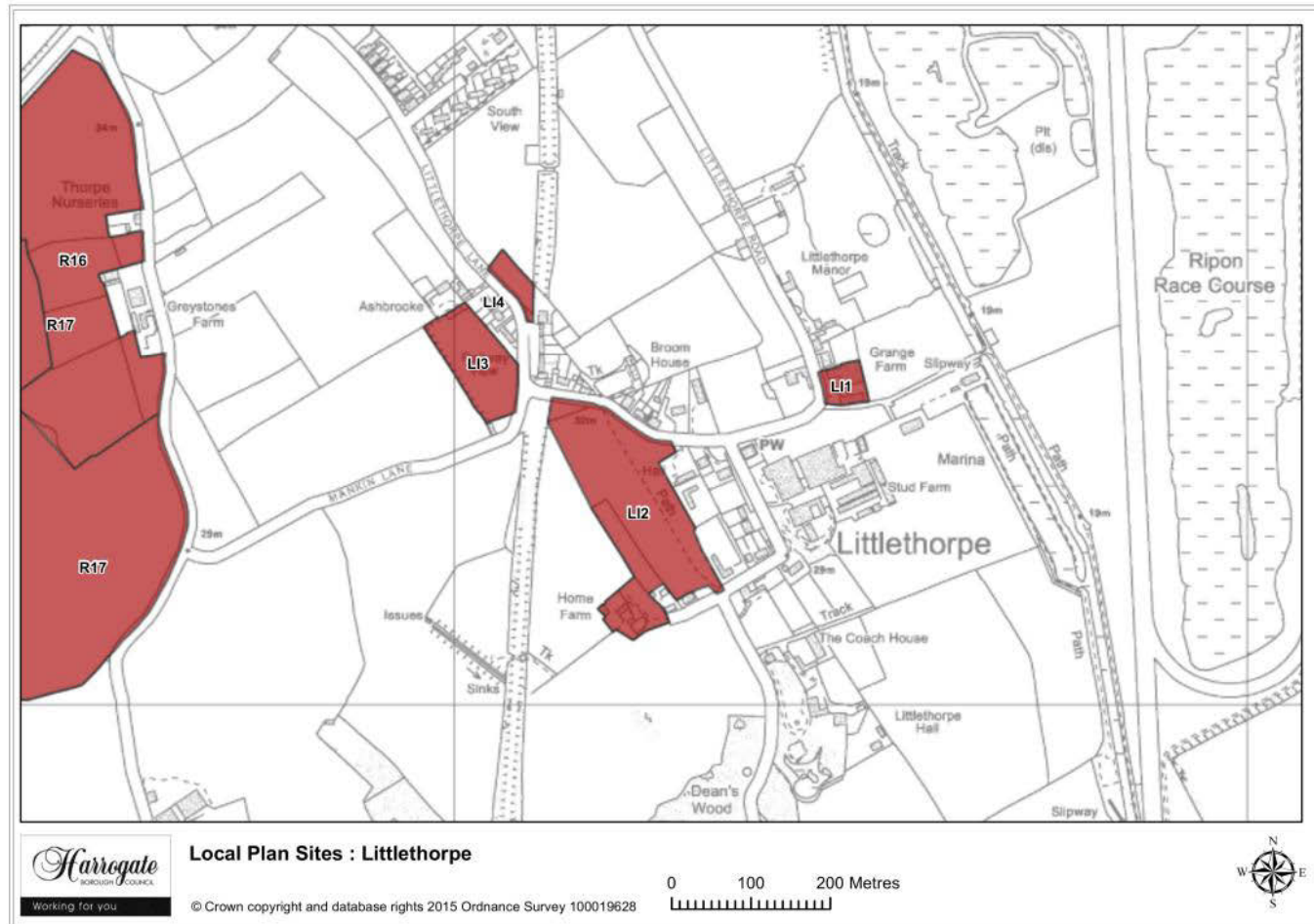
Map 13.2 Little Ribston sites

13 Villages L - M Sites

Site Ref: LR2			
Settlement: Little Ribston	Location: Land at Spofforth Lane	Land Type: Greenfield	Site Area (ha): 2.0701
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.59	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is part of two larger arable fields to the south east of housing fronting Crimple Avenue. The site would be a suitable location for development with any proposal designed to reduce visual impacts through layout and landscaping.		
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: 38	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 38	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.2 Site LR2

Littlethorpe Sites



Map 13.3 Littlethorpe sites

13 Villages L - M Sites

Site Ref: LI1			
Settlement: Littlethorpe	Location: Grange Farm, Littlethorpe Road	Land Type: Greenfield	Site Area (ha): 0.2664
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.27	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises a farmstead with a range of derelict and semi derelict agricultural buildings arranged around an open concreted yard. To the north and west of the site are residential properties. The site would be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner. A planning application (15/04880/FUL) for five dwellings on the site has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is know interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 6	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 6	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.3 Site LI1

Site Ref: LI2			
Settlement: Littlethorpe	Location: Land at Orchard Lane	Land Type: Greenfield	Site Area (ha): 3.0301
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.27	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site includes part of a large field in agricultural use and the house, garden and agricultural buildings associated with Home Farm. There is residential development to the east of the site and the site wraps around properties fronting Orchard Lane. A public right of way crosses the site from north to south and this would need to be retained within any development or diverted. Any development proposal would need careful design, layout and landscaping.		
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: 56	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 56	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.4 Site LI2

Villages L - M Sites 13

Site Ref: LI3			
Settlement: Littlethorpe	Location: Land at Railway View	Land Type: Greenfield	Site Area (ha): 0.9662
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.87	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field in agricultural use lying slightly lower than the surrounding land and surrounded by mature trees and hedgerows, with development to its northern and eastern boundaries. To the west is agricultural land. Any development proposal would need careful design, layout and landscaping.		
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: 21	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

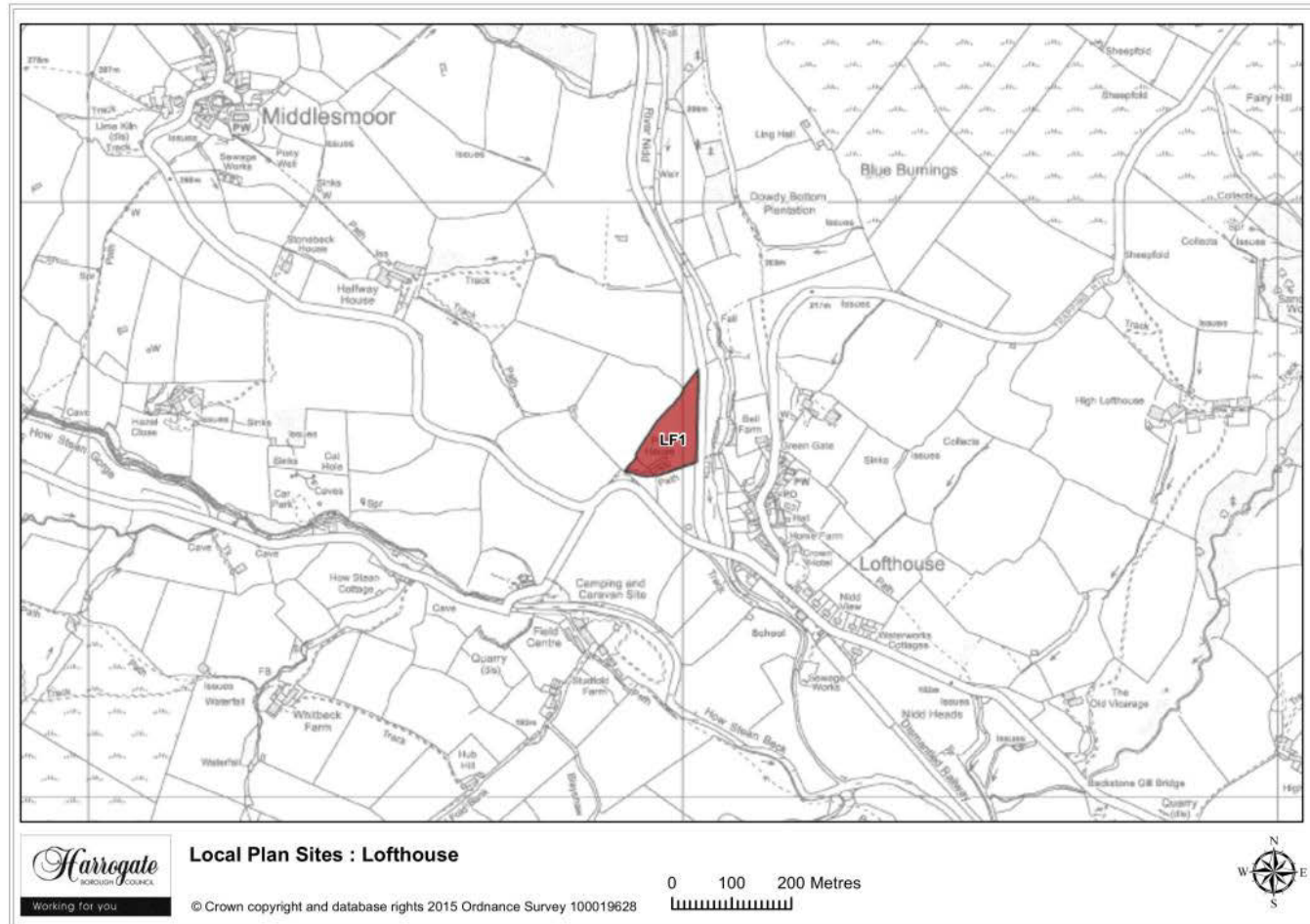
Table 13.5 Site LI3

Site Ref: LI4			
Settlement: Littlethorpe	Location: Land north west of Little Crossing, Littlethorpe Lane	Land Type: Greenfield	Site Area (ha): 0.2194
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.22	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a small agricultural field lying slightly lower than the surrounding land and surrounded by mature trees, some of which are protected by TPOs and hedgerows. There is residential development to the south east and southwest of the site and immediately to the north east the former railway line is designated a SINC. Any development proposal would need careful design, layout and landscaping.		
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: 5	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.6 Site LI4

13 Villages L - M Sites

Lofthouse Sites



Map 13.4 Lofthouse sites

Villages L - M Sites 13

Site Ref: LF1			
Settlement: Lofthouse	Location: Park House	Land Type: Greenfield	Site Area (ha): 1.0764
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.97	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field used for grazing. Within the site boundary are two traditional stone buildings. The site is located some distance from the existing built form of the settlement and development would appear isolated and highly visible in the open countryside. The site also has no direct access to an adoptable 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:		
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 13.7 Site LF1

13 Villages L - M Sites

Long Marston Sites

Site Ref: LM1			
Settlement: Long Marston	Location: Land north of York Road	Land Type: Greenfield	Site Area (ha): 0.8532
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.77	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of two elongated fields to the north east of the village alongside York Road. There are two new dwellings completed in 2015 to the south on the site of the former chapel and further residential properties to the south and west. To the east and north is open countryside. Development which respected the design and grain of the village may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
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:		
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 13.8 Site LM1

Site Ref: LM2			
Settlement: Long Marston	Location: Land south of Old Lane	Land Type: Greenfield	Site Area (ha): 0.3863
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.39	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site is an overgrown paddock and is well contained by Tockwith Road to the north, Old Lane to the west and Back Lane to the south. A number of trees along the Old Lane frontage are protected by TPOs. There are residential properties to the east and south of the site. Although the site is within the Green Belt, development would comprise infilling within a village.		
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: 9	Current deliverability: Deliverable		

Villages L - M Sites 13

Site Ref: LM2			
Settlement: Long Marston	Location: Land south of Old Lane	Land Type: Greenfield	Site Area (ha): 0.3863
When is the site likely to come forward?			
For phasing years 0 - 5: 9	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

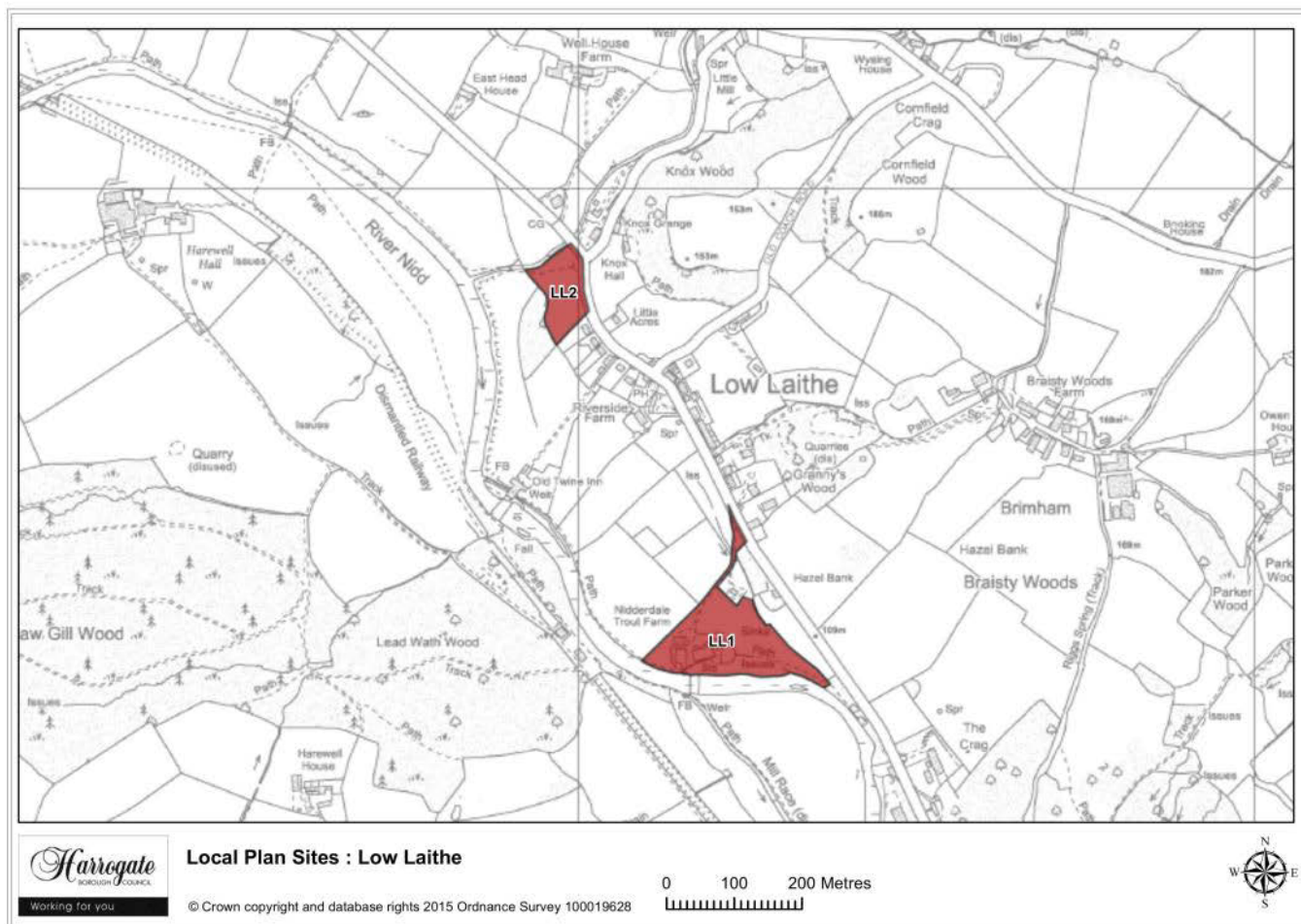
Table 13.9 Site LM2

Site Ref: LM3			
Settlement: Long Marston	Location: Land south of Wetherby Road	Land Type: Greenfield	Site Area (ha): 1.7951
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.62	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of a larger agricultural field and lies to the southeast of the B1224 Wetherby Road. There is residential development to the northeast of the site and also to the southeast together with playing fields. Development that was designed and landscaped to integrate the site with the surrounding countryside may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
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:		
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 13.10 Site LM3

13 Villages L - M Sites

Low Laithe Sites



Map 13.5 Low Laithe sites

Villages L - M Sites 13

Site Ref: LL1			
Settlement: Low Laithe	Location: Low Laithe Trout Farm	Land Type: Mixed	Site Area (ha): 2.0213
Source: Call for sites	Proposal: Residential or employment	Size of net residential area (ha): 1.52	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the south of Low Laithe, a little distance away from the existing built form of the settlement. It is accessed from the B6165 via a steep and narrow access road. The western half of the site contains structures used for trout farming, at the north of the site is a single detached residential dwelling and the remainder of the site is in use as grazing land. The site is surrounded on all sides by agricultural land and a public right of way passes through the site, along its southern boundary. The site is within the Nidderdale AONB. Almost all of the site is 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. Development of the site would be isolated from any existing settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner for either housing or economic development.		
Currently achievable? No	Achievability notes:		
Potential yield: Housing - 0 Employment - 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 0 Employment - 0	For phasing years 11 - 15: Housing - 0 Employment - 0	For phasing years 16 +: Housing - 0 Employment - 0

Table 13.11 Site LL1

Site Ref: LL2			
Settlement: Low Laithe	Location: Benson Field	Land Type: Greenfield	Site Area (ha): 0.7393
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.67	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a field located to the north western edge of Low Laithe. To the south of the site lies existing residential development and gardens. The north western edge of the site is at risk of flooding (Flood Zones 2 and 3) and development of this area should be avoided or		

13 Villages L - M Sites

Site Ref: LL2			
Settlement: Low Laithe	Location: Benson Field	Land Type: Greenfield	Site Area (ha): 0.7393
	determined through a FRA that flood risk issues could be satisfactorily addressed. The topography of the site may constrain development but it is suitable for development. Any development proposal would need careful design, layout and landscaping		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 16	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 16	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.12 Site LL2

Lower Dunsforth Sites



Map 13.6 Lower Dunsforth sites

13 Villages L - M Sites

Site Ref: LD1			
Settlement: Lower Dunsforth	Location: Greenfield Farm	Land Type: Greenfield	Site Area (ha): 0.3963
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.4	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site contains a number of farm buildings and areas of hard standings and is well related to the built form of the village. To the north and west of the site there is residential development with open countryside to the east and south. To the north east of the site are two Grade II listed buildings. Redevelopment of the site for housing or employment use would be acceptable subject to design and landscape mitigation. However, the whole of the site is in an area of flood risk (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 joint landowners for either housing or economic development.		
Currently achievable? No	Achievability notes:		
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 13.13 Site LD1

Site Ref: LD2			
Settlement: Lower Dunsforth	Location: Radmoor	Land Type: Brownfield	Site Area (ha): 5.1506
Source: Call for sites	Proposal: Residential, employment or Traveller site	Size of net residential area (ha): 3.35	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a house, storage building/garage and two fields and lies off Mary Lane to the south of Lower Dunsforth. The site is surrounded by agricultural land. A public right of way crosses the site from the north to the south. The whole of the site lies within an area at risk of flooding (Flood Zones 2 and 3). The site is someway distant from the edge of the settlement and development of the site would appear isolated in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner for housing or economic development.		
Currently achievable? No	Achievability notes:		
Potential yield:	Current deliverability: Not deliverable		

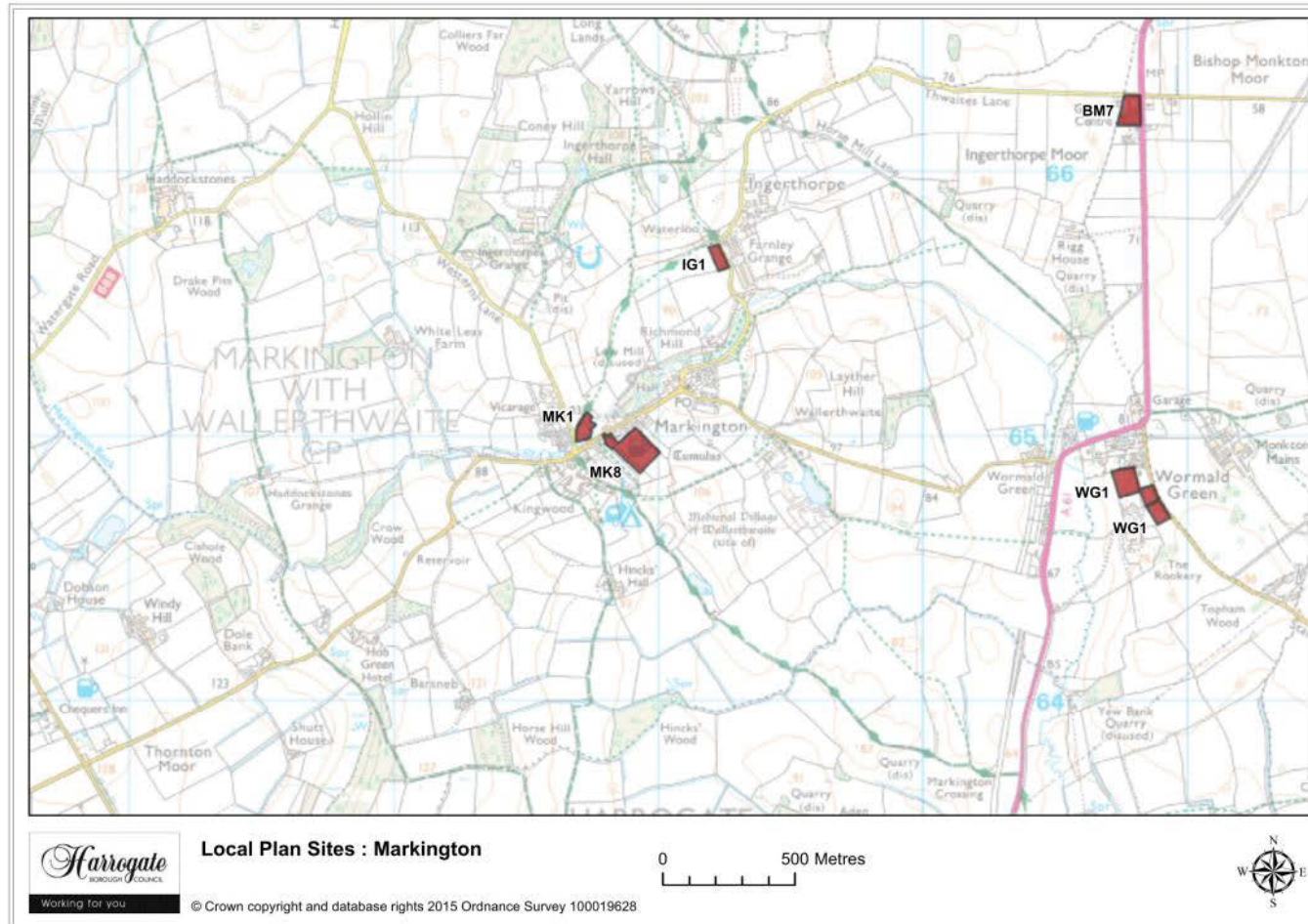
Villages L - M Sites 13

Site Ref: LD2			
Settlement: Lower Dunsforth	Location: Radmoor	Land Type: Brownfield	Site Area (ha): 5.1506
Housing - 0 Employment - 0			
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:
Housing - 0	Housing - 0	Housing - 0	Housing - 0
Employment - 0	Employment - 0	Employment - 0	Employment - 0

Table 13.14 Site LD2

13 Villages L - M Sites

Markington Sites



Map 13.7 Markington sites

Villages L - M Sites 13

Site Ref: MK1			
Settlement: Markington	Location: Land adjacent to Brook House, Westerns Lane	Land Type: Greenfield	Site Area (ha): 0.4794
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.43	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This is a wooded site bordered by open countryside to the north west, residential properties to the west and rear gardens of properties fronting onto Main Street which are separated from the site by Markington Beck. To the north east of the site is the Grade II listed Church. Over half of the site is at risk of flooding (Flood Zones 2 and 3, including 3b).		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 13.15 Site MK1

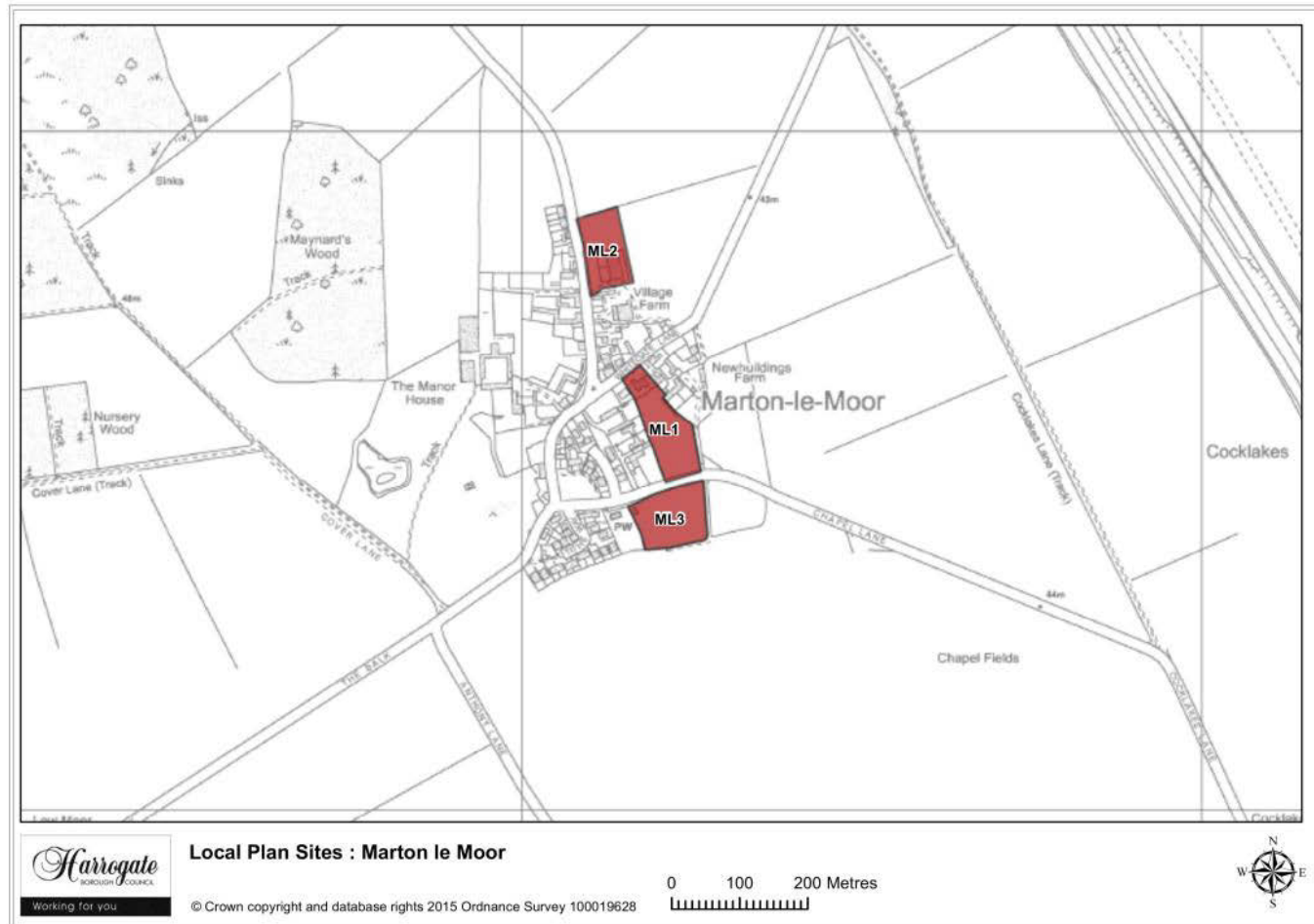
Site Ref: MK8			
Settlement: Markington	Location: Land to south of High Mill Farm	Land Type: Mixed	Site Area (ha): 1.7056
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.54	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the south High Street and consists mainly of agricultural land and buildings to the rear of farm buildings and residential properties fronting onto High Street. A small paddock area forms a gap in the settlement edge along High Street. The site is bordered by farm buildings and residential properties to the northeast and a caravan park to the southwest. Open countryside extends out to the south and south east. Development which respected the design and grain of the village may be acceptable.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners and development promoter.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 38	Current deliverability: Developable		
When is the site likely to come forward?			

13 Villages L - M Sites

Site Ref: MK8			
Settlement: Markington	Location: Land to south of High Mill Farm	Land Type: Mixed	Site Area (ha): 1.7056
For phasing years 0 - 5: 0	For phasing years 6 - 10: 38	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.16 Site MK8

Marton le Moor Sites



Map 13.8 Marton le Moor sites

13 Villages L - M Sites

Site Ref: ML1			
Settlement: Marton le Moor	Location: The Paddock	Land Type: Greenfield	Site Area (ha): 0.8803
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.79	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a paddock between Whitegate Lane and Chapel Lane with a bungalow on the northern road frontage. The site is surrounded by housing to the north, east and partly to the west. Immediately to the north east of the site is a Grade II listed building. The site would be a suitable location for residential development. Any development proposal would need careful design, layout and landscaping and respect the setting of the listed building.		
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: 19	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 19	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.17 Site ML1

Site Ref: ML3			
Settlement: Marton le Moor	Location: Land at Chapel Lane	Land Type: Greenfield	Site Area (ha): 0.84
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.76	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a paddock to the south side of Chapel Lane. The former church (Grade II listed) now converted to residential use lies to the west and there is some housing on the opposite side of Chapel Lane. A playing field lies to the east of the site with open countryside to the south. The site is contained and development would relate to the built form development on the north side of Chapel Lane. Any development proposal would need careful design, layout and landscaping and respect the setting of the listed building.		
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: 18	Current deliverability: Developable		
When is the site likely to come forward?			

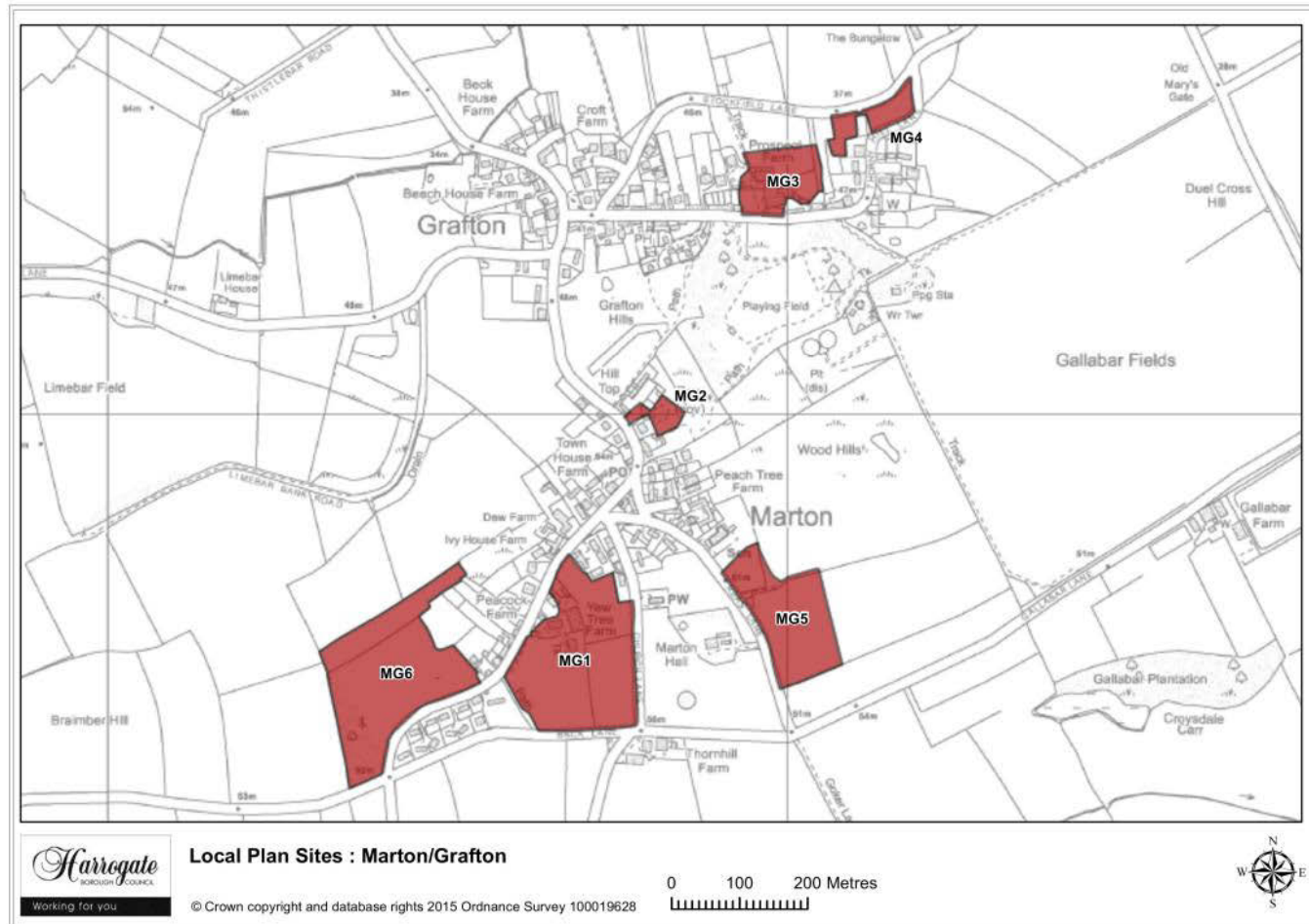
Villages L - M Sites 13

Site Ref: ML3			
Settlement: Marton le Moor	Location: Land at Chapel Lane		Land Type: Greenfield
Site Area (ha): 0.84			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 18	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.18 Site ML3

13 Villages L - M Sites

Marton cum Grafton Sites



Map 13.9 Marton cum Grafton sites

Villages L - M Sites 13

Site Ref: MG1			
Settlement: Marton cum Grafton	Location: Yew Tree Farm	Land Type: Greenfield	Site Area (ha): 3.4518
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.59	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The northern (central) part of the site is occupied by Yew Tree Farm with the remainder comprising of three fields in arable use. The site adjoins residential development to the north and west, with agricultural farmland to the south and east, beyond Church Lane and Back Lane. The site is within the conservation area and a Grade II listed building (the Church) lies to the east of the site. With the exception of the farmstead area, the site has been identified as an important open area in the Conservation Area Appraisal.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners (North Yorkshire County Council). It is subject to a farm tenancy.		
Currently achievable? No	Achievability notes:		
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 13.19 Site MG1

Site Ref: MG2			
Settlement: Marton cum Grafton	Location: Land to the rear of Hill Top, Main Street	Land Type: Brownfield	Site Area (ha): 0.245
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.25	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site was a former Yorkshire Water site located to the rear of properties fronting onto Hill Top and to the north of the car park to the Punch Bowl public house. The site is within the Conservation Area. The site is well contained and would be a suitable location for development.		
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 will require the removal of the structures associated with previous use but this is considered unlikely to affect viability.		
Potential yield: 6	Current deliverability: Developable		
When is the site likely to come forward?			

13 Villages L - M Sites

Site Ref: MG2			
Settlement: Marton cum Grafton	Location: Land to the rear of Hill Top, Main Street	Land Type: Brownfield	Site Area (ha): 0.245
For phasing years 0 - 5: 0	For phasing years 6 - 10: 6	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.20 Site MG2

Site Ref: MG3			
Settlement: Marton cum Grafton	Location: Prospect Farm	Land Type: Greenfield	Site Area (ha): 1.0112
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.91	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: This site comprises land and buildings associated with Prospect Farm and part of a larger grass field and a small paddock. The northern boundary is formed by Stockfield Lane beyond which there is agricultural land and there is residential development to the east and west. The site is within the Conservation Area the southern part of the site wraps round Prospect Farmhouse, a Grade II listed building. Any development proposal would need careful design and layout and respect the character and appearance of the conservation area and setting of the listed building.		
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: 22	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 22	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.21 Site MG3

Site Ref: MG4			
Settlement: Marton cum Grafton	Location: Land south of Stockfield Lane	Land Type: Greenfield	Site Area (ha): 0.4778
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.43	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two small grassed fields at the eastern edge of the village. The site is separated by a small rectangular area of domestic garden in the central part of the site (excluded from site area). Agricultural land lies to the north, west and east, with residential development to the south. The eastern part of the site has been identified as an important open area in the Conservation Area Appraisal and would be unsuitable for development. The western part of the site is well contained and a small development here may be acceptable.		

Villages L - M Sites 13

Site Ref: MG4			
Settlement: Marton cum Grafton	Location: Land south of Stockfield Lane	Land Type: Greenfield	Site Area (ha): 0.4778
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: 10	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 10	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.22 Site MG4

Site Ref: MG5			
Settlement: Marton cum Grafton	Location: Land east of Reas Lane	Land Type: Greenfield	Site Area (ha): 1.9045
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.71	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a small field and part of a large arable field situated to the south of the village primary school. The site is surrounded by agricultural land. The smaller field is within the Conservation Area. The site is not well related to the built form of the village and development would appear detached from the village.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner and developer.		
Currently achievable? No	Achievability notes:		
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

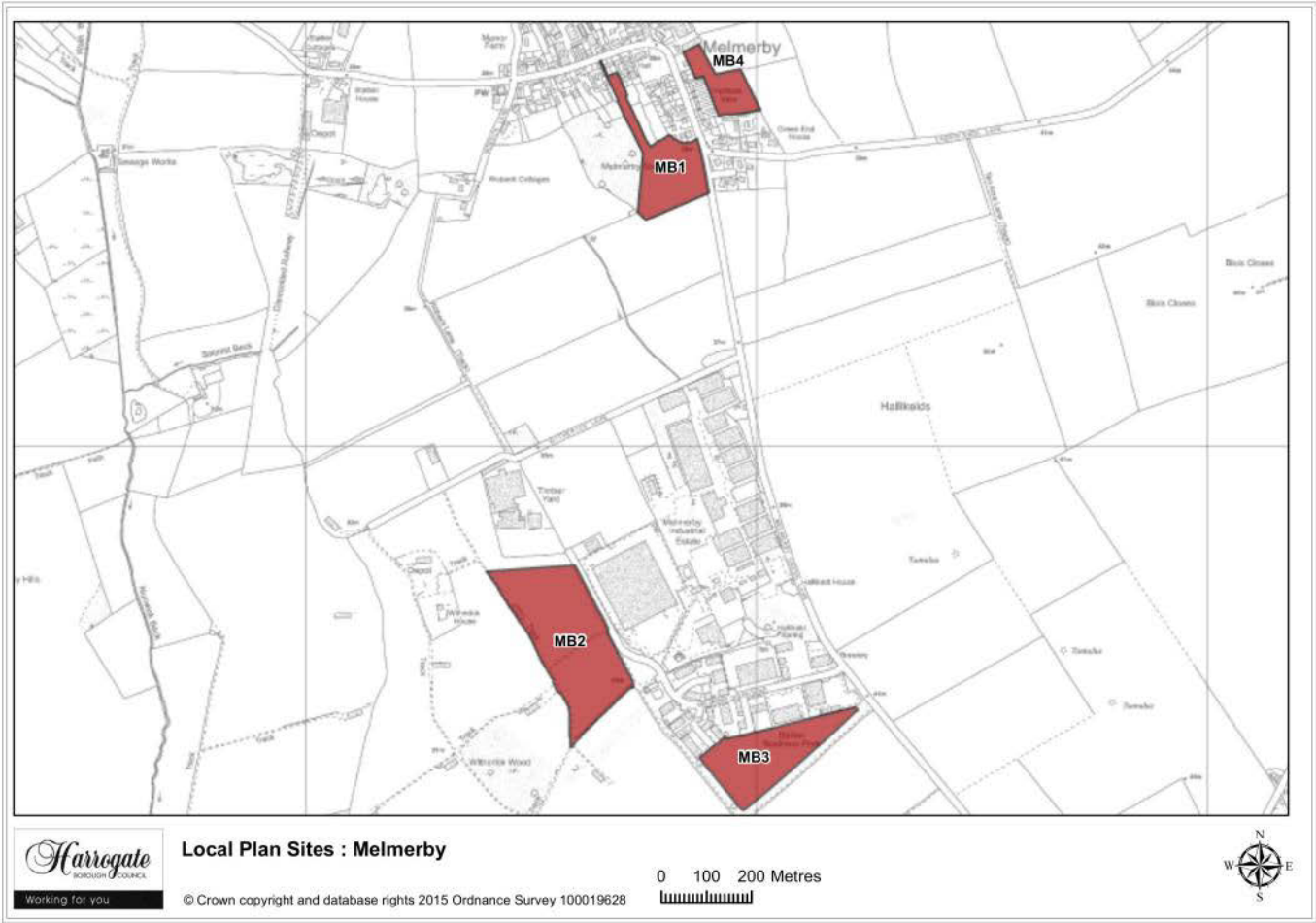
Table 13.23 Site MG5

13 Villages L - M Sites

Site Ref: MG6			
Settlement: Marton cum Grafton	Location: Land north of Braimber Lane	Land Type: Greenfield	Site Area (ha): 3.4047
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.55	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site at the south-western edge of the village comprises mainly of overgrown grassland with a pond in the east. To the west of the site there is a large area of woodland. Grafton Lane runs along the site's southern boundary, beyond which lies late twentieth century residential development, and to the east housing fronting onto Grafton Lane. Otherwise the site is surrounded by agricultural fields. The conservation area lies to the east of the site. Development of the site that respects the scale and grain of adjoining development and respects the setting of the conservation area may be acceptable.		
Currently available? Yes	Availability notes: The site has not been subject to some marketing and is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 63	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 63	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.24 Site MG6

Melmerby Sites



Map 13.10 Melmerby sites

13 Villages L - M Sites

Site Ref: MB1			
Settlement: Melmerby	Location: Land west of Melmerby Green Lane	Land Type: Greenfield	Site Area (ha): 2.4893
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.87	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies at the southern edge of the village. Woodland forms the western site boundary with residential development to the north and east. A long, narrow strip of land links the site to Main Street and the centre of the village. This is a public right of way and two further rights of way cross the site. Trees along part of the western site boundary with Melmerby Green Lane are protected by a TPO. The site is a suitable location for development. Any development proposal would need careful design, layout and landscaping.		
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: 46	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 46	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.25 Site MB1

Site Ref: MB2			
Settlement: Melmerby	Location: Land west of Barker Business Park	Land Type: Greenfield	Site Area (ha): 5.9023
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes	Suitability notes: The site lies on the western edge of the Barker Business Park, with employment sites to the north, south and east. The site would be a suitable location for an extension of the adjoining Business Park and any development proposal would require appropriate landscape provision.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners for employment use.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 23000sqm	Current deliverability: Developable		
When is the site likely to come forward?			

Villages L - M Sites 13

Site Ref: MB2			
Settlement: Melmerby	Location: Land west of Barker Business Park		Land Type: Greenfield
Site Area (ha): 5.9023			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 20000	For phasing years 11 - 15 3000:	For phasing years 16 +: 0

Table 13.26 Site MB2

Site Ref: MB3			
Settlement: Melmerby	Location: Land south of Barker Business Park		Land Type: Greenfield
Site Area (ha): 3.1952			
Source: Call for sites	Proposal: Employment		Size of net residential area (ha): n/a
Assumed density (dph): n/a			
Currently suitable? Yes	Suitability notes: The site comprises a triangular shaped open arable field with the existing Barker Business Park is located to the north. Part of the site, to the south of Barugh Way, has planning permission (15/02609/FUL) for a warehouse and office building. The remainder of the site would be a suitable location for an extension of the adjoining Business Park.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners for employment use. Planning permission has been granted for the development of part of the site for a warehouse/office building.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 15000sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 15000	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.27 Site MB3

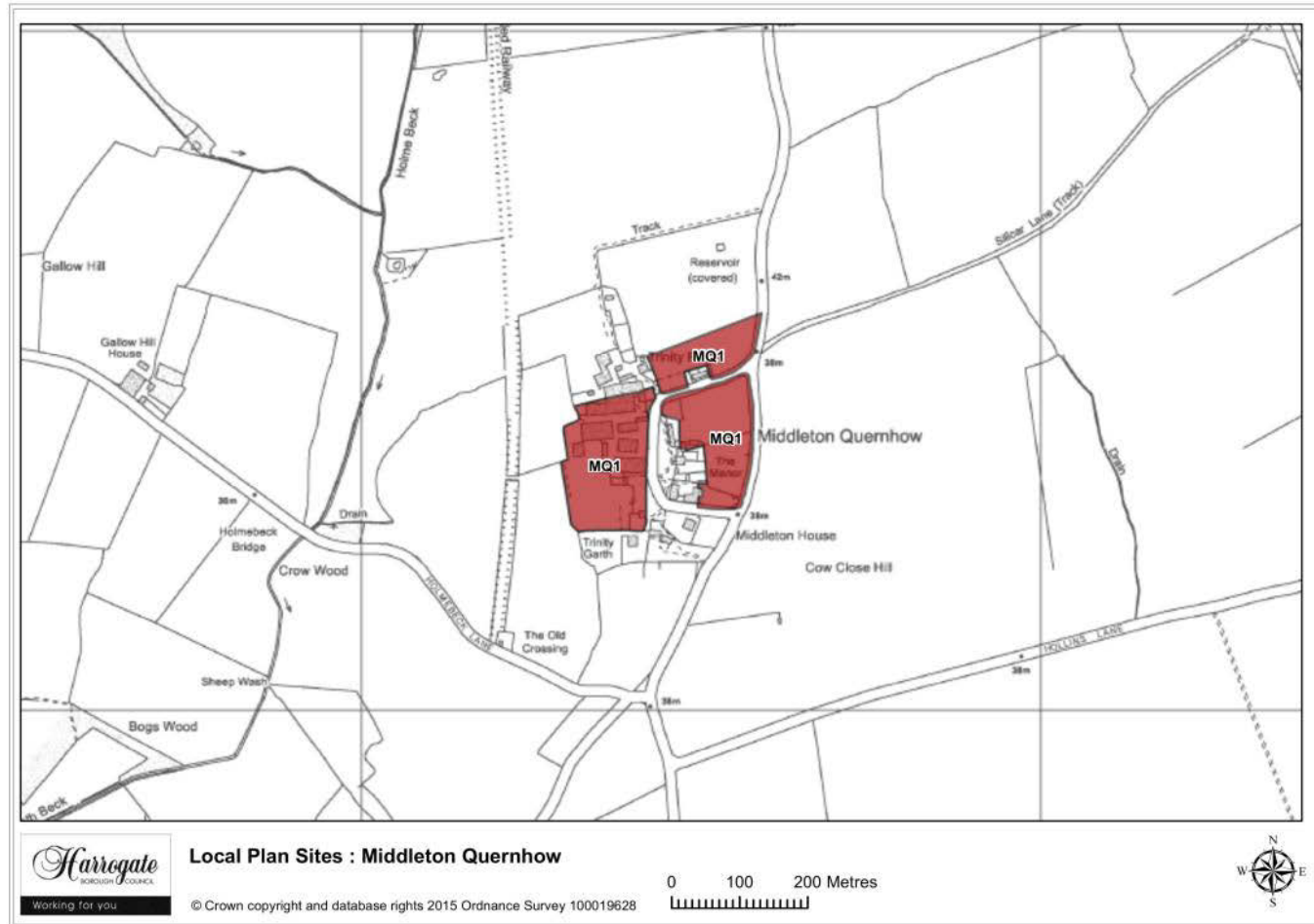
Site Ref: MB4			
Settlement: Melmerby	Location: Land south of Grange Farm		Land Type: Greenfield
Site Area (ha): 1.128			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.02
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises a field used for grazing to the east of residential development at Hallikeld View. There is residential development to the south of the site and agricultural land to the east. The site does not have any road frontage with the only access through the farm yard to the north of the site.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		

13 Villages L - M Sites

Site Ref: MB4			
Settlement: Melmerby	Location: Land south of Grange Farm	Land Type: Greenfield	Site Area (ha): 1.128
Currently achievable? No	Achievability notes:		
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 13.28 Site MB4

Middleton Quernhow Sites



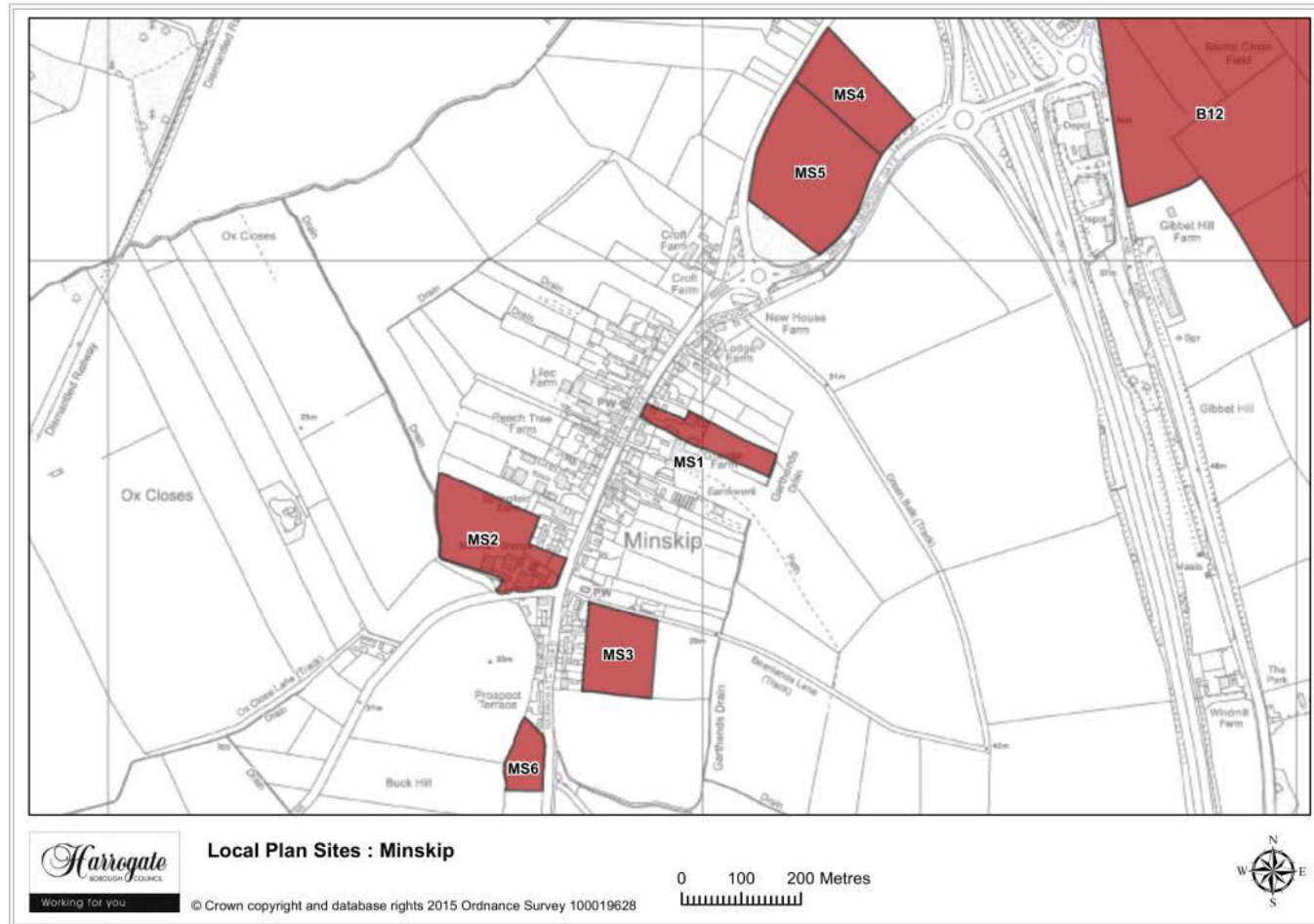
Map 13.11 Middleton Quernhow sites

13 Villages L - M Sites

Site Ref: MQ1			
Settlement: Middleton Quernhow	Location: Land at Middleton Quernhow	Land Type: Greenfield	Site Area (ha): 4.9243
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.69	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises three separate parcels of land lying to the west, north and east of the village: the western part accommodates a large farmstead of traditional and modern farm buildings and the consolidated ruins of the former Old Hall on the site of the listed North Farmhouse: the northern parcel of land forms part of a much larger arable field and the eastern part of the site is a field used for grazing and bound by the circular route through the village. Development of all three parcels would have adverse impacts on the character of the area. However, development of the farmstead area may be acceptable provided the scale and grain of the settlement and the impacts on heritage assets and their setting is taken into account by any development proposal.		
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:		
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 13.29 Site MQ1

Minskip Sites



Map 13.12 Minskip sites

13 Villages L - M Sites

Site Ref: MS1			
Settlement: Minskip	Location: Springbank Works	Land Type: Brownfield	Site Area (ha): 0.9077
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.82	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This site is situated to the east of the Main Street and comprises a brick cottage and garage on the road frontage with industrial premises to the rear of this and a rectangular field beyond this. Residential premises adjoin the site to the north and south along the road frontage, the gardens of which extend adjacent to the site to the north. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowners.		
Currently achievable? No	Achievability notes:		
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 13.30 Site MS1

Site Ref: MS2			
Settlement: Minskip	Location: Land at Grange Farm	Land Type: Greenfield	Site Area (ha): 2.5428
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.91	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises farm buildings and a large paddock to the rear. Thorndikes Lane lies to the south of the site beyond which lies further agricultural land and housing along Harrogate Road. Single storey housing lies to the north-east of the south. The site would be a suitable location for residential development with any development proposal designed to respect the form and layout of the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner (North Yorkshire County Council). The site is the subject of a farm tenancy.		
Currently achievable? Yes	Achievability notes: The site is subject to a farm tenancy and due the uncertainties over this considered deliverable in the longer term.		
Potential yield: 47	Current deliverability: Developable		
When is the site likely to come forward?			

Villages L - M Sites 13

Site Ref: MS2			
Settlement: Minskip	Location: Land at Grange Farm		Land Type: Greenfield
Site Area (ha): 2.5428			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 47	For phasing years 16 +: 0

Table 13.31 Site MS2

Site Ref: MS3			
Settlement: Minskip	Location: Land east of Harrogate Road		Land Type: Greenfield
Site Area (ha): 1.6566			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.49
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises an arable field at the back of housing at the southern end of the village. The site has no access to the 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:		
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 13.32 Site MS3

Site Ref: MS4			
Settlement: Minskip	Location: Land north of Aldborough Gate		Land Type: Greenfield
Site Area (ha): 1.8647			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.68
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site is an arable field located in open countryside between two roads north of Minskip and south of Boroughbridge. There is agricultural land to the north and south of the site (site MS5 lies to the south). There are a small number of residential properties to the north of the site. Development would be separated from the edge of either Minskip or Boroughbridge and would appear as an isolated parcel of development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for either housing or economic development.		

13 Villages L - M Sites

Site Ref: MS4			
Settlement: Minskip	Location: Land north of Aldborough Gate	Land Type: Greenfield	Site Area (ha): 1.8647
Currently achievable? No	Achievability notes:		
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 13.33 Site MS4

Site Ref: MS5			
Settlement: Minskip	Location: Land at junction of Aldborough Gate and Main Street	Land Type: Greenfield	Site Area (ha): 3.8446
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.88	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is an arable field in the open countryside with agricultural land to the north and south and by roads to the east and west. Development would be separated from the edge of either Minskip or Boroughbridge and would appear as an isolated parcel of development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for either housing or economic development.		
Currently achievable? No	Achievability notes:		
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 13.34 Site MS5

Site Ref: MS6			
Settlement: Minskip	Location: Land adjacent to Prospect Terrace	Land Type: Greenfield	Site Area (ha): 0.633
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 0.57	Assumed density (dph): 25

Villages L - M Sites 13

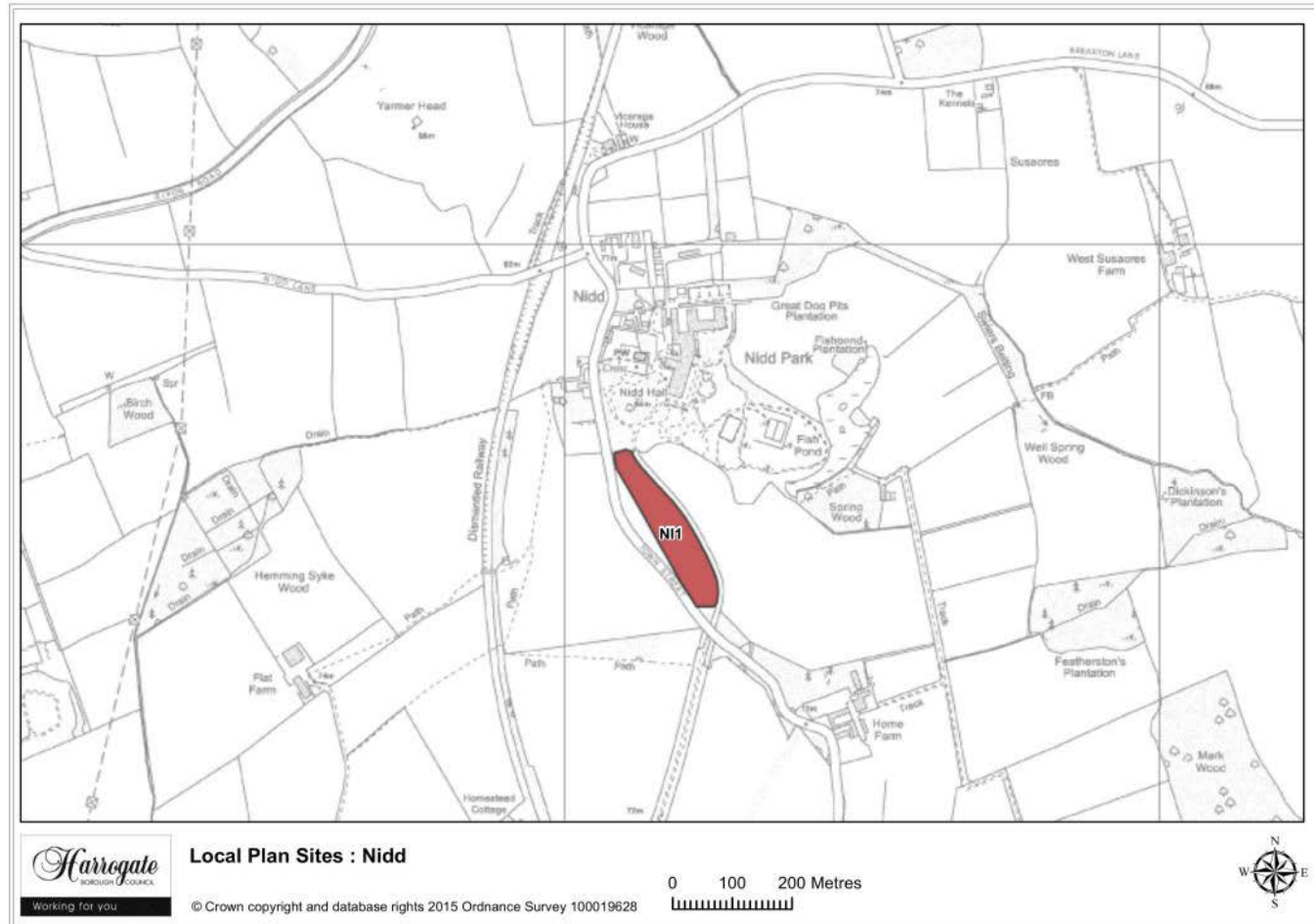
Site Ref: MS6			
Settlement: Minskip	Location: Land adjacent to Prospect Terrace	Land Type: Greenfield	Site Area (ha): 0.633
Currently suitable? Yes, with mitigation	Suitability notes: This site comprises part of a larger agricultural field to the east of Harrogate Road at the southernmost end of the village. There is residential development at Prospect Terrace to the north of the site. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscape mitigation to minimise the impact of development on the approach to the village.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 14	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 13.35 Site MS6

14 Villages N - R Sites

Appendix 14 Villages N - R Sites

Nidd Sites



Map 14.1 Nidd sites

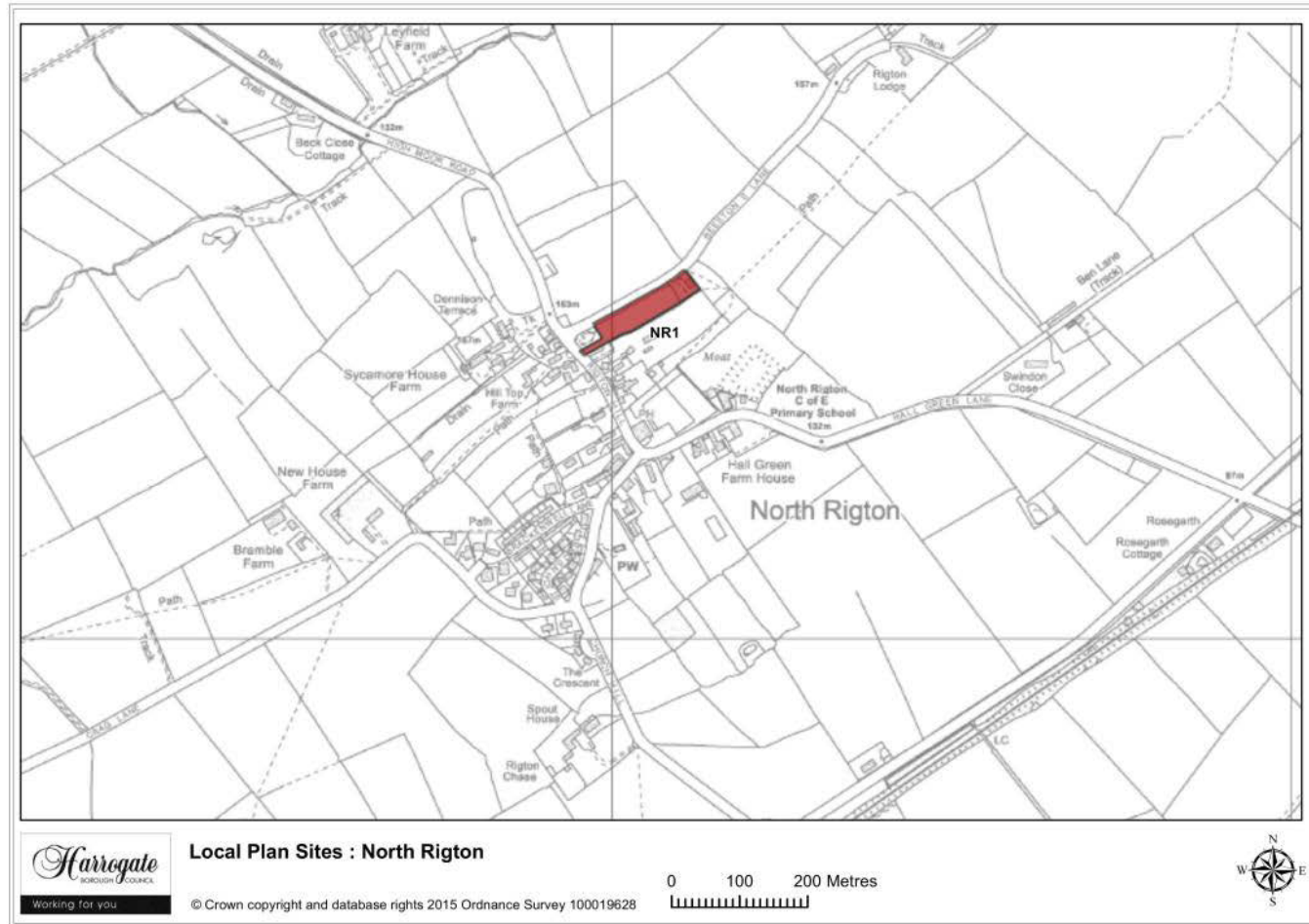
Villages N - R Sites 14

Site Ref: N1			
Settlement: Nidd	Location: Land off Nidd Hall Drive	Land Type: Greenfield	Site Area (ha): 1.5033
Source: Call for sites	Proposal: Tourism and Leisure	Size of net developable area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site lies in open countryside with the Nidd Hall hotel complex to the north, which includes several Grade II listed buildings. The site is currently accessed off the B6165 via Nidd Hall Drive, a single track road with passing places leading to Nidd Hall Hotel. The view of the Highway Authority is that there would need to be significant improvement to Town Street including widening, street lighting and footpaths. Across the site lies a significant number of mature trees.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner for the development of holiday units and staff accommodation.		
Currently achievable? Yes	Achievability notes: Development is considered to be viable and achievable.		
Potential yield: To be determined	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 14.1 Site ND1

14 Villages N - R Sites

North Rigton Sites



Map 14.2 North Rigton sites

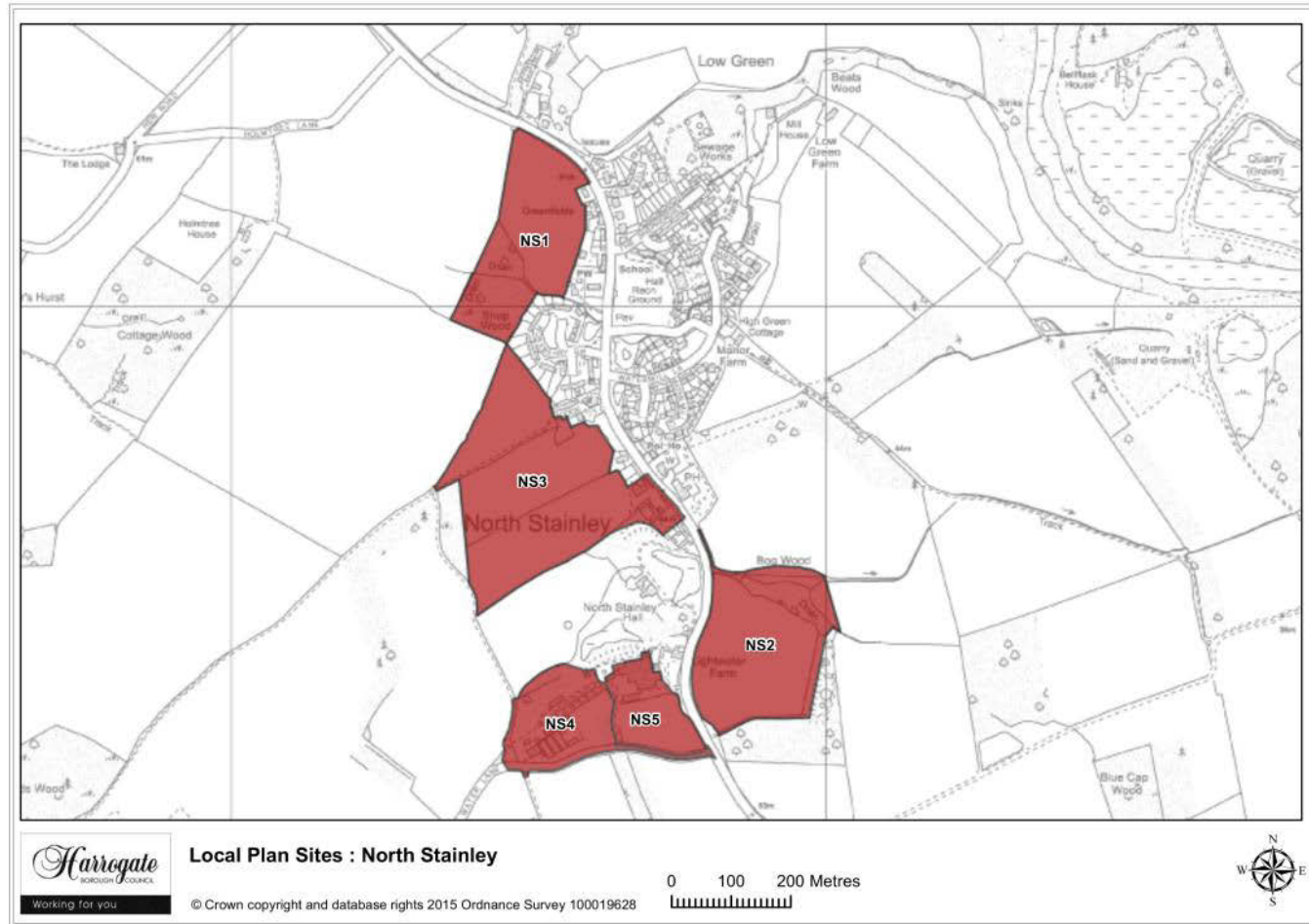
Villages N - R Sites 14

Site Ref: NR1			
Settlement: North Rigton	Location: Land at Rigton Hill and Beeston Lane	Land Type: Greenfield	Site Area (ha): 0.6051
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.51	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a paddock at the north end of North Rigton. It is bounded by Beestons Lane to the north and domestic gardens to the south. There is a modern barn at the northeast end, within a separate paddock with a separate access off Beestons Lane. The site fronts onto Rigton Hill with an existing gateway providing vehicular access. The corner plot formed by Rigton Hill and Beestons Lane is given over to the village garden. Development of the site which respected the design and grain of the village may be acceptable. However, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. An outline planning application (15/01596/OUT) for five dwellings has been refused (on Green Belt and impact of access location on residential amenity) and is currently the subject of an appeal.		
Currently achievable? No	Achievability notes:		
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 14.2 Site NR1

14 Villages N - R Sites

North Stainley Sites



Map 14.3 North Stainley sites

Villages N - R Sites 14

Site Ref: NS1			
Settlement: North Stainley	Location: Land south of A6108 and Shop Wood	Land Type: Greenfield	Site Area (ha): 4.4483
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.45	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a grass field and woodland to the north end of the village. To the east of the site is development including housing, primary school and church and to the west agricultural land. The un-wooded part of the site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 61	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 61	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.3 Site NS1

Site Ref: NS2			
Settlement: North Stainley	Location: Land off A6108 opposite Lightwater Farmhouse	Land Type: Greenfield	Site Area (ha): 5.2851
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.44	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a grass field surrounded by woodland to the north, east and south and lies someway from the edge of the main built up part of the village. Development would be 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 landowners which they propose to develop for elderly persons residential units and extra care provision.		
Currently achievable? No	Achievability notes:		
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 14.4 Site NS2

14 Villages N - R Sites

Site Ref: NS3			
Settlement: North Stainley	Location: Land to west of Cockpit Greent	Land Type: Greenfield	Site Area (ha): 8.2496
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.36	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises several fields and lies to the south west of the village. The site has frontage to the A6108 where there is a former petrol filling station and garage, several other redundant buildings and a Grade II listed Gazebo. To the north east of the site, between the site boundary and the A6108, there is residential development. To the west of the site is agricultural land. To the south is the Grade II* listed Stainley Hall in extensive grounds. A public right of way crosses the site. Development of the site would provide the opportunity to remove the redundant buildings. The site would be a suitable location for development. Any development proposal should be designed to respect the setting of the listed buildings within and adjoining the site.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 134	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 134	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.5 Site NS3

Site Ref: NS4			
Settlement: North Stainley	Location: Former piggery, Lightwater Farm	Land Type: Greenfield	Site Area (ha): 2.7488
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site is a former pig farm surrounded by woodland in open countryside. It is a large site detached from the main built form of the village but the development at Lightwater Valley lies to the south west. The site would be a suitable location for development although there may be access issues as the view of the Highway Authority is that Water Lane would require significant improvements. Any development proposal would need careful layout and design.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by agents on behalf of the landowner for economic development with the intention of developing the site themselves.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 5000sqm	Current deliverability: Developable		

Villages N - R Sites 14

Site Ref: NS4			
Settlement: North Stainley	Location: Former piggery, Lightwater Farm	Land Type: Greenfield	Site Area (ha): 2.7488
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5000	For phasing years 11 - 15: 0	For phasing years 16 +: 0

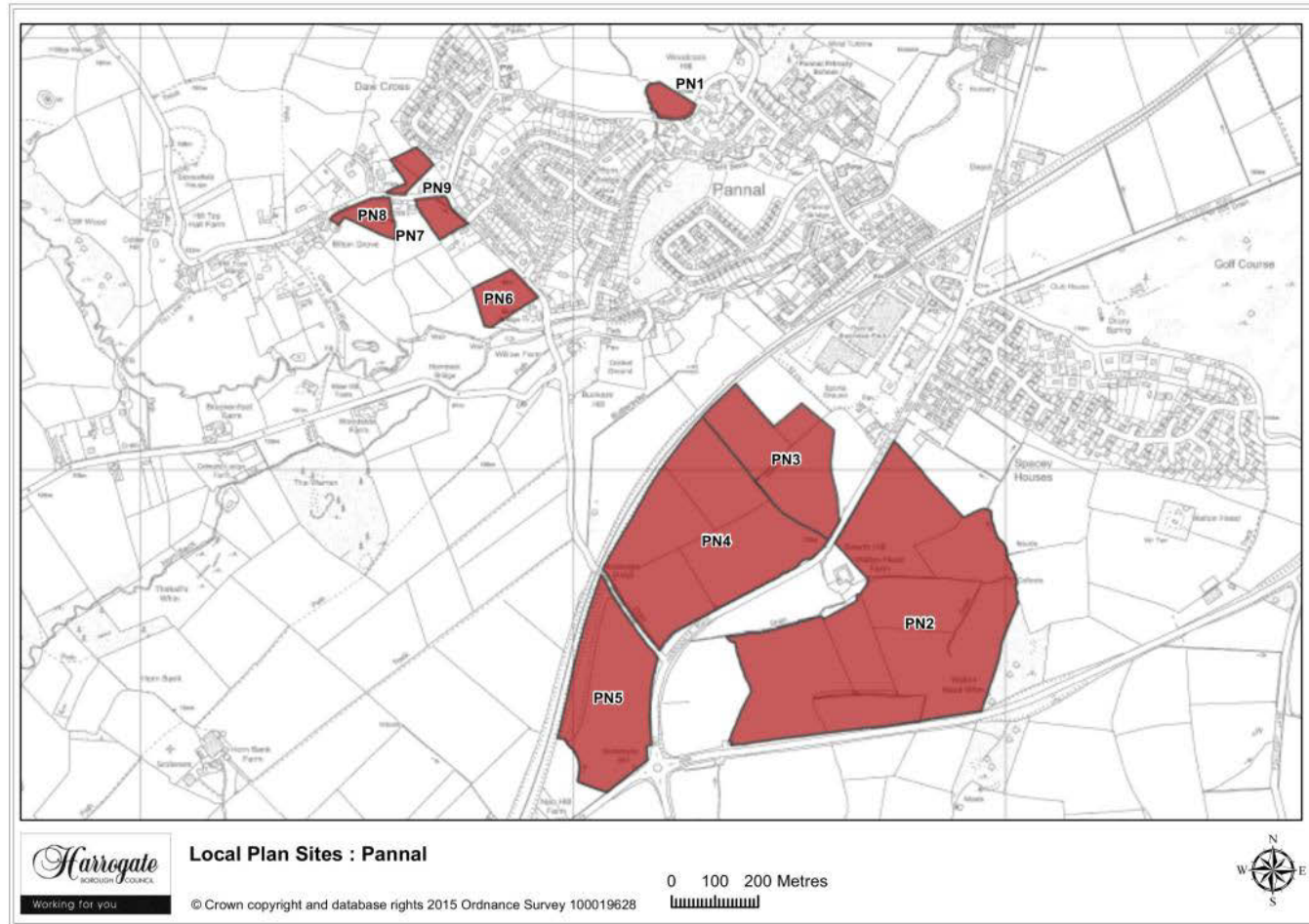
Table 14.6 Site NS4

Site Ref: NS5			
Settlement: North Stainley	Location: Land at Lightwater Farm	Land Type: Greenfield	Site Area (ha): 1.749
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.57	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a farm complex and adjoining paddocks detached from the main built form of the village. Development would cause harm to the wider landscape character.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the developer who intends to develop the site.		
Currently achievable? No	Achievability notes:		
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 14.7 Site NS5

14 Villages N - R Sites

Pannal Sites



Map 14.4 Pannal sites

Villages N - R Sites 14

Site Ref: PN1			
Settlement: Pannal	Location: Spring Lane	Land Type: Greenfield	Site Area (ha): 0.6344
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.57	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of a small irregular shaped overgrown paddock to the north of Spring Lane. There is some residential development on the other side of Spring Lane but otherwise the site is surrounded by agricultural land. A dilapidated timber storage building is situated at the north-west corner of the site and an electric substation is situated in the south west corner. The conservation area lies to the north east of the site. Clark Beck runs alongside the site's western boundary and the western part of the site is in an area at risk of flooding (Flood Zones 2 and 3) and development of this area should be avoided or it be determined through a FRA that flood risk issues could be satisfactorily addressed. There may also be access issues as there would be a need for significant improvements to Spring Lane and the location of the access would be difficult to achieve the required visibility. Subject to these issues being resolved development of the site may be acceptable if carefully designed.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 14	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.8 Site PN1

Site Ref: PN2			
Settlement: Pannal	Location: Walton Head	Land Type:	Site Area (ha):
Source: Call for sites	Proposal: Residential	Size of net residential area (ha):14.07	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a number of agricultural fields lying between the A61 and the A658. The site is separated from the village by a play area and agricultural fields. Public rights of way cross the site. Development of the site would not be well related to the settlement and as a site within the Green Belt it would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		

14 Villages N - R Sites

Site Ref: PN2			
Settlement: Pannal	Location: Walton Head	Land Type:	Site Area (ha):
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 14.9 Site PN2

Site Ref: PN3			
Settlement: Pannal	Location: Land south of Pannal, Phase 2	Land Type: Greenfield	Site Area (ha): 5.7244
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.72	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This site is located to the south of Pannal between the York-Leeds railway line and the A61 Princes Royal Way. The site consists of parts of three agricultural fields adjoining the village. The remainder of two of the fields have planning permission for playing fields and a new road access as part of the mixed use development on the site of the former Dunlopillo factory (part of site was identified in the withdrawn Sites and Policies DPD as site for sports, open space and recreation). Further agricultural fields adjoin the site to the southwest and across the A61 to the southeast. As a site within the Green Belt it would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by agent on behalf of the site developer.		
Currently achievable? No	Achievability notes:		
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 14.10 Site PN3

Site Ref: PN4			
Settlement: Pannal	Location: Land south of Pannal, Phase 3	Land Type: Greenfield	Site Area (ha): 13.5583
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 7.46	Assumed density (dph): 25

Villages N - R Sites 14

Site Ref: PN4			
Settlement: Pannal	Location: Land south of Pannal, Phase 3	Land Type: Greenfield	Site Area (ha): 13.5583
Currently suitable? No	Suitability notes: The site comprises several fields lying between the York-Leeds rail line to the north west and the A61 to the south east. Burn Bridge Lane forms the southern boundary. Agricultural land surrounds the site. The site is detached from the edge of any settlement and as a site within the Green Belt it would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? No	Achievability notes:		
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 14.11 Site PN4

Site Ref: PN5			
Settlement: Pannal	Location: Land south of Pannal, Phase 4	Land Type: Greenfield	Site Area (ha): 7.1108
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.62	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises several fields and lies between the York-Leeds rail line (to the west) and the A61/A658 (to the east and south). Bridge Lane forms the northern boundary. Agricultural land surrounds the site. The site is detached from the edge of any settlement and as a site within the Green Belt it would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes:		
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 14.12 Site PN5

14 Villages N - R Sites

Site Ref: PN6			
Settlement: Pannal	Location: Land adjoining Black Swan, Burn Bridge Road	Land Type: Greenfield	Site Area (ha): 1.1467
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.03	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field lying to the west of Burn Bridge Road and opposite residential development. The Black Swan PH lies to the south with agricultural fields to the west and north. Trees along the site boundary with the PH are protected by TPOs. The site would be a suitable location for residential development.		
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: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.13 Site PN6

Site Ref: PN7			
Settlement: Pannal	Location: Cross's Field, Hill Foot Lane	Land Type: Greenfield	Site Area (ha): 0.6623
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.60	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is situated at the junction of Hill Foot Lane and Burn Bridge Road and comprises a field containing a number of trees along its eastern boundary and in the southern half of the site. The site is surrounded by residential properties to the north, east and south with a further residential property, the Grade II Listed Dawcross Farm and an agricultural field to the west. Any development proposal would need careful layout and design and respect the setting of the heritage asset to the west.		
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: 14	Current deliverability: Developable		
When is the site likely to come forward?			

Villages N - R Sites 14

Site Ref: PN7			
Settlement: Pannal	Location: Cross's Field, Hill Foot Lane		Site Area (ha): 0.6623
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.14 Site PN7

Site Ref: PN8			
Settlement: Pannal	Location: Land south of Hill Foot Lane		Site Area (ha): 0.7921
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.71	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the south of Hill Foot Lane and comprises a field, divorced from the main built form of the village. To the east is the Grade II listed Dawcross Farm, there are large detached residential properties set back from the road in generous plots to the north, a farmstead to the west (including a Grade II* listed building) and open agricultural fields to the south. Development of the site would be detached from the main form of 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:		
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 14.15 Site PN8

Site Ref: PN9			
Settlement: Pannal	Location: Land north of Hill Foot Lane		Site Area (ha):
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.51	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is situated to the north of Hill Foot Lane and comprises an irregular shaped area consisting of two pastures. It lies opposite the Grade II Listed Dawcross Farm. Residential development encloses the site on three sides with further agricultural fields to the north. Any development proposal would need careful layout and design and respect the setting of the heritage asset to the west.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		

14 Villages N - R Sites

Site Ref: PN9			
Settlement: Pannal	Location: Land north of Hill Foot Lane	Land Type:	Site Area (ha):
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 12	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 12	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.16 Site PN9

Rainton Sites



Map 14.5 Rainton sites

14 Villages N - R Sites

Site Ref: RN1			
Settlement: Rainton	Location: The Grange	Land Type: Greenfield	Site Area (ha): 0.4326
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.39	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: This is an 'L' shaped site on the western side of the village. The narrow Back Lane forms the site's western boundary, beyond which are further agricultural buildings and a yard. To the north of the site is a digger company, Kramer Allied, and residential development is to the south and north-east. The site is part of a redundant farmstead comprising a range of agricultural buildings of different styles and sizes. Grange Farmhouse, which is Grade II listed, lies to the east of the site. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner (North Yorkshire County Council). A planning application (15/03436/ful) for 3 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 9	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.17 Site RN1

Site Ref: RN2			
Settlement: Rainton	Location: Former agricultural buildings	Land Type: Greenfield	Site Area (ha): 0.6266
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.56	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies on the eastern edge of the village and includes a range of farm buildings. To the west and northwest of the site is residential development with agricultural land to the east and south. There may be access issues as Sleights Lane will require significant improvement. The site would be a suitable location for residential development.		
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: 14	Current deliverability: Developable		
When is the site likely to come forward?			

Villages N - R Sites 14

Site Ref: RN2			
Settlement: Rainton	Location: Former agricultural buildings		Land Type: Greenfield
Site Area (ha): 0.6266			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 14	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.18 Site RN2

Site Ref: RN3			
Settlement: Rainton	Location: Village Farm, Sleights Lane		Land Type: Greenfield
Site Area (ha): 0.686			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 0.62
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of an irregular shaped field at the southern edge of the settlement. The site adjoins the residential edge of the settlement on three sides with open countryside to the south. The site would be a suitable location for residential development. Any proposal would need careful design and landscaping to ensure the site is integrated with existing development.		
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: 15	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 15	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.19 Site RN3

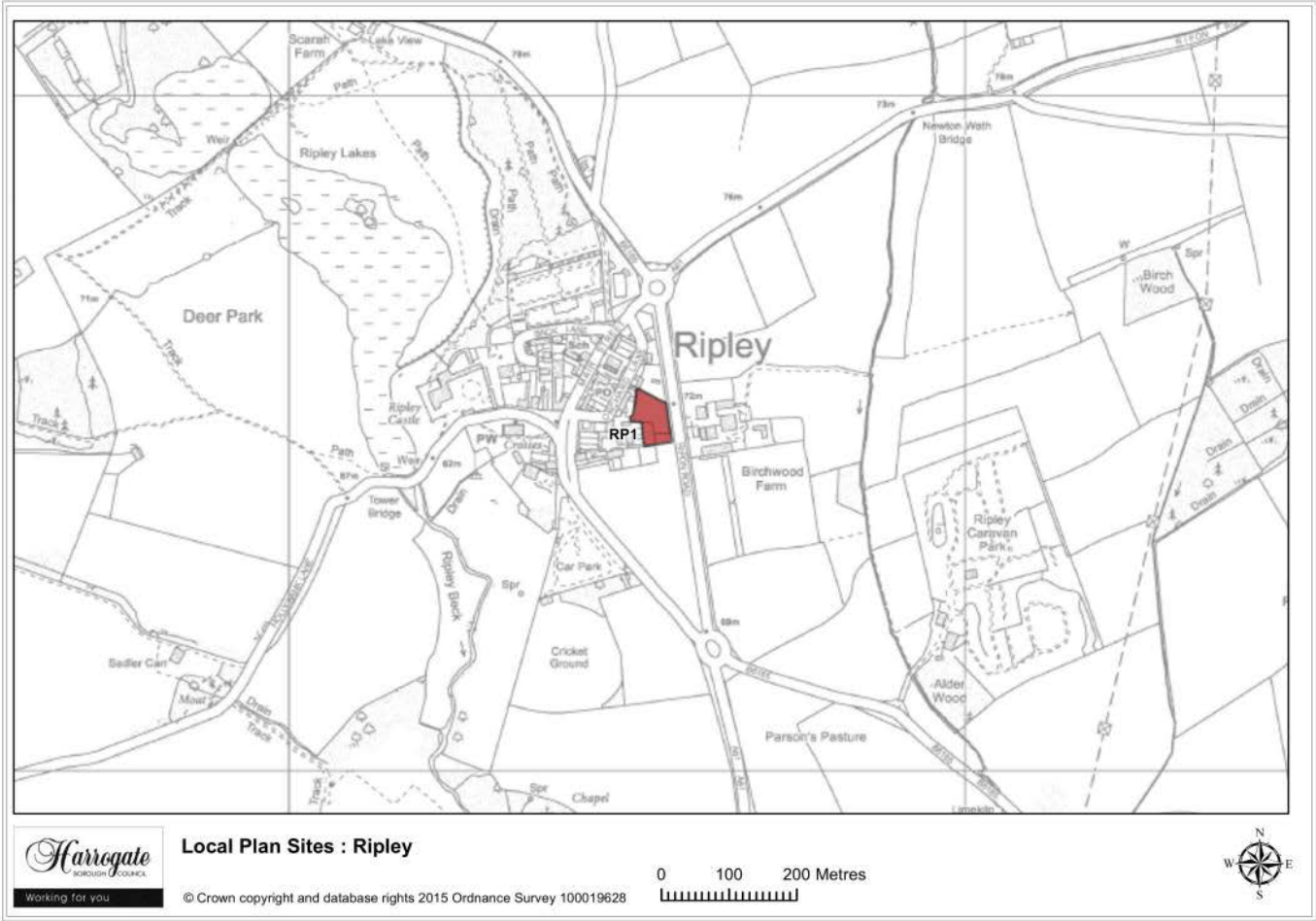
Site Ref: RN4			
Settlement: Rainton	Location: Land at Brakehill Farm		Land Type: Greenfield
Site Area (ha): 1.2727			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 1.15
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site is a large arable field to the south of Sleights Lane with residential development to the north and west of the site. There are fields to the east and south. The site would be a suitable location for residential development. Any proposal would need to retain the rural character and established layout and setting of the village in the landscape.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		

14 Villages N - R Sites

Site Ref: RN4			
Settlement: Rainton	Location: Land at Brakehill Farm	Land Type: Greenfield	Site Area (ha): 1.2727
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 28	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 28	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.20 Site RN4

Ripley Sites



Map 14.6 Ripley sites

14 Villages N - R Sites

Site Ref: RP1			
Settlement: Ripley	Location: Land off Orchard Lane	Land Type: Greenfield	Site Area (ha): 0.3323
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.33	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises several paddocks and lies between the back of residential properties on Orchard Lane and the A61. The site is within the conservation area. The site is well contained and would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. A planning application (15/01639/FUL) for five dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is known interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 5	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 5	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 14.21 Site RP1

Appendix 15 Villages S - T Sites

Sawley Sites



Map 15.1 Sawley sites

15 Villages S - T Sites

Site Ref: SW1			
Settlement: Sawley	Location: Land adjacent to Hill Top Farm Cottage	Land Type: Greenfield	Site Area (ha): 1.8732
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.69	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a broadly rectangular field currently in use as grazing land. The site lies north west of the main built form of the village of Sawley in open countryside. Development of the site would be divorced from the main built form of the village and appear isolated in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 15.1 Site SW1

Site Ref: SW2			
Settlement: Sawley	Location: Land north of Hill Top Farm	Land Type: Greenfield	Site Area (ha): 1.62
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.46	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north west of the main built form of the village of Sawley and is currently used as grazing land. The site is divorced from the main built form of the village and development would appear isolated in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 15.2 Site SW2

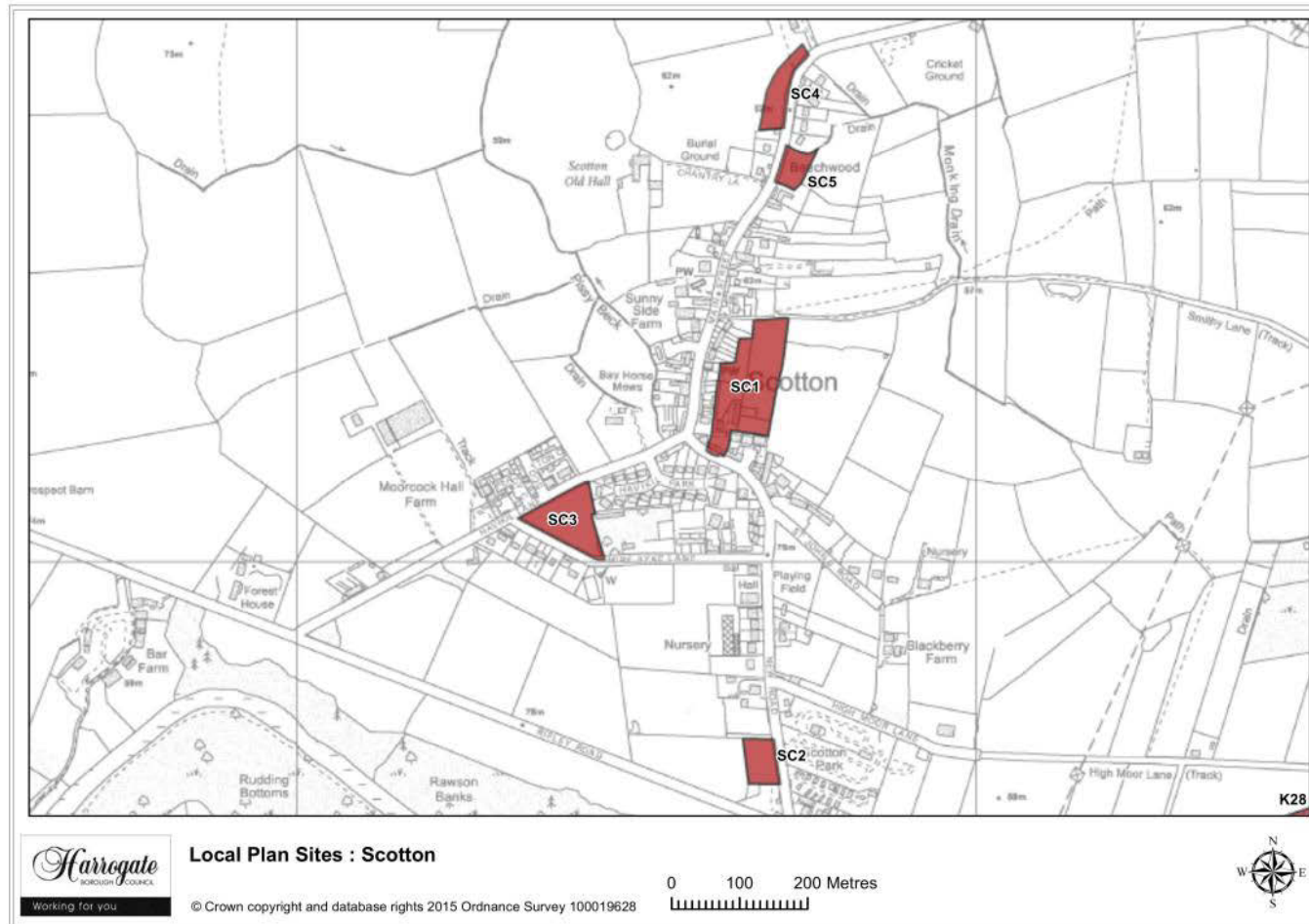
Villages S - T Sites 15

Site Ref: SW3			
Settlement: Sawley	Location: Land to the south of Hill Top Farm	Land Type: Greenfield	Site Area (ha): 1.1876
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.07	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north west of the main built form of the village of Sawley and is currently used as grazing land. The site is divorced from the main built form of the village and development would appear isolated in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 15.3 Site SW3

15 Villages S - T Sites

Scotton Sites



Map 15.2 Scotton sites

Villages S - T Sites 15

Site Ref: SC1			
Settlement: Scotton	Location: Land off Main Street	Land Type: Greenfield	Site Area (ha): 1.3906
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.25	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises of two rectilinear fields, a farmhouse, ancillary farm buildings and parking areas. The site is accessed off both Smithy Lane to the north and via the farmhouse access from Main Street to the south. The view of the Highway Authority is that there may be access issues in achieving the necessary visibility and part of Main Street narrow in nature. There is residential development to the south and west of the site and agricultural land to the east. Subject to resolving access issues, the site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping.		
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: 31	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 31	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.4 Site SC1

Site Ref: SC2			
Settlement: Scotton	Location: Land off New Road	Land Type: Greenfield	Site Area (ha): 0.3055
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.31	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a small rectangular field bordering New Lane to the east. To the west are fields and to the east across New Lane Knarborough Caravan Club park. The site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner who intends to develop the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 7	Current deliverability: Deliverable		
When is the site likely to come forward?			

15 Villages S - T Sites

Site Ref: SC2			
Settlement: Scotton	Location: Land off New Road		Land Type: Greenfield
Site Area (ha): 0.3055			
For phasing years 0 - 5: 7	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.5 Site SC2

Site Ref: SC4			
Settlement: Scotton	Location: Land at Low Moor Lane		Land Type: Greenfield
Site Area (ha): 0.3552			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 0.36	
Currently suitable? No	Suitability notes: The site comprises part of a larger field creating a narrow strip of frontage bordering the western edge of Main Street. Development would not be well related to the built form of the village.		
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:		
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 15.6 Site SC4

Site Ref: SC5			
Settlement: Scotton	Location: Land east of Main Street		Land Type: Greenfield
Site Area (ha): 0.2254			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
		Size of net residential area (ha): 0.22	
Currently suitable? Yes	Suitability notes: The site comprises an agricultural field to the east of Main Street. There is residential development to the north, west and south of the site and open countryside to the east. There are several mature trees along the eastern boundary one of which is the subject of a TPO. The site would be a suitable location for development.		
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.		

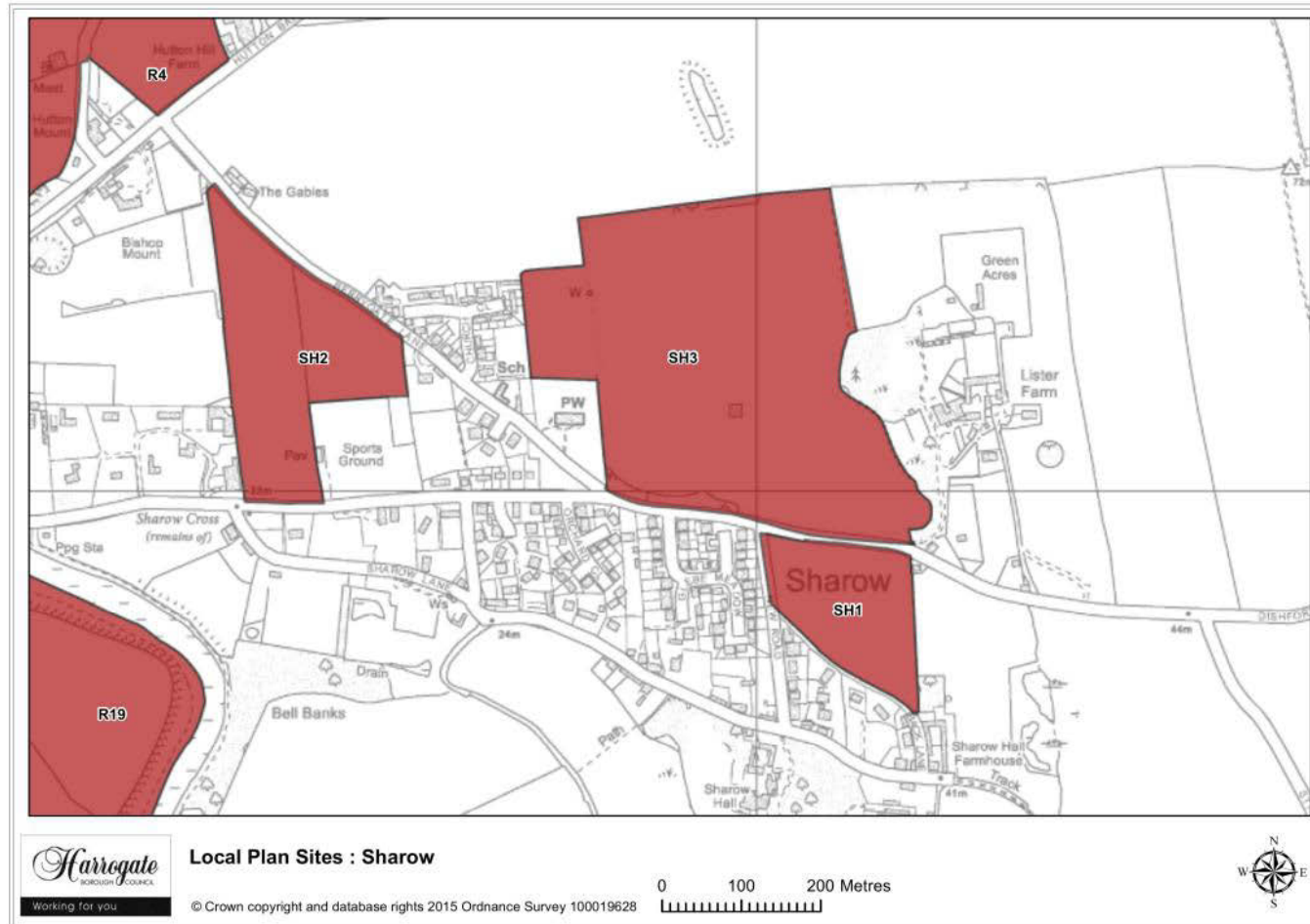
Villages S - T Sites 15

Site Ref: SC5			
Settlement: Scotton	Location: Land east of Main Street	Land Type: Greenfield	Site Area (ha): 0.2254
Potential yield: 5	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 5	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.7 Site SC5

15 Villages S - T Sites

Sharow Sites



Map 15.3 Sharow sites

Villages S - T Sites 15

Site Ref: SH1			
Settlement: Sharow	Location: Land at New Road	Land Type: Greenfield	Site Area (ha): 2.7996
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.10	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field on the eastern edge of the village. There is residential development to the south and west. The site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping.		
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: 52	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 52	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.8 Site SH1

Site Ref: SH2			
Settlement: Sharow	Location: Land north of Dishforth Road	Land Type: Greenfield	Site Area (ha): 5.0671
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.29	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a roughly 'L' shaped site located between Berrygate Lane to the North and Dishforth Road to the south. To the northwest is Bishop Mount House and gardens and to the south-west a residential care home. Outside the site and to the south and east is the sports ground and pavilion. Trees along the north west and south east site boundaries are protected by TPOs. The site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping.		
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: 82	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 82	For phasing years 11 - 15: 0	For phasing years 16 +: 0

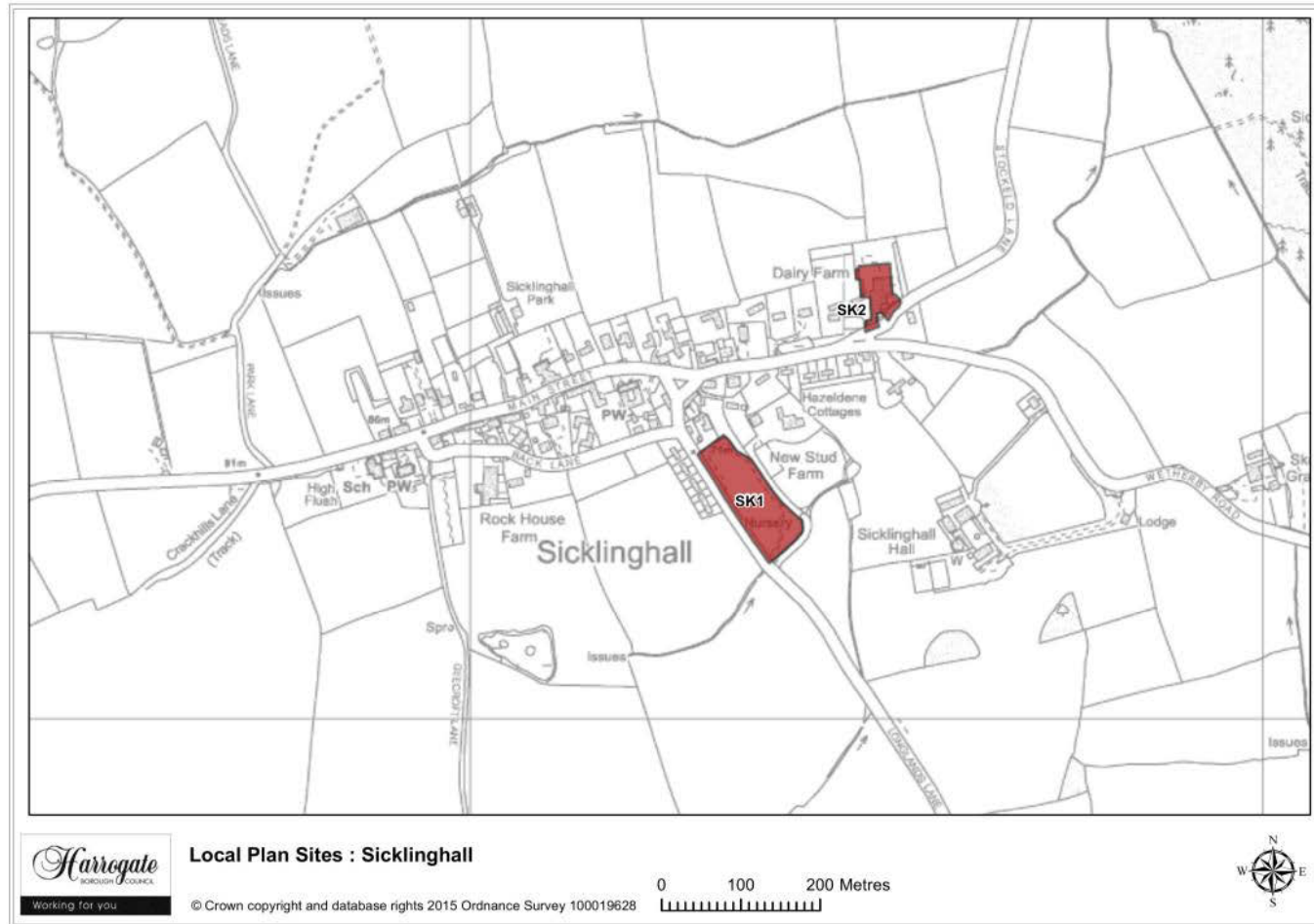
Table 15.9 Site SH2

15 Villages S - T Sites

Site Ref: SH3			
Settlement: Sharow	Location: Land to the west of Lister Farm	Land Type: Greenfield	Site Area (ha): 14.9968
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 8.25	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the north of the village and comprises several fields (or parts of fields). Trees along parts of the site boundaries, including the frontage with Dishforth Road, and within the site are protected by TPOs. To the west of the site is the Grade II listed church. The site would be a suitable location for development. Any development proposal would need careful design, layout and landscaping to reflect the setting of village, TPOs on the site and the setting of the heritage asset.		
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: 206	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 66	For phasing years 16 +: 0

Table 15.10 Site SH3

Sicklinghall Sites



Map 15.4 Sicklinghall sites

15 Villages S - T Sites

Site Ref: SK1			
Settlement: Sicklinghall	Location: Paddock, Longlands Lane	Land Type: Greenfield	Site Area (ha): 0.8853
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.80	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a narrow elongated field to the north east of Longlands Lane. There is housing opposite the northern part of the site on the other side of Longlands Lane. Trees on the site boundary are protected by TPOs. Development of the northern part of the site would be more well related to the built form of the village than the southern part but as a site within the Green Belt it would not be considered a suitable location for development. Access may also be an issue as in the view of the Highway Authority, Longlands Lane would require significant improvement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 15.11 Site SK1

Site Ref: SK2			
Settlement: Sicklinghall	Location: Dairy Farm	Land Type: Greenfield	Site Area (ha): 0.2744
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.27	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site contains buildings and hard standing associated with the existing dairy farm on the eastern edge of the village. The site is within the Green Belt, however, as a previously developed site development may be acceptable provided it does not result in any material loss of Green Belt openness. Access may also be an issue as in the view of the Highway Authority, Stokeld Lane would require significant improvement.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 6	Current deliverability: Developable		
When is the site likely to come forward?			

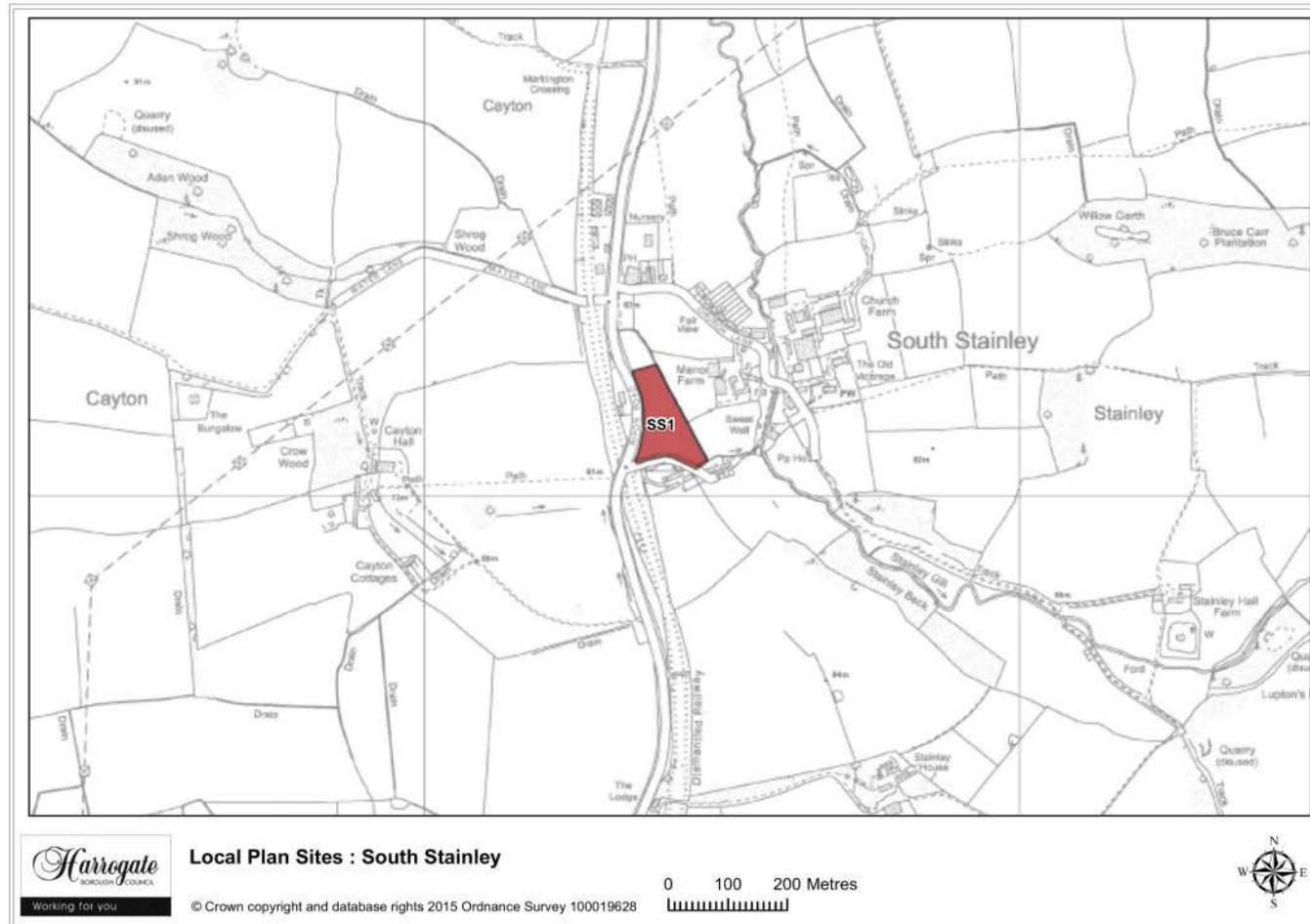
Villages S - T Sites 15

Site Ref: SK2				
Settlement: Sicklinghall	Location: Dairy Farm		Land Type: Greenfield	Site Area (ha): 0.2744
For phasing years 0 - 5: 0	For phasing years 6 - 10: 6	For phasing years 11 - 15: 0	For phasing years 16 +: 0	

Table 15.12 Site SK2

15 Villages S - T Sites

South Stainley Sites



Map 15.5 South Stainley sites

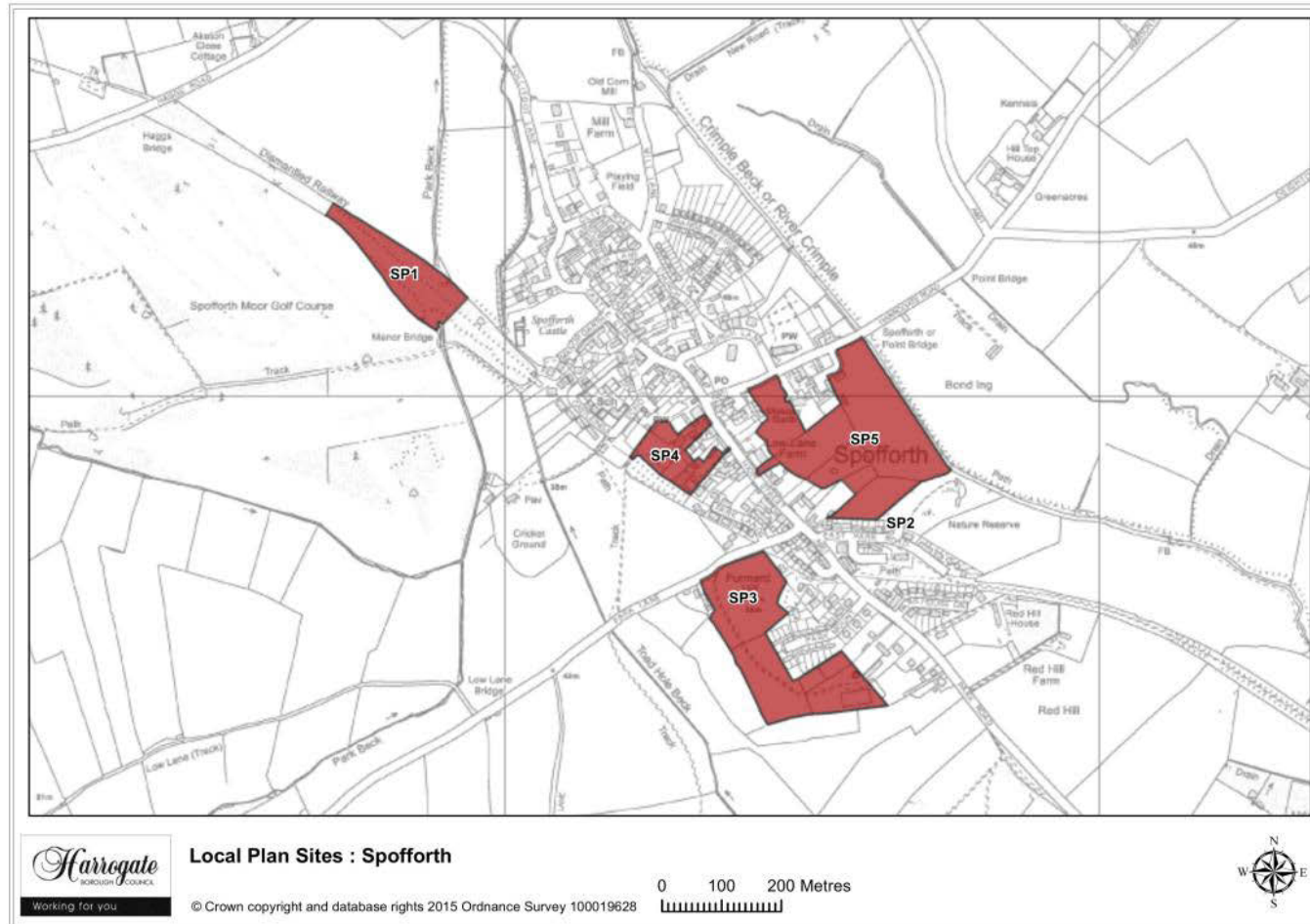
Villages S - T Sites 15

Site Ref: SS1			
Settlement: South Stainley	Location: Land to the east of the A61	Land Type: Greenfield	Site Area (ha): 1.129
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.02	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field to the east of Ripon Road. Agricultural fields lie to the east, and beyond this a working farm on the edge of South Stainley. There are several dwellings and an access track adjacent to the southern boundary, while to the west there is a single dwelling, a former railway embankment and open countryside. Further agricultural land and a pub car park lie to the north. There may be access issues as in the view of the Highway Authority it may be difficult to achieve the appropriate visibility onto Ripon Road. Subject to this, development of the site which respected the design and grain of the village may be acceptable.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the joint landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 25	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 25	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.13 Site SS1

15 Villages S - T Sites

Spofforth Sites



Map 15.6 Spofforth sites

Villages S - T Sites 15

Site Ref: SP1			
Settlement: Spofforth	Location: The Old Railway Cutting	Land Type: Greenfield	Site Area (ha): 1.5345
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.38	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of the former railway line embankment to the north western edge of the village. The site is located in Green Belt. Development would be detached from the village and there is no obvious point of access to the site from an adopted highway.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the joint landowners.		
Currently achievable? No	Achievability notes:		
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 15.14 Site SP1

Site Ref: SP2			
Settlement: Spofforth	Location: Land to the rear of East Park Road	Land Type: Greenfield	Site Area (ha): 0.5705
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.51	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is an area of unmanaged grassland situated to the rear of dwellings along East Park Road. A Local Nature Reserve and play area adjoin the site's south east boundary with arable land to the north and pasture to the north west together with rear garden areas. The conservation area lies to the north west of the site. The site has no point of access and would require third party land. Development of the site would harm the setting of the village, the conservation area and landscape character of the area.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the joint landowners.		
Currently achievable? No	Achievability notes:		
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 15.15 Site SP2

15 Villages S - T Sites

Site Ref: SP3			
Settlement: Spofforth	Location: Land south of Park Lane	Land Type: Greenfield	Site Area (ha): 3.5067
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.63	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a field to the south of Park Lane. There is residential development on the eastern boundary and open fields to the south, west and north. The site is within the Green Belt and would not be considered a suitable location for development. The site comprises a field to the south of Park Lane. There is residential development on the eastern boundary and open fields to the south, west and north. There may be access issues as in the view of the Highway Authority, Park Lane is narrow and would require significant improvement. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 15.16 Site SP3

Site Ref: SP4			
Settlement: Spofforth	Location: Land at Castle Farm	Land Type: Greenfield	Site Area (ha): 0.9859
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.89	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a former farmstead and contains a mixture of historic buildings and garden areas within the conservation area. It is enclosed by housing to the north, housing that fronts onto the High Street to the east, more recent housing to the south and the former railway embankment to the west. The trees on the embankment are subject to a TPO and a Grade II listed building sits on the frontage of the site with High Street. The site would be a suitable location for development, perhaps through conversion of existing buildings, that respected the character of the conservation area and setting of the heritage assets.		
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: 22	Current deliverability: Developable		
When is the site likely to come forward?			

Villages S - T Sites 15

Site Ref: SP4			
Settlement: Spofforth	Location: Land at Castle Farm		Land Type: Greenfield
Site Area (ha): 0.9859			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 22	For phasing years 11 - 15: 0	For phasing years 16 +: 0

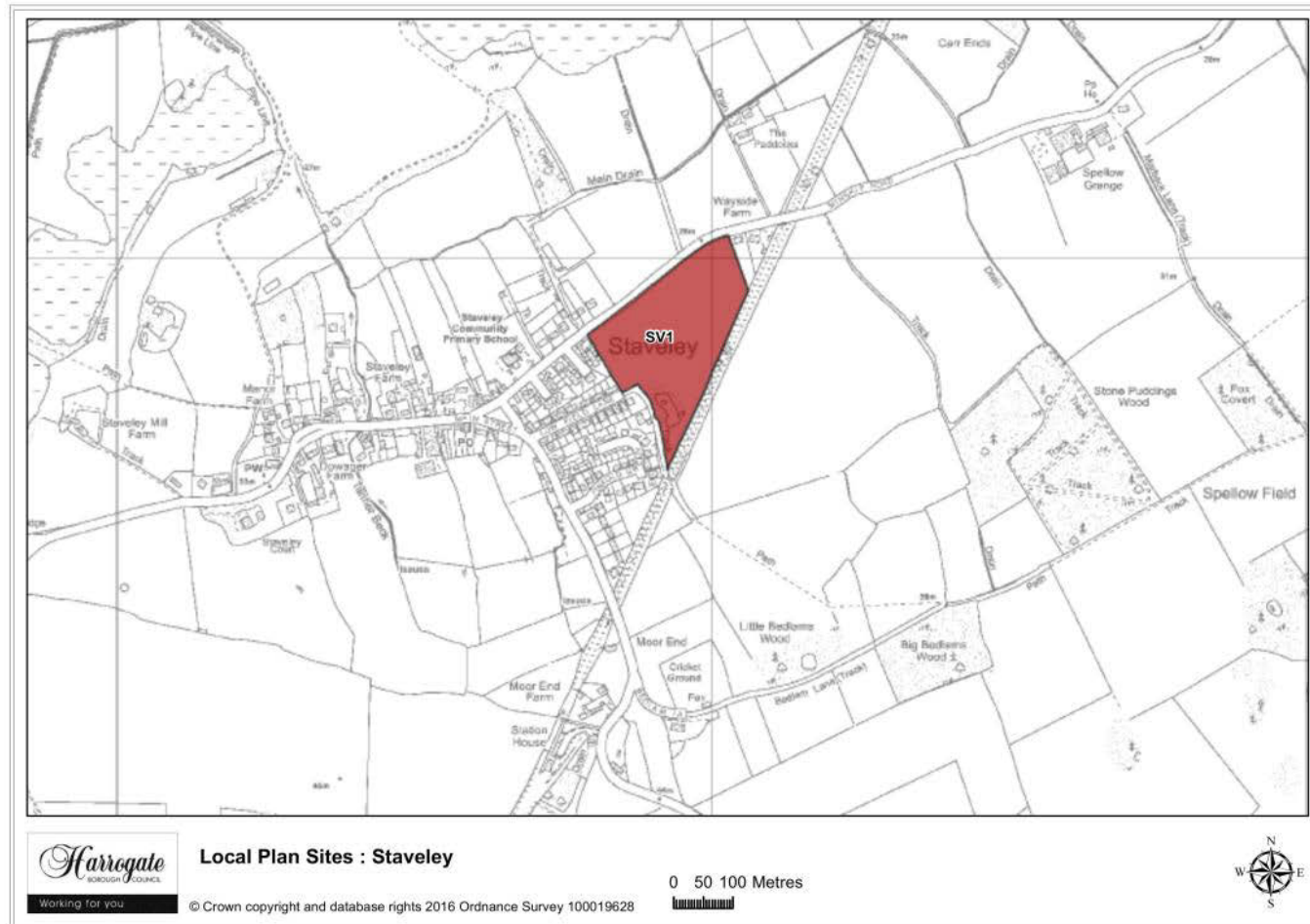
Table 15.17 Site SP4

Site Ref: SP5			
Settlement: Spofforth	Location: Land at Massey Garth		Land Type: Greenfield
Site Area (ha): 4.9958			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha): 3.75
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site consists of several small areas of pasture and one large arable field to the south of Harrogate Road and east of Spofforth High Street. There is residential development to the northwest and southwest of the site. Parts of the site are within the conservation area and several Grade II* and Grade II listed buildings lie close to the north west of the site. The site would be a suitable location for development that respected the character of the conservation area and setting of the heritage assets.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the joint landowners of part of the site and a speculative developer.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 93	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 93	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.18 Site SP5

15 Villages S - T Sites

Staveley Sites



Map 15.7 Staveley sites

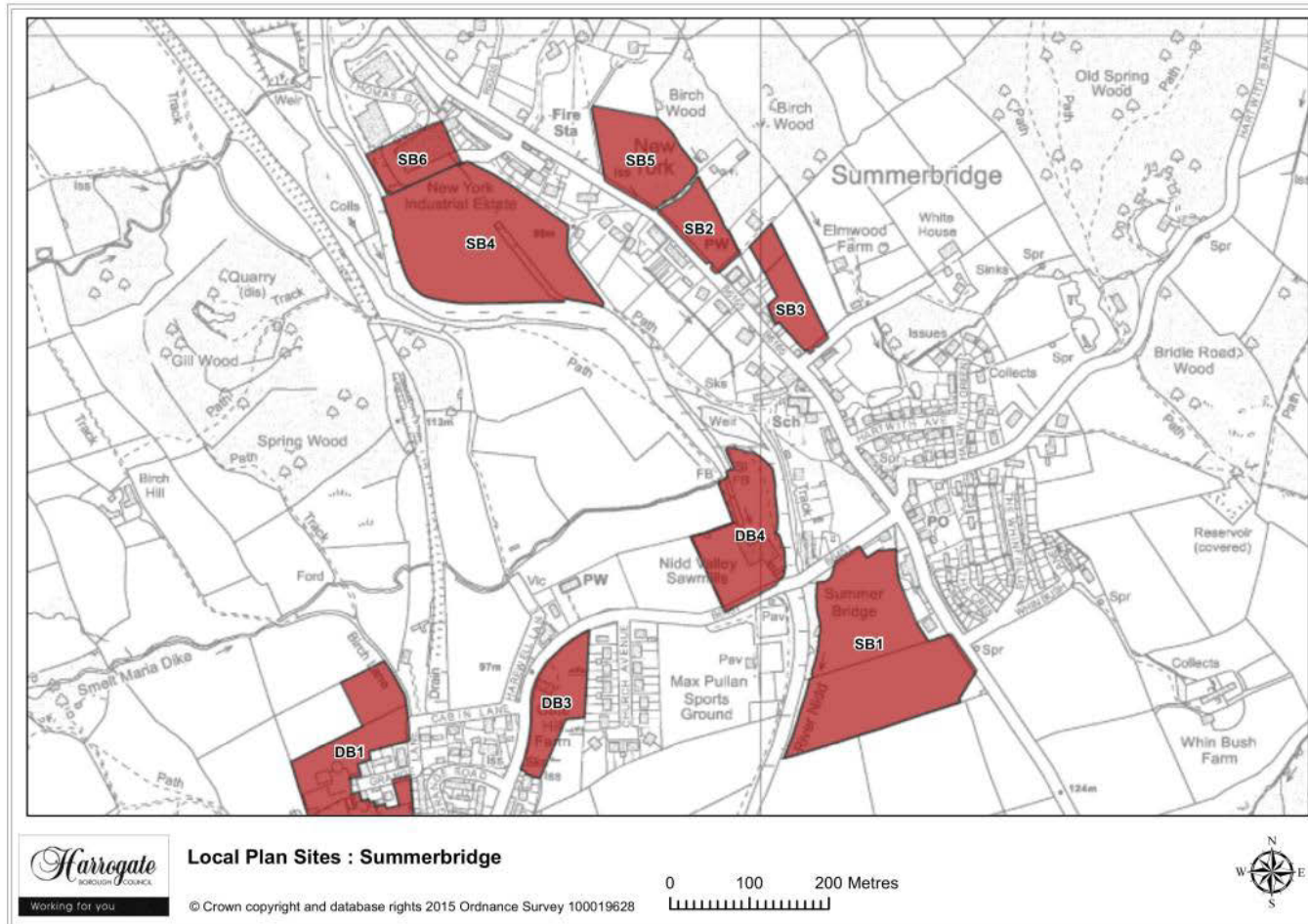
Villages S - T Sites 15

Site Ref: SV1			
Settlement: Staveley	Location: Land between Minskip Road and Low Field Lane	Land Type: Greenfield	Site Area (ha): 4.7980
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.47	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the south east of Minskip Road and comprises a fields, a small woodland and wetland area at the south west corner of the site and wooded former railway line along part of the eastern site boundary. Residential development lies to the south west of the site, there are two detached properties to the north east boundary and agricultural land to the northwest and south east. The site is visually contained and would be a suitable location for development. The wetland area may have some ecological value and if so there will be the need for appropriate mitigation measures possibly including reducing the size of the developable area.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 86	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 86	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.19 Site SV1

15 Villages S - T Sites

Summerbridge Sites



Map 15.8 Summerbridge sites

Villages S - T Sites 15

Site Ref: SB1			
Settlement: Summerbridge	Location: Clough House Farm	Land Type: Greenfield	Site Area (ha): 3.4236
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.57	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two fields used for grazing located to the south of the B6451 on the south western edge of Summerbridge, immediately adjoining the existing built form. The site is bounded to the west by the River Nidd and to the east by residential properties fronting onto East View, there is agricultural land to the south. To the north west of the site are two Grade II listed buildings and the site is within the Nidderdale AONB. The site would be a suitable location for development. Any development proposal would need to reflect the sites' location within the AONB and the setting of the heritage assets.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 64	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 64	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.20 Site SB1

Site Ref: SB3			
Settlement: Summerbridge	Location: Land to rear of Elmwood Terrace	Land Type: Greenfield	Site Area (ha): 0.6294
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.57	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is located to the north of Summerbridge, immediately adjoining the existing built form of the village. To the east is agricultural land and to the south and west is existing residential development, fronting onto the B6165. The site is within the Nidderdale AONB. Access to the site is via a narrow and steep lane, which would require significant improvement to accommodate two way traffic. The site is in use as grazing land, with a small section of the site at the southern end fenced off for use as an allotment. The site would be a suitable location for development. Any development proposal would need careful design and layout.		
Currently available? No	Availability notes: The site has been promoted by the Parish Council but there is no confirmation of the landowners intentions regarding the site.		
Currently achievable? Yes	Achievability notes: Development of the site would be viable and achievable.		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

15 Villages S - T Sites

Site Ref: SB3			
Settlement: Summerbridge	Location: Land to rear of Elmwood Terrace		Land Type: Greenfield
Site Area (ha): 0.6294			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.21 Site SB3

Site Ref: SB4			
Settlement: Summerbridge	Location: Land at New York Mill		Land Type: Greenfield
Site Area (ha): 3.2904			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north west of Summerbridge, to the south of the B6165. The site is a greenfield site, with a wooded area at the south eastern corner and a former mill race running through part of the site. A large area of the site has been planted with pine trees. To the north is a large traditional stone built mill building. The site is within the Nidderdale AONB. To the west and south the site is bounded by the River Nidd and all the site is within an area at risk of flooding (Flood Zones 2 and 3, including Flood Zone 3b) 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:		
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 15.22 Site SB4

Site Ref: SB5			
Settlement: Summerbridge	Location: Land at Braisty Woods		Land Type: Greenfield
Site Area (ha): 1.0938			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises an irregular shaped grass field with woodland to the east boundary and a group of trees in the southern corner. The south western boundary of the site is formed by the B6165, fronting onto which is linear residential development. To the north east of the site is the Birch Wood SINC and the site is within the Nidderdale AONB. To the south east is a site that has planning permission for residential development. The site would be a suitable location for development.		
Size of net residential area (ha): 0.98			

Villages S - T Sites 15

Site Ref: SB5			
Settlement: Summerbridge	Location: Land at Braisty Woods	Land Type: Greenfield	Site Area (ha): 1.0938
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: 24	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 24	For phasing years 11 - 15: 0	For phasing years 16 +: 0

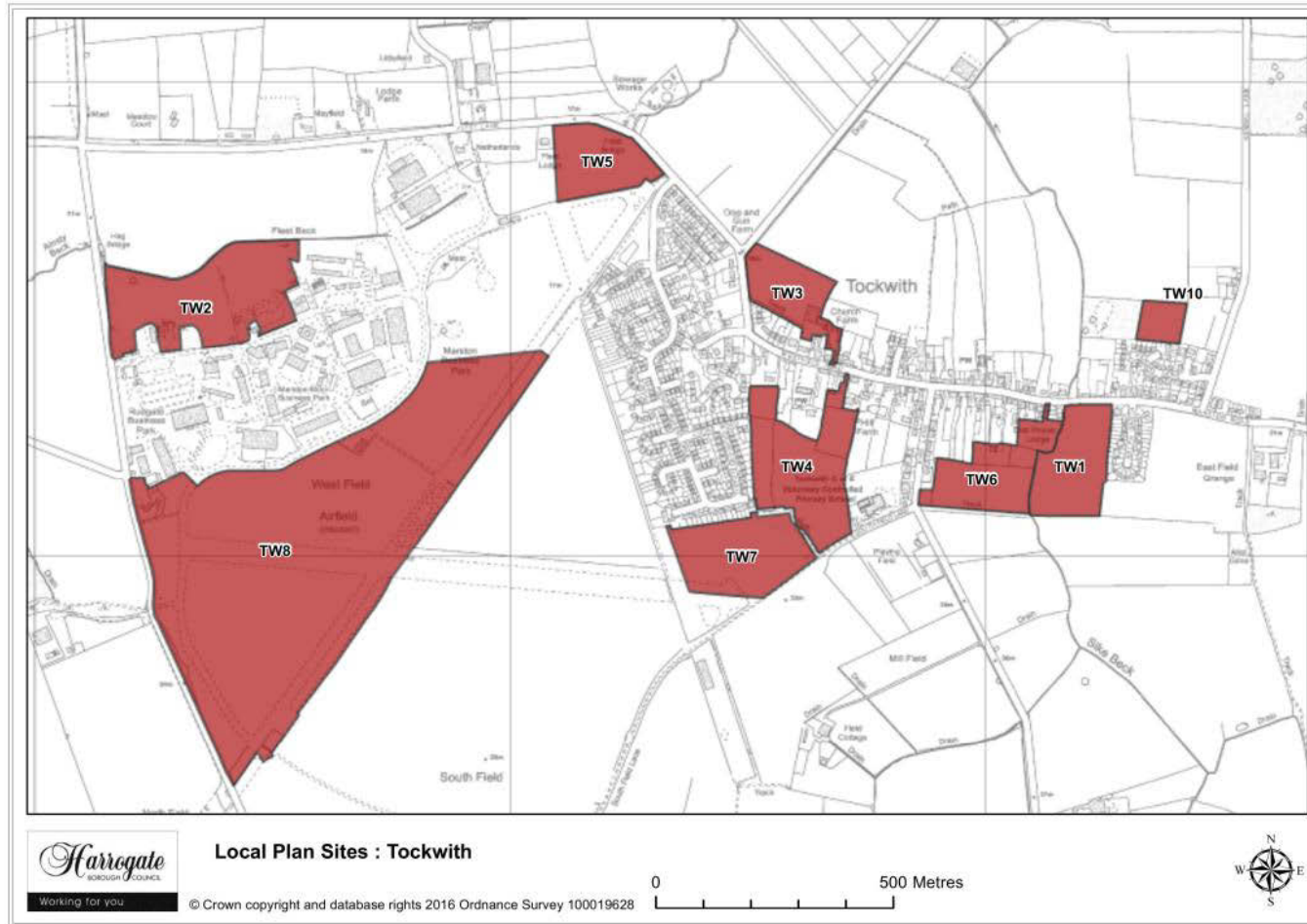
Table 15.23 Site SB5

Site Ref: SB6			
Settlement: Summerbridge	Location: New York Mill	Land Type: Brownfield	Site Area (ha): 0.6069
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.55	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north west of Summerbridge. A large traditional stone built mill building occupies a significant part of the site, with the remainder of the site providing hardstanding/parking areas for the mill. The mill is in existing employment use. To the north of the site are a number of industrial units on the New York Industrial Estate. The site is bounded to the west by the River Nidd, to the east by existing residential properties located on Orchard Close and to the south by a greenfield site (site SB4). Nearly all of the site lies 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. As an existing employment site it would also need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner. The mill is occupied by a number of businesses which are subject to leases.		
Currently achievable? No	Achievability notes:		
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 15.24 Site SB6

15 Villages S - T Sites

Tockwith Sites



Map 15.9 Tockwith sites

Villages S - T Sites 15

Site Ref: TW1			
Settlement: Tockwith	Location: Land to the south of Marston Road	Land Type: Greenfield	Site Area (ha): 3.0893
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.32	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a large agricultural field to the south of Marston Road towards the east of the village. Linear development lies opposite to the north and adjacent to the west. The conservation area lies to the north and north west of the site and the site is within the boundary of the Registered Historic Battlefield . The Sike Beck runs down the western boundary of the site and this part of the site is within an area at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site would be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 57	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 57	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.25 Site TW1

Site Ref: TW2			
Settlement: Tockwith	Location: Land to the north of Marston Business Park	Land Type: Greenfield	Site Area (ha): 6.4854
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises part agricultural land and part hard standing situated between the industrial estate and Fleet Beck. There are areas of woodland along the southern, northern and eastern boundaries with some along the Rudgate road frontage covered by TPOs. The site would be a suitable location as an extension to the existing business park area.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner for housing or economic development.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 26000sqm	Current deliverability: Developable		
When is the site likely to come forward?			

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Site Ref: TW2			
Settlement: Tockwith	Location: Land to the north of Marston Business Park	Land Type: Greenfield	Site Area (ha): 6.4854
For phasing years 0 - 5: 0	For phasing years 6 - 10: 20000	For phasing years 11 - 15: 6000	For phasing years 16 +: 0

Table 15.26 Site TW2

Site Ref: TW3			
Settlement: Tockwith	Location: Church Farm	Land Type: Greenfield	Site Area (ha): 2.3995
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.80	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two distinct parts, a rectangular field to the west and a redundant farmyard which contains vacant agricultural buildings of various sizes. This part of the site is within the conservation area which lies to the south and west of the site. The site adjoins residential development on all but its northern boundary where there is agricultural land. The site would be a suitable location for development with any development proposal designed to reflect the grain of the village and the setting of the conservation area.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 44	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 44	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.27 Site TW3

Site Ref: TW4			
Settlement: Tockwith	Location: Land to the north of Southfield Lane	Land Type: Greenfield	Site Area (ha): 5.0542
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.79	Assumed density (dph): 25
Currently suitable? Yes	Suitability notes: The site comprises several fields used for grazing. Southfield Lane runs along the site's southern boundary, to the west is a residential estate and to the east the village primary school with open playing fields. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner and a national housebuilder who have a development option on the site. A planning application (15/01484/FULMAJ) for 126 dwellings has been submitted but not yet determined.		

Villages S - T Sites 15

Site Ref: TW4			
Settlement: Tockwith	Location: Land to the north of Southfield Lane	Land Type: Greenfield	Site Area (ha): 5.0542
Currently achievable? Yes	Achievability notes: There is know interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 126	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 126	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.28 Site TW4

Site Ref: TW5			
Settlement: Tockwith	Location: Land at Fleet Lane	Land Type: Greenfield	Site Area (ha): 2.6688
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.00	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field in agricultural use which lies to the north of the former airfield runways. Fleet Lane runs along the northern and eastern site boundaries and there is residential development to the south east of the site. A part of the site adjoining Fleet Lane is an area at risk of flooding (Flood Zone) and development of this area would need to be avoided or it be determined through a FRA that flood risk issues could be satisfactorily addressed. The site would be a suitable location for residential development designed to include appropriate landscape mitigation.		
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: 50	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 50	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.29 Site TW5

15 Villages S - T Sites

Site Ref: TW6			
Settlement: Tockwith	Location: Land south of Marston Road	Land Type: Greenfield	Site Area (ha): 3.2521
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.44	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises several smaller fields. The site has a small road frontage with Kirk Lane on its western boundary and there is a further access onto Marston Road to the north. The Conservation Area lies on the northern boundary of the site. The Sike Beck runs down the eastern boundary of the site and this part of the site is within an area at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site would be a suitable location for development with any development proposal designed to respect the setting of the conservation area and incorporate appropriate landscaping to integrate development.		
Currently available? Yes	Availability notes: The site is in multiple ownerships and has been subject to marketing.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 60	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 60	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.30 Site TW6

Site Ref: TW8			
Settlement: Tockwith	Location: Tockwith Airfield	Land Type: Greenfield	Site Area (ha): 32.4376
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 17.84	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises land within the former airfield. It is situated east of Roman Road and south of the Marston Business Park. It contains a number of parcels of land in a number of different uses. There is a bungalow to the east, whilst the former runway running north-east to south-west is in various uses. The parcels of land between the runway and former perimeter tracks are predominantly in agricultural use. The site would be a suitable location for development with appropriate landscape mitigation.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a development promoter.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 446	Current deliverability: Developable		
When is the site likely to come forward?			

Villages S - T Sites 15

Site Ref: TW8			
Settlement: Tockwith	Location: Tockwith Airfield		Land Type: Greenfield
Site Area (ha): 32.4376			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 146

Table 15.31 Site TW8

Site Ref: TW9			
Settlement: Tockwith	Location: Land west of Blind Lane		Land Type: Greenfield
Site Area (ha): 1.5704			
Source: Ad-hoc submission	Proposal: Employment		Size of net residential area (ha): n/a
Assumed density (dph): n/a			
Currently suitable? No	Suitability notes: The site comprises a field some distance from the edge of the settlement. The predominant surrounding land use is agricultural land but to the south west and east of the site there is some existing development comprising a number of commercial uses. The view of the Highway Authority is that the site has no access to an adoptable highway.		
Currently available? Yes	Availability notes:		
Currently achievable? No	Achievability notes:		
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 15.32 Site TW9

Site Ref: TW10			
Settlement: Tockwith	Location: Land off Kendal Gardens		Land Type: Greenfield
Site Area (ha): 0.7698			
Source: Ad-hoc submission	Proposal: Residential		Size of net residential area (ha): 0.69
Assumed density (dph): 25			
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a field lying to the north of residential development on Kendal Gardens. To the west is a wooded area, to the north and east agricultural land. The site has no road frontage and would require third party land to secure access.		
Currently available? Yes	Availability notes: The site 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.		

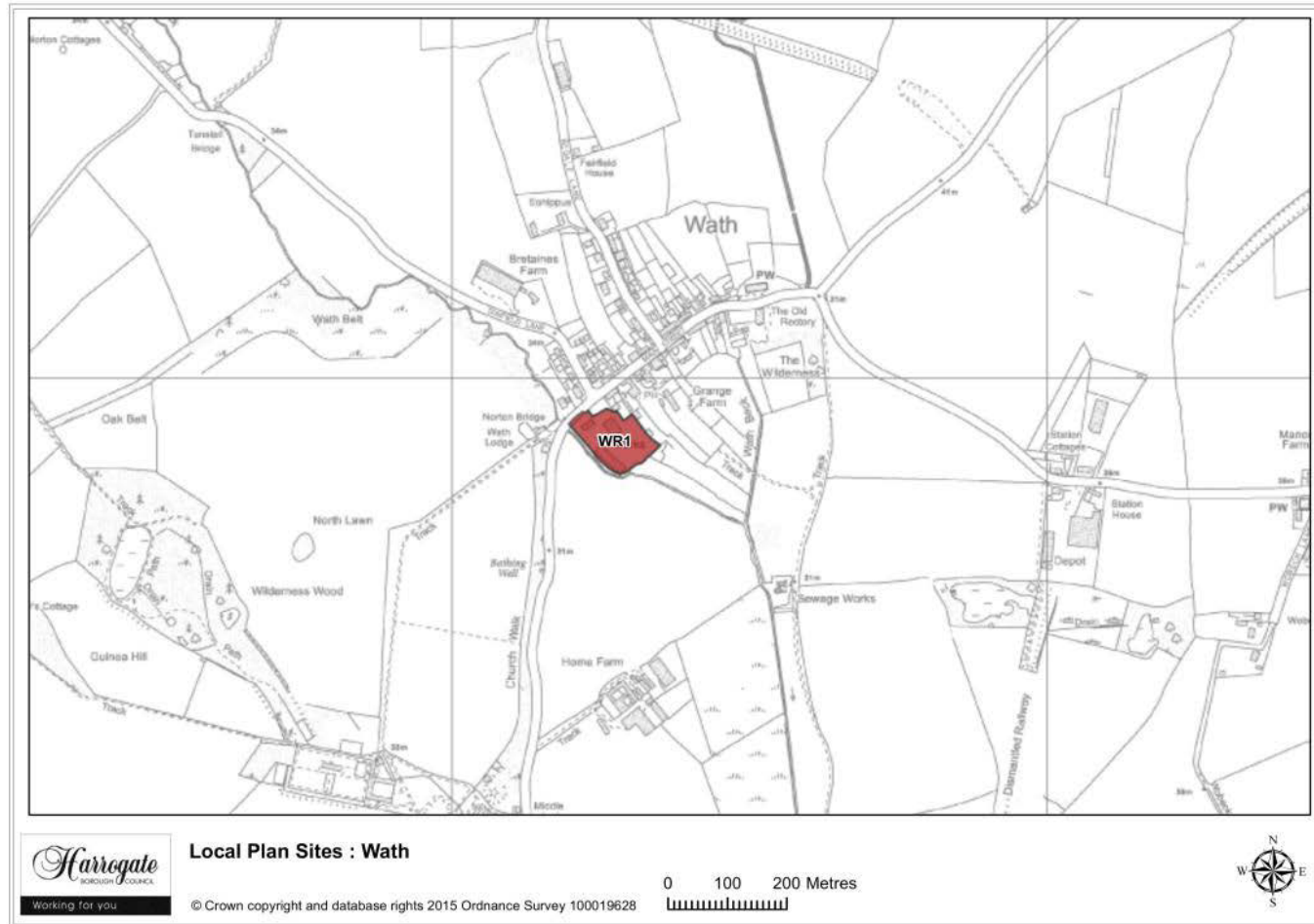
15 Villages S - T Sites

Site Ref: TW10			
Settlement: Tockwith	Location: Land off Kendal Gardens	Land Type: Greenfield	Site Area (ha): 0.7698
Potential yield: 17	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 17	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 15.33 Site TW10

Appendix 16 Villages W Sites

Wath (Ripon) Sites



Map 16.1 Wath sites

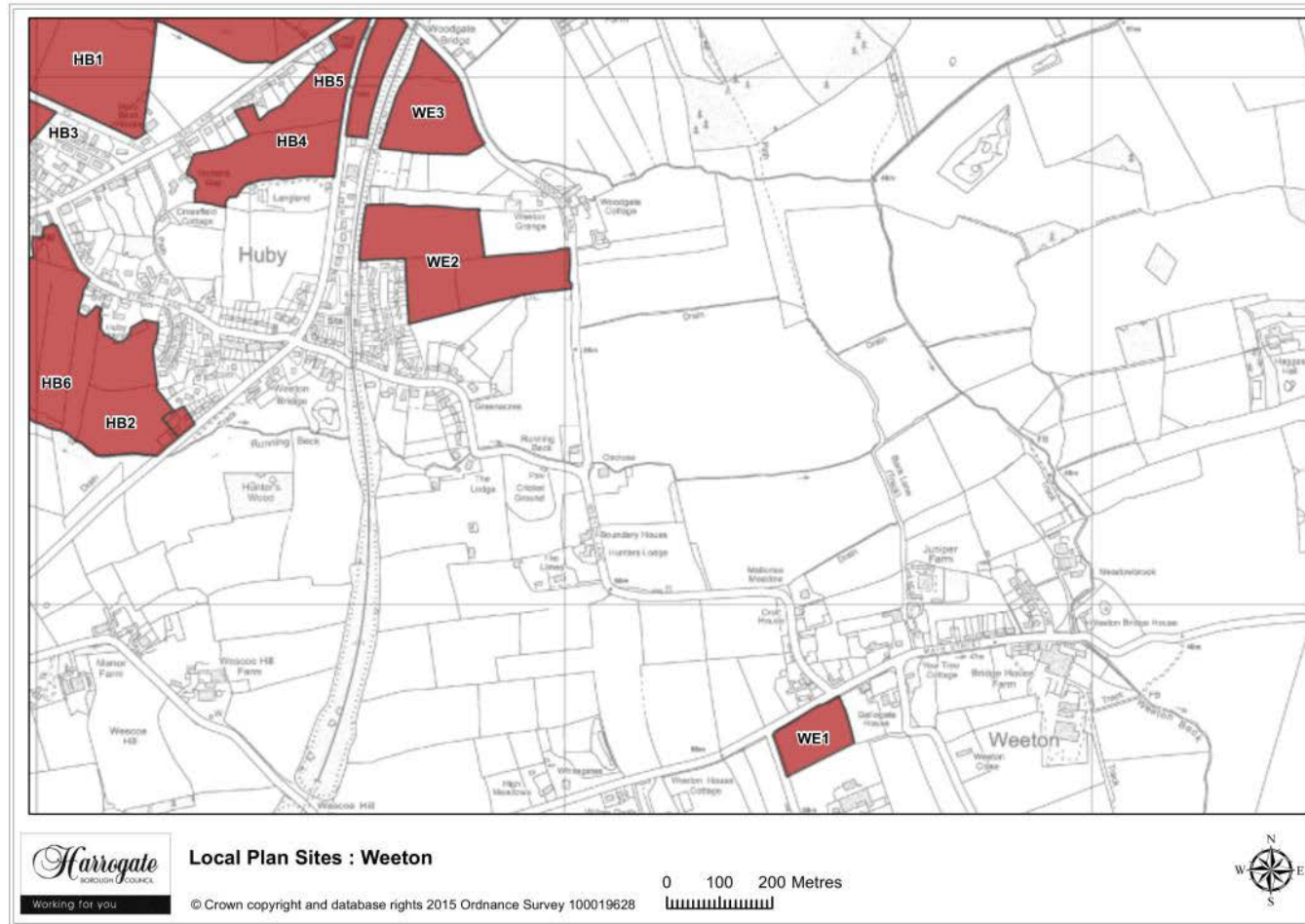
16 Villages W Sites

Site Ref: WR1			
Settlement: Wath (Ripon)	Location: Newlay Concrete	Land Type: Brownfield	Site Area (ha): 0.9542
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.86	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is in commercial use (concrete works) and comprises several buildings and hard surfacing areas. To the west is the parkland and walled estate at Norton Conyers Hall. There are trees around the perimeter of the site and further to the south and east agricultural fields. There may be contamination associated with current use of site which would need to be remediated. The northern boundary of the site abuts the conservation area. Development of site would improve the setting of that part of the conservation area. However, parts of the western and southern portions of the site are within 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 and as an existing employment site it would also need to be demonstrated that the loss of employment land was justified.		
Currently available? Yes	Availability notes: The site is being promoted by the landowners. Development of the site will require the relocation of the existing site user.		
Currently achievable? No	Achievability notes:		
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 16.1 Site WR1

Weeton Sites

Villages W Sites 16



Map 16.2 Weeton sites

16 Villages W Sites

Site Ref: WE1			
Settlement: Weeton	Location: Land at Mount Pleasant Farm Bungalow	Land Type: Greenfield	Site Area (ha): 1.3226
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.19	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises part of a larger field with frontage to Westcoe Hill Lane and Gallogate Lane. There is sporadic development to the north and east of the site and Mount Pleasant Farm lies to the south, separated by the remainder of the field. There may be access issues as in the view of the Highway Authority, the potential access roads are narrow and would require significant improvement. The site is within the Green Belt and would not be considered a suitable location for development.		
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:		
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 16.2 Site WE1

Site Ref: WE2			
Settlement: Weeton	Location: Land at Woodgate Lane	Land Type: Greenfield	Site Area (ha): 5.1066
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 3.32	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises several fields bound to the west by the York-Leeds rail line and residential development on Kingsway and Woodgate Lane to the east. The site may have some capacity for development on the western part of the site but this can only be accessed from Woodgate Lane, which is narrow in nature and require significant improvement, and development of the eastern part would extend into countryside in an incongruous manner. The site is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Villages W Sites 16

Site Ref: WE2			
Settlement: Weeton	Location: Land at Woodgate Lane		Land Type: Greenfield
Site Area (ha): 5.1066			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

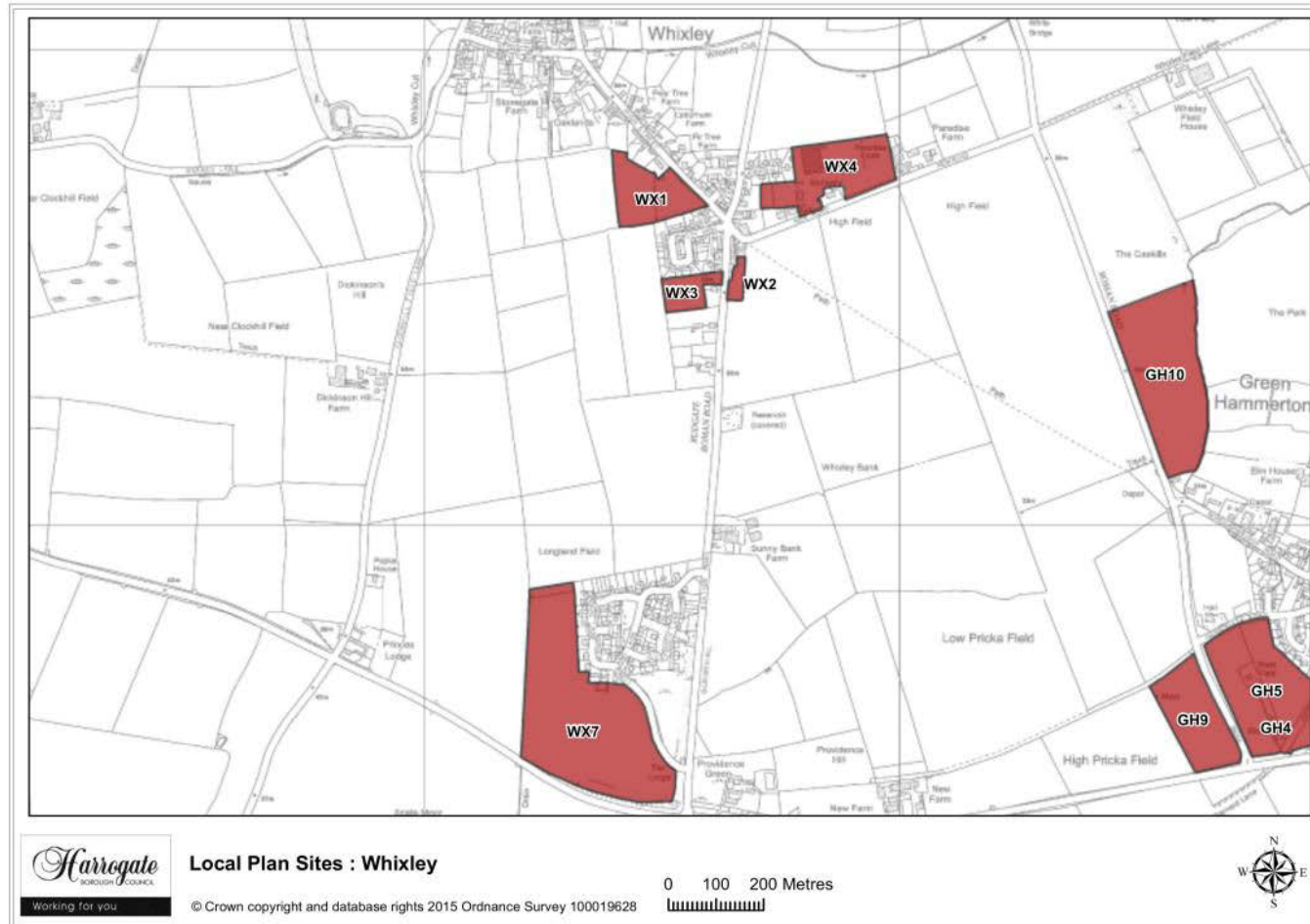
Table 16.3 Site WE2

Site Ref: WE3			
Settlement: Weeton	Location: Land adjacent to the railway line		Land Type: Greenfield
Site Area (ha): 2.5573			
Source: Consultation	Proposal: Residential		Size of net residential area (ha): 1.92
Assumed density (dph): 25			
Currently suitable? No	Suitability notes: The site comprises three small areas of pasture forming a triangular shaped area. The York-Leeds railway line runs on a treed embankment along the western edge of the site with Woodgate Lane on the eastern edge, which is narrow in nature and require significant improvement. Development would be detached from the edge of the settlement and as the site is in the Green Belt it would not be considered a suitable location for development.		
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:		
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 16.4 Site WE3

16 Villages W Sites

Whixley Sites



Map 16.3 Whixley sites

Villages W Sites 16

Site Ref: WX1			
Settlement: Whixley	Location: Land to the west of High Street	Land Type: Greenfield	Site Area (ha): 1.8451
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.66	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises two flat fields and lies to the north of a housing estate (Ainsty View), with open countryside situated to the west and south west. To the north lie a group of detached properties along High Street and there is also housing on the other side of High Street. The eastern part of the site is within the conservation area and trees within and on the western site boundary are protected by TPOs. The site would be a suitable location for development. Any development proposal would require careful design and layout and respect the setting of the conservation area and TPO trees.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner (North Yorkshire County Council).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 41	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 41	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 16.5 Site WX1

Site Ref: WX2			
Settlement: Whixley	Location: Land east of Station Road	Land Type: Greenfield	Site Area (ha): 0.2468
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.25	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: This is a small site situated to the east side of Station Road currently used as allotments. Adjoining land uses include open fields to the south and east, housing to the north and more sporadic housing and fields to the west. The site is within the conservation area. The site would be a suitable location for development but development of the site would result in the loss of allotments provision which would need to be replaced or robustly justified.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by the landowner (North Yorkshire County Council). The site is currently in use (for allotments) and development will require their replacement.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 6	Current deliverability: Developable		
When is the site likely to come forward?			

16 Villages W Sites

Site Ref: WX2			
Settlement: Whixley	Location: Land east of Station Road		Land Type: Greenfield
Site Area (ha): 0.2468			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 6	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 16.6 Site WX2

Site Ref: WX3			
Settlement: Whixley	Location: Land west of Station Road		Land Type: Greenfield
Site Area (ha): 0.7201			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 0.65		
Currently suitable? Yes, with mitigation	Suitability notes: The site is situated to the west side of Station Road and comprises a grass field. Open countryside lies to the west. It is surrounded by a housing estate to the north (Ainsty View) and semi-detached properties to the south and east. The conservation area lies to the north east of the site. The site would be a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner (North Yorkshire County Council).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 16	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 16	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 16.7 Site WX3

Site Ref: WX4			
Settlement: Whixley	Location: Whixley Production Nursery		Land Type: Brownfield
Site Area (ha): 2.7537			
Source: Call for sites	Proposal: Residential		Assumed density (dph): 25
	Size of net residential area (ha): 2.07		
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a plant nursery and numerous associated buildings including polytunnels together with large areas of hard standing. The conservation area lies to the west of the site. The site would be a suitable location for development but there may be access issues as the view of the Highway Authority is that New Road is narrow, with no footpaths. Any development proposal would require appropriate landscaping and respect the setting of the conservation area.		

Villages W Sites 16

Site Ref: WX4			
Settlement: Whixley	Location: Whixley Production Nursery	Land Type: Brownfield	Site Area (ha): 2.7537
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowners. The existing site use would relocate to other sites in the same ownership and the site promoters have estimated a timescale of 12 months for this.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 51	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 51	For phasing years 11 - 15: 0	For phasing years 16 +: 0

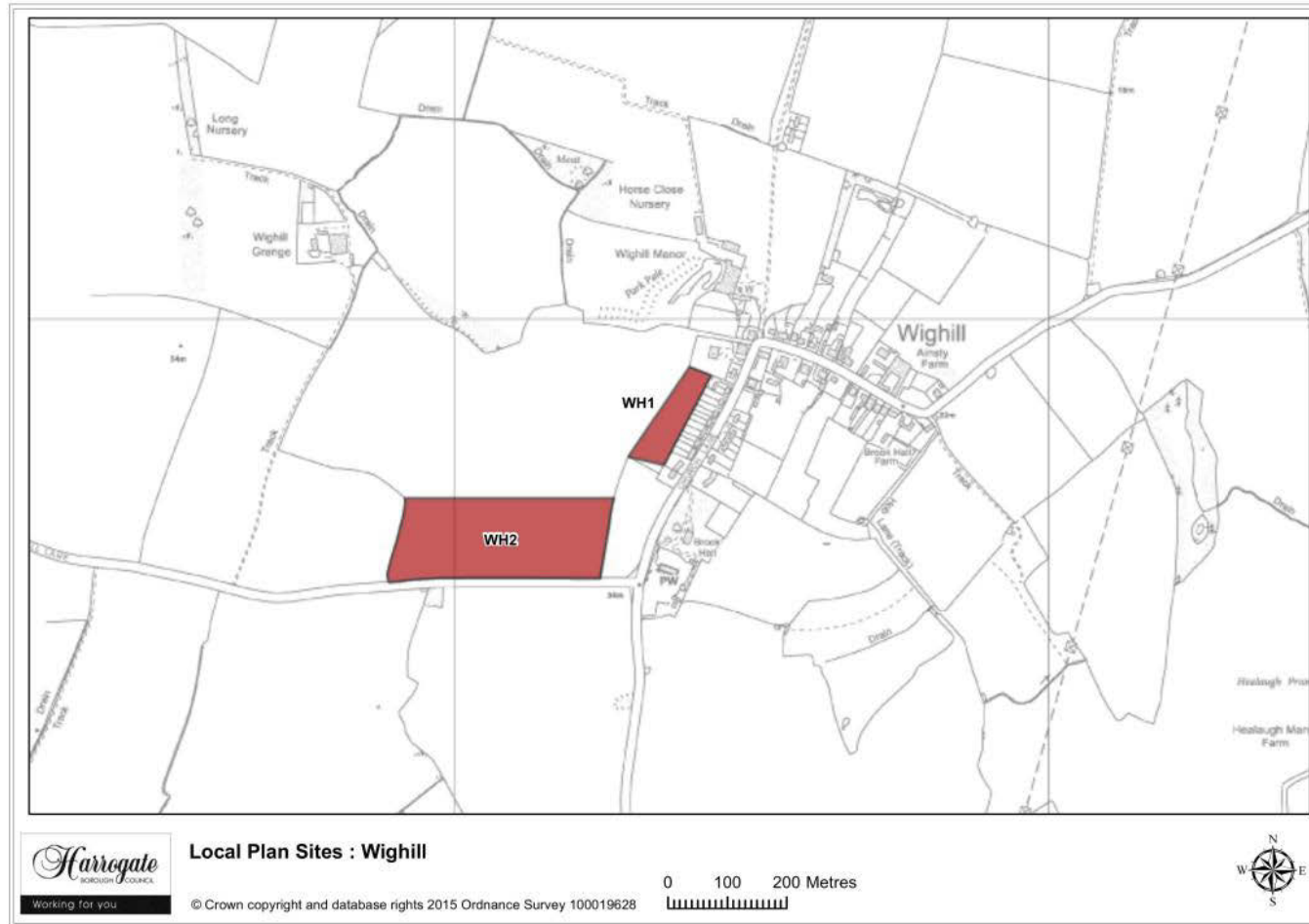
Table 16.8 Site WX4

Site Ref: WX7			
Settlement: Whixley	Location: Land at Gilsforth Hill	Land Type: Greenfield	Site Area (ha): 8.2587
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.37	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site, in agricultural use, lies between the A59 and housing built on the site of the former hospital. Trees along the northern, eastern and part of the southern boundary are protected by TPOs. The site is visually prominent from the A59 and development would need to be sensitively designed to reflect this and the existing protected trees along the site frontages. There may be access issues as the Highway Authority has concern over a direct access onto the A59 and Longland Lane may not be wide enough to provide access without improvement.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 134	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 74	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 16.9 Site WX7

16 Villages W Sites

Wighill Sites



Map 16.4 Wighill sites

Villages W Sites 16

Site Ref: WH1			
Settlement: Wighill	Location: Land west of the village	Land Type: Greenfield	Site Area (ha): 0.8604
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.77	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site forms part of a larger agricultural field and lies to the west of housing fronting Church Lane. There is agricultural land to the south and west of the site. The site has no obvious point of access to an adoptable highway.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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

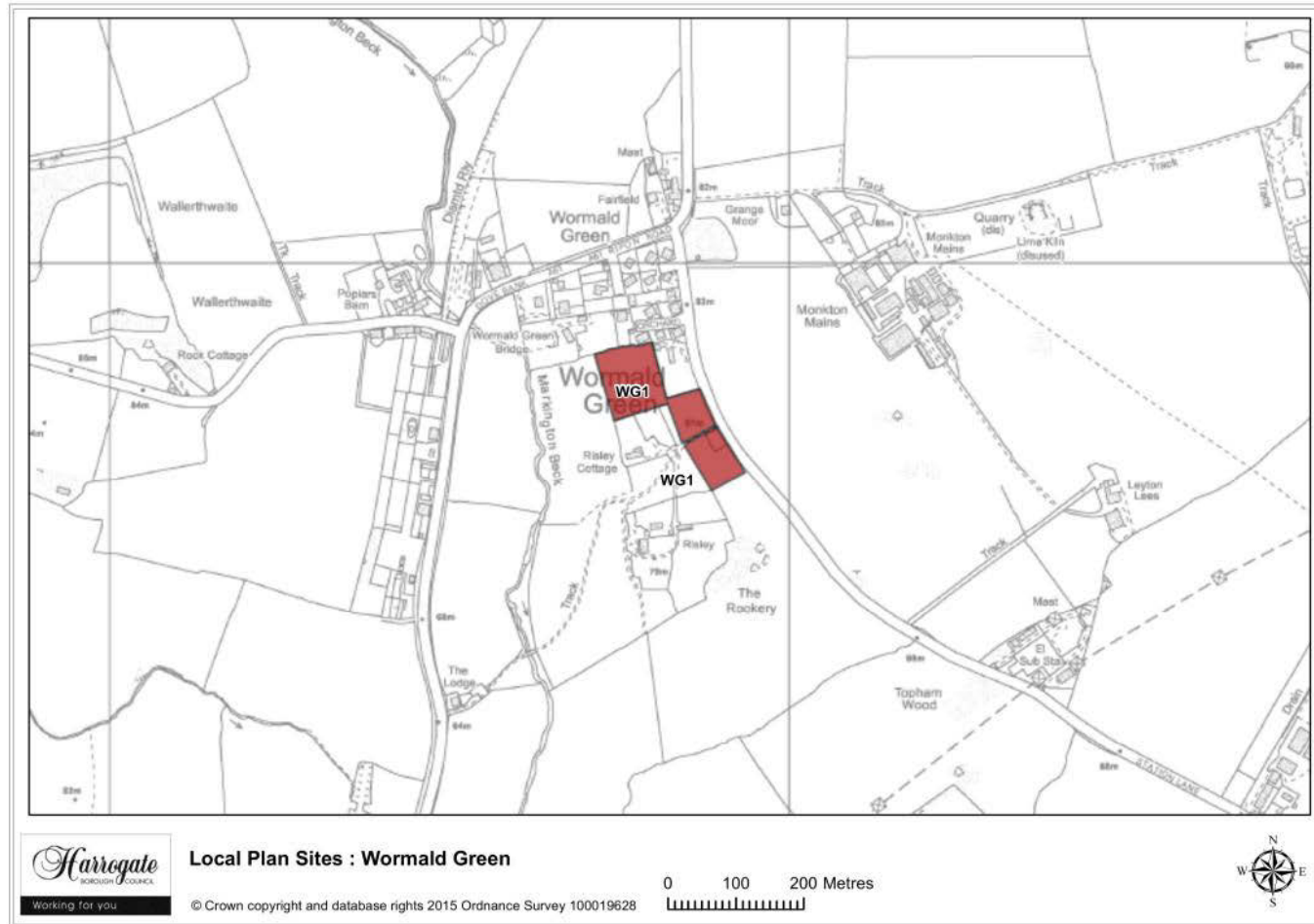
Table 16.10 Site WH1

16 Villages W Sites

Site Ref: WH2			
Settlement: Wighill	Location: Land to the south west of the village	Land Type: Greenfield	Site Area (ha): 4.7898
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 3.59	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is part of a larger field with Wighill Road forming the southern boundary. The site is surrounded by agricultural land. Development of the site would be detached from the edge of the village and appear as an isolated parcel in the open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
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 16.11 Site WH2

Wormald Green Sites



Map 16.5 Wormald Green sites

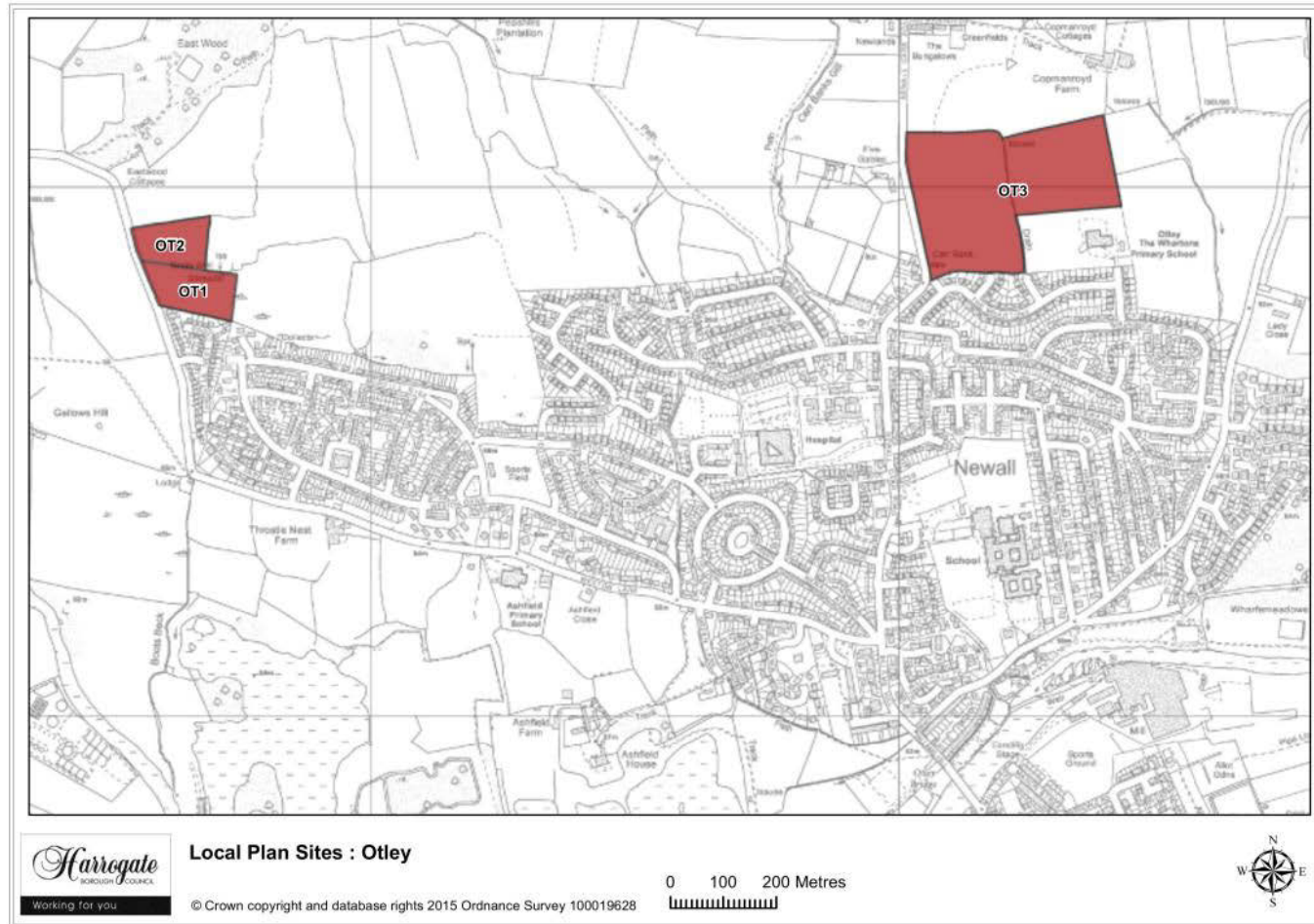
16 Villages W Sites

Site Ref: WG1			
Settlement: Wormald Green	Location: Land at Wormald Green	Land Type: Greenfield	Site Area (ha): 1.6192
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.46	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the west of Station Lane and consists of three distinct parcels of land: the southern parcel is an area of grassland, which is parallel with the road; the central parcel of land, which is separated from the southern parcel by the access drive serving Risley and Risley Cottage, is characterised by rough grassland and open to the road to the east; the northern parcel is grassland with mature trees.		
Currently available? Yes	Availability notes: There are a number of site owners (related) and it is being promoted by an agent on their behalf.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 43	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 43	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 16.12 Site WG1

Appendix 17 Otley and Wetherby Sites

Otley Sites



Map 17.1 Otley sites

17 Otley and Wetherby Sites

Site Ref: OT1			
Settlement: Otley	Location: Land north of Throstle Nest Close 1	Land Type: Greenfield	Site Area (ha): 1.3479
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.21	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north west of Otley, adjoining the settlement edge and consists of part of a larger field. To the south of the site lies existing residential development on Throstle Nest Close, the rear gardens of which back onto the site. To the north and east of the site lies further agricultural land. The site is within the Nidderdale AONB and Green Belt. As a site within the Green Belt it would not be considered a suitable location for development.		
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:		
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 17.1 Site OT1

Site Ref: OT2			
Settlement: Otley	Location: Land north of Throstle Nest Close 2	Land Type: Greenfield	Site Area (ha): 1.1175
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.21	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This site is part of a larger field separated from the edge of Otley by the remainder of the field (site OT1). To the north and east of the site lies further agricultural land. The site is within the Nidderdale AONB and Green Belt. Development of the site would not be well related to the settlement and as a site within the Green Belt it would not be considered a suitable location for development.		
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:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

Otley and Wetherby Sites 17

Site Ref: OT2			
Settlement: Otley	Location: Land north of Throstle Nest Close 2		Land Type: Greenfield
Site Area (ha): 1.1175			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

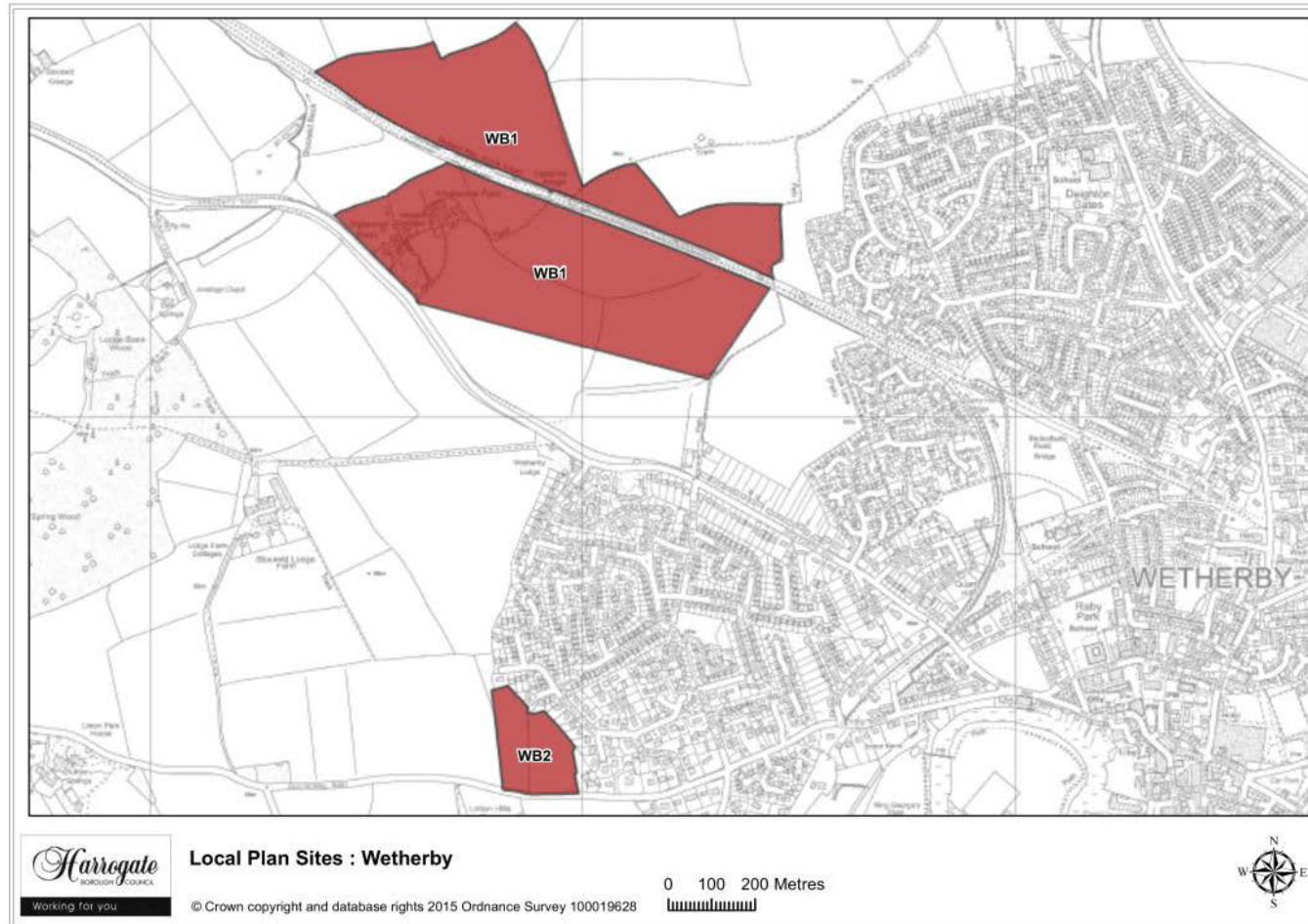
Table 17.2 Site OT2

Site Ref: OT3			
Settlement: Otley	Location: Land at Carr Bank, Newall Carr Road		Land Type: Greenfield
Site Area (ha): 8.17			
Source: Call for sites	Proposal: Residential		Size of net residential area (ha):
Assumed density (dph):			
Currently suitable? No	Suitability notes: The site is located to the north of Otley, extending north from the existing built form. The site is made up of two adjoining fields, currently uses as grazing land. The site is bounded to the south by residential properties on The Whartons and a primary school, there is agricultural land adjoining the other boundaries. The site is within the Nidderdale AONB and Green Belt. As a site within the Green Belt it would not be considered a suitable location for development.		
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:		
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 17.3 Site OT3

17 Otley and Wetherby Sites

Wetherby Sites



Map 17.2 Wetherby sites

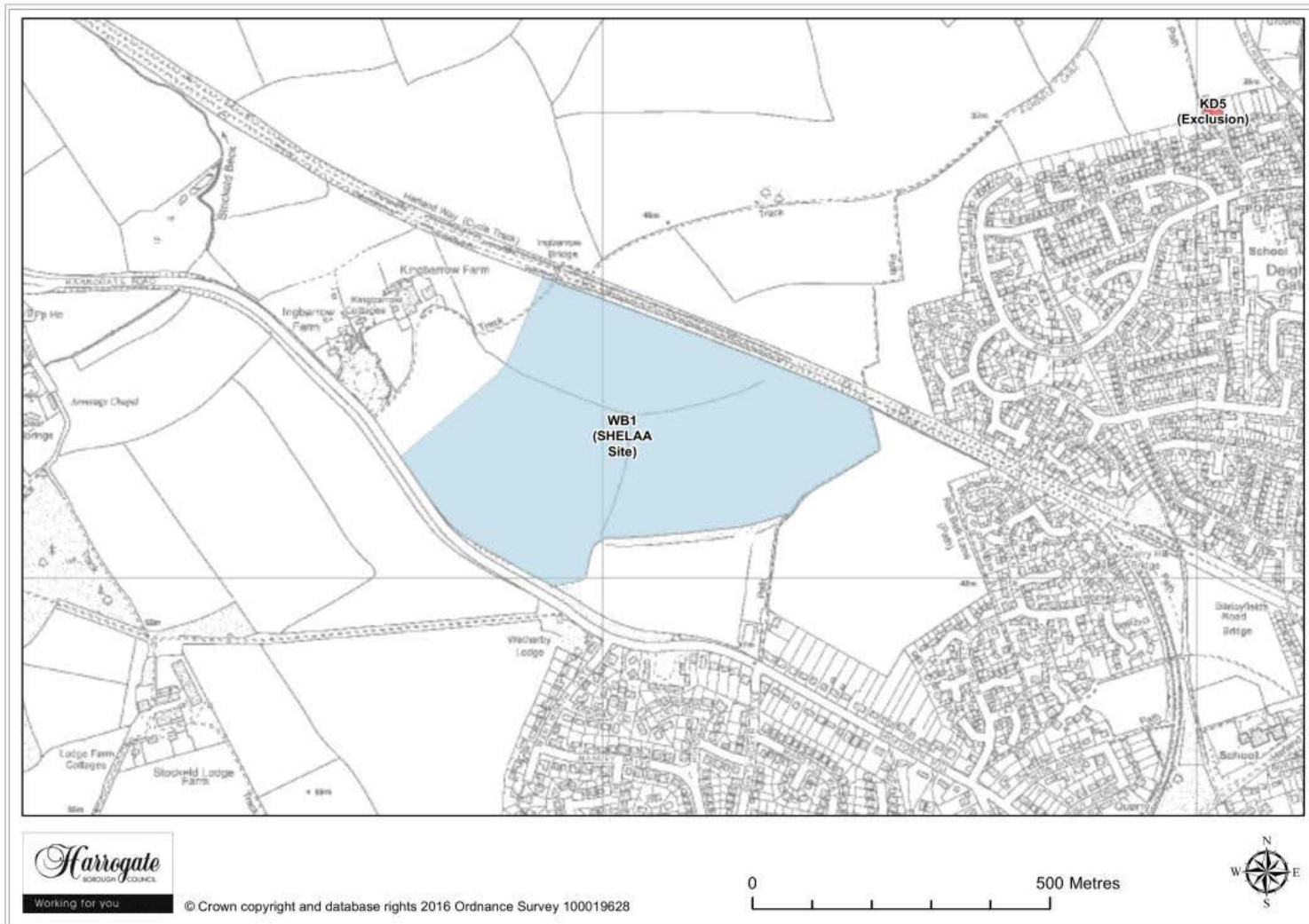
Otley and Wetherby Sites 17

Site Ref: WB1 ⁽¹⁾			
Settlement: Wetherby	Location: Land north west of Wetherby	Land Type: Greenfield	Site Area (ha): 42.1026
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 7.70	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises several fields on the edge of the district adjoining the town of Wetherby. Permission was granted in 2015 for residential development on land immediately adjacent that lies within the Leeds City Council area and which is also identified for housing in the Leeds Allocation Plan. Substantial mitigation would be required given the prominent open nature of the site.		
Currently available? Yes	Availability notes: The site is being promoted on behalf of the landowner and a development promoted (smaller area).		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 231	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 150	For phasing years 11 - 15: 81	For phasing years 16 +: 0

Table 17.4 Site WB1

1. The promoter of the site has indicated that the boundary of the site has now changed to that shown on map 17.3. An assessment of the amended site will be included in the SHELAA when it is published for consultation in October 2016.

17 Otley and Wetherby Sites



Map 17.3 Site WB1 amended boundary

Otley and Wetherby Sites 17

Site Ref: WB2			
Settlement: Wetherby	Location: Land north of Sicklinghall Road	Land Type: Greenfield	Site Area (ha): 3.3999
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.55	Assumed density (dph): 30
Currently suitable? No	Suitability notes: This site lies to the north of Sicklinghall Road adjacent to the district boundary with Wetherby. To the east and north of the site there is existing housing that is within the built up area of Wetherby. To the west of the site and on the opposite side of Sicklinghall Road are open fields. The site itself comprises two fields with hedges on all sides including those to the rear gardens of adjacent housing. The site may have capacity for some development but it is within the Green Belt and so cannot be considered to be in a suitable location for residential development unless it is removed from the Green Belt.		
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:		
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 17.5 Site WB2

17 Otley and Wetherby Sites

Appendix 18 Open Countryside Sites



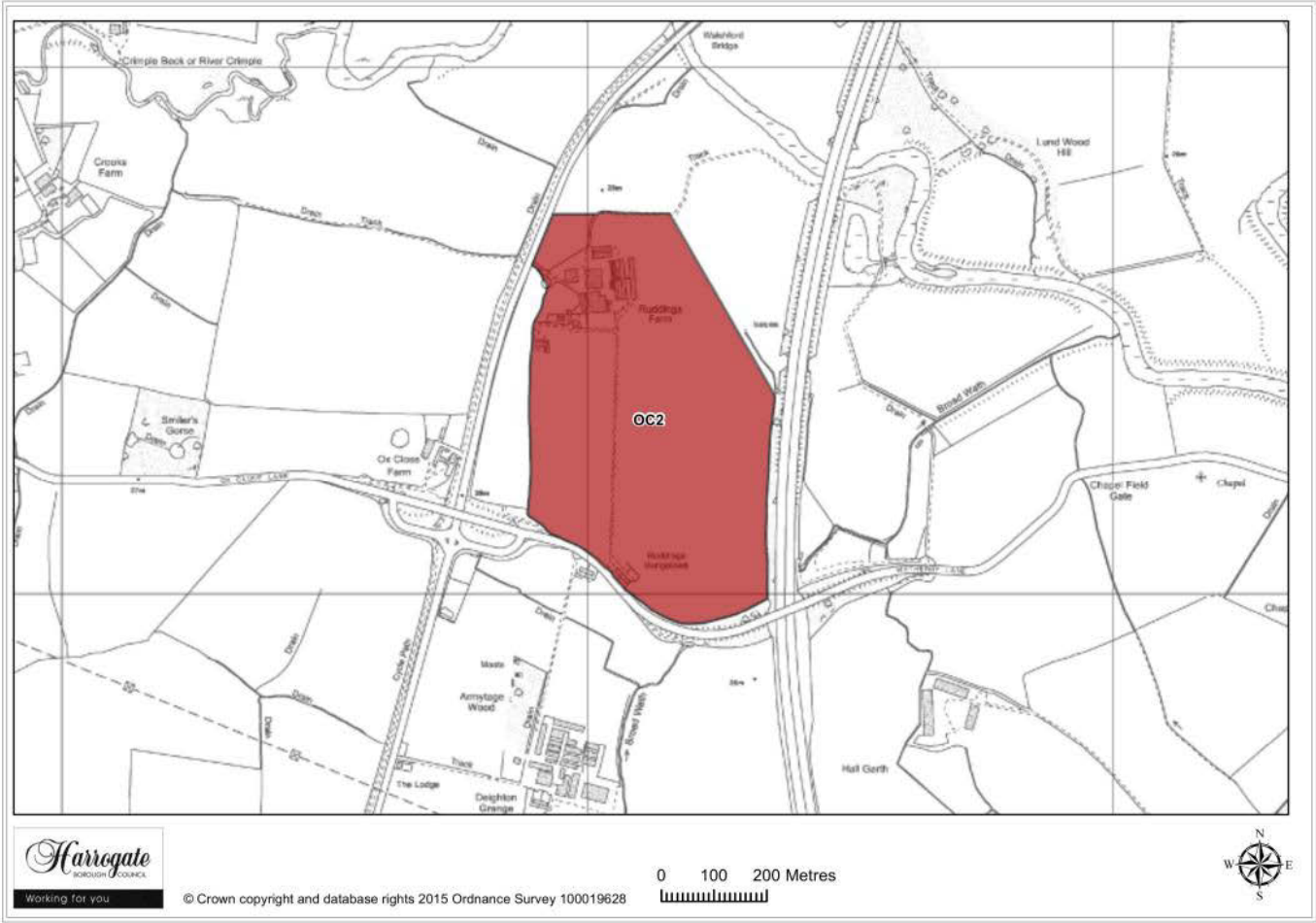
Map 18.1 Site OC1

18 Open Countryside Sites

Site Ref: OC1			
Settlement: Open Countryside	Location: Land to south west of Junction 50 A1(M), near Rainton	Land Type: Greenfield	Site Area (ha): 18.9711
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? No	Suitability notes: The site is a large triangular arable field lying between the A1(M) and the A61, south of junction 50. There is agricultural land to the east, south and west of the site. The view of the Highway Authority is that there may be access issues relating to visibility of an access onto the A61 and the high speed nature of the road. The site is unrelated to any settlement and development would appear as isolated in the wider countryside.		
Currently available? Yes	Availability notes: The site is being promoted for economic use on behalf of a developer with a development option for the site.		
Currently achievable? No	Achievability notes:		
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 18.1 Site OC1

Open Countryside Sites 18



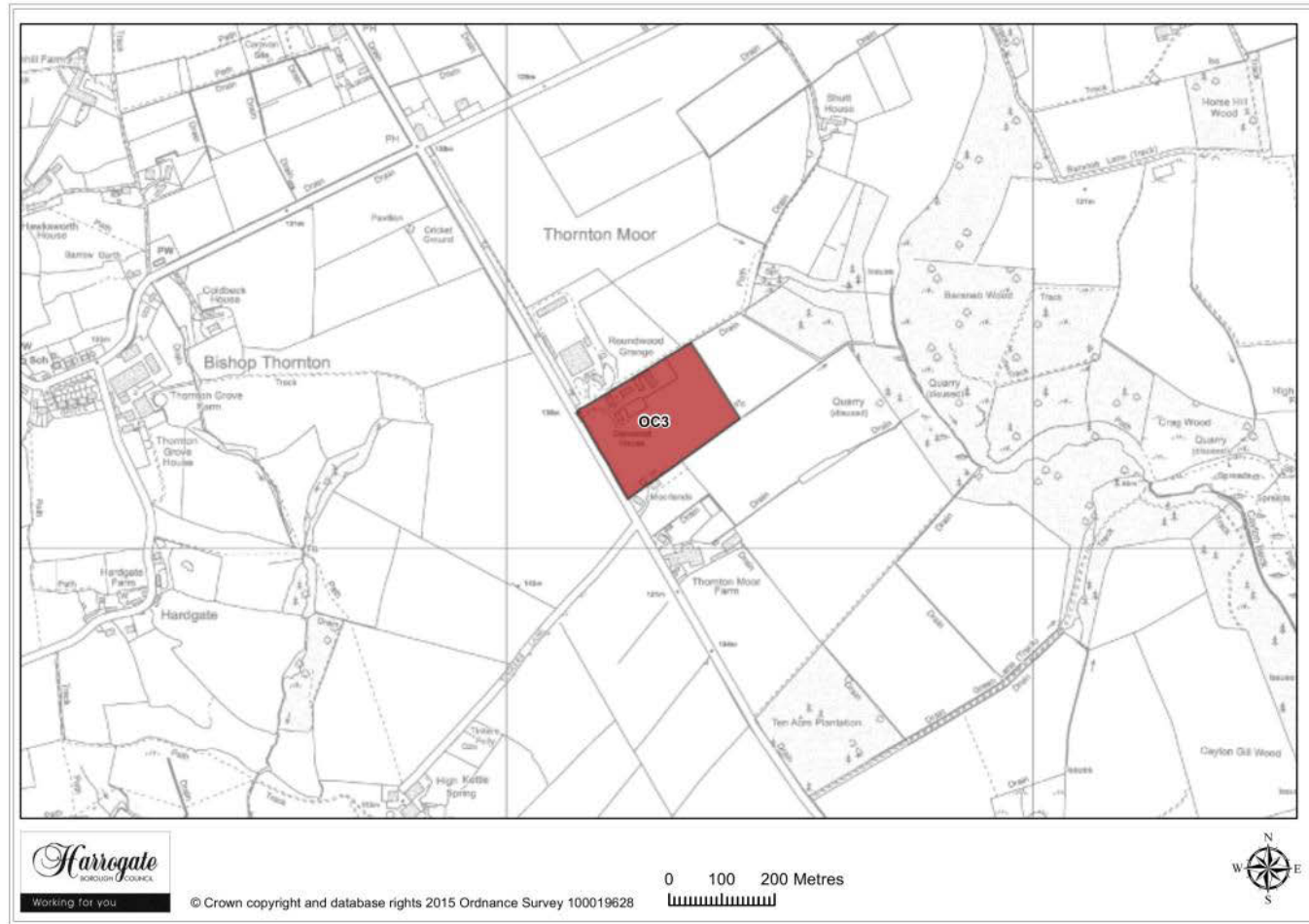
Map 18.2 Site OC2

18 Open Countryside Sites

Site Ref: OC2			
Settlement: Open Countryside	Location: Rudding Farm near Kirk Deighton	Land Type: Greenfield	Site Area (ha):
Source: Call for sites	Proposal: Housing and/or employment	Size of net residential area (ha): 15.79	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This site lies in the open countryside between the A1(M) and A168. Ruddings Farm and other houses together with farm buildings are situated at the north of the site which comprises three fields in agricultural use. There are two bungalows fronting onto Wetherby Lane which forms the southern site boundary. The site is unrelated to any settlement and development of the site alone would appear as isolated in the wider countryside. The eastern part of the site has been identified as a preferred allocation (if required) for sand and gravel extraction in the Joint Minerals and Waste Local Plan preferred options published in November 2015.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner for housing and employment uses.		
Currently achievable? No	Achievability notes:		
Potential yield: Housing - 0 Employment - 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 0 Employment - 0	For phasing years 11 - 15: Housing - 0 Employment - 0	For phasing years 16 +: Housing - 0 Employment - 0

Table 18.2 Site OC2

Open Countryside Sites 18



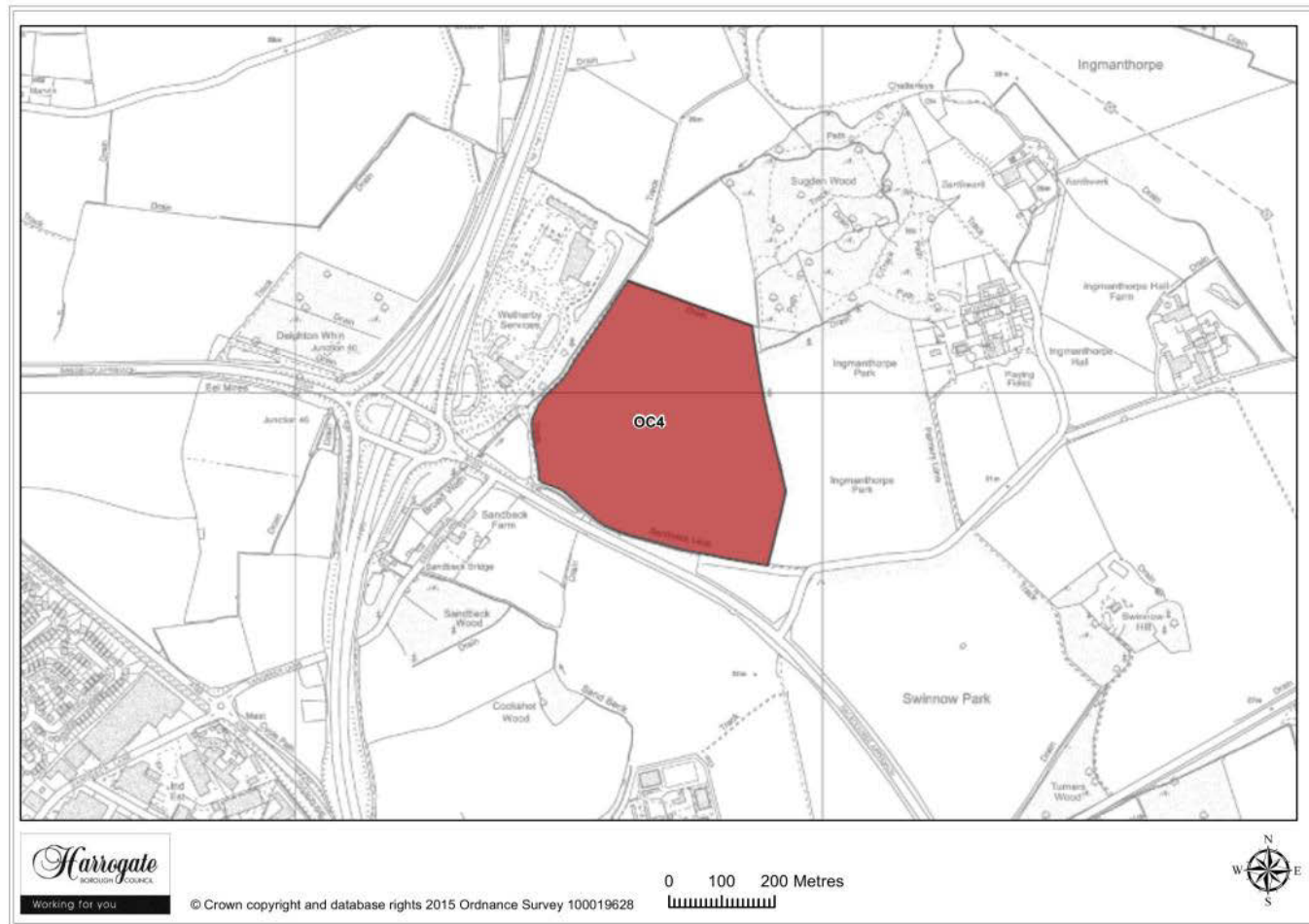
Map 18.3 Site OC3

18 Open Countryside Sites

Site Ref: OC3			
Settlement: Open Countryside	Location: Oakwood Park Business Centre	Land Type: Greenfield	Site Area (ha): 4.7013
Source: Call for sites	Proposal: Employment	Size of net residential area (ha): n/a	Assumed density (dph): n/a
Currently suitable? Yes	Suitability notes: The site lies to the east of the existing Oakwood Business Centre. Part of the site has planning permission for an office building (15/02112/FUL) and workspace/store (14/03950/FUL). The remainder of the site would be a suitable location for an extension of the adjoining Business Centre.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 4500sqm	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 4500	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 18.3 Site OC3

Open Countryside Sites 18



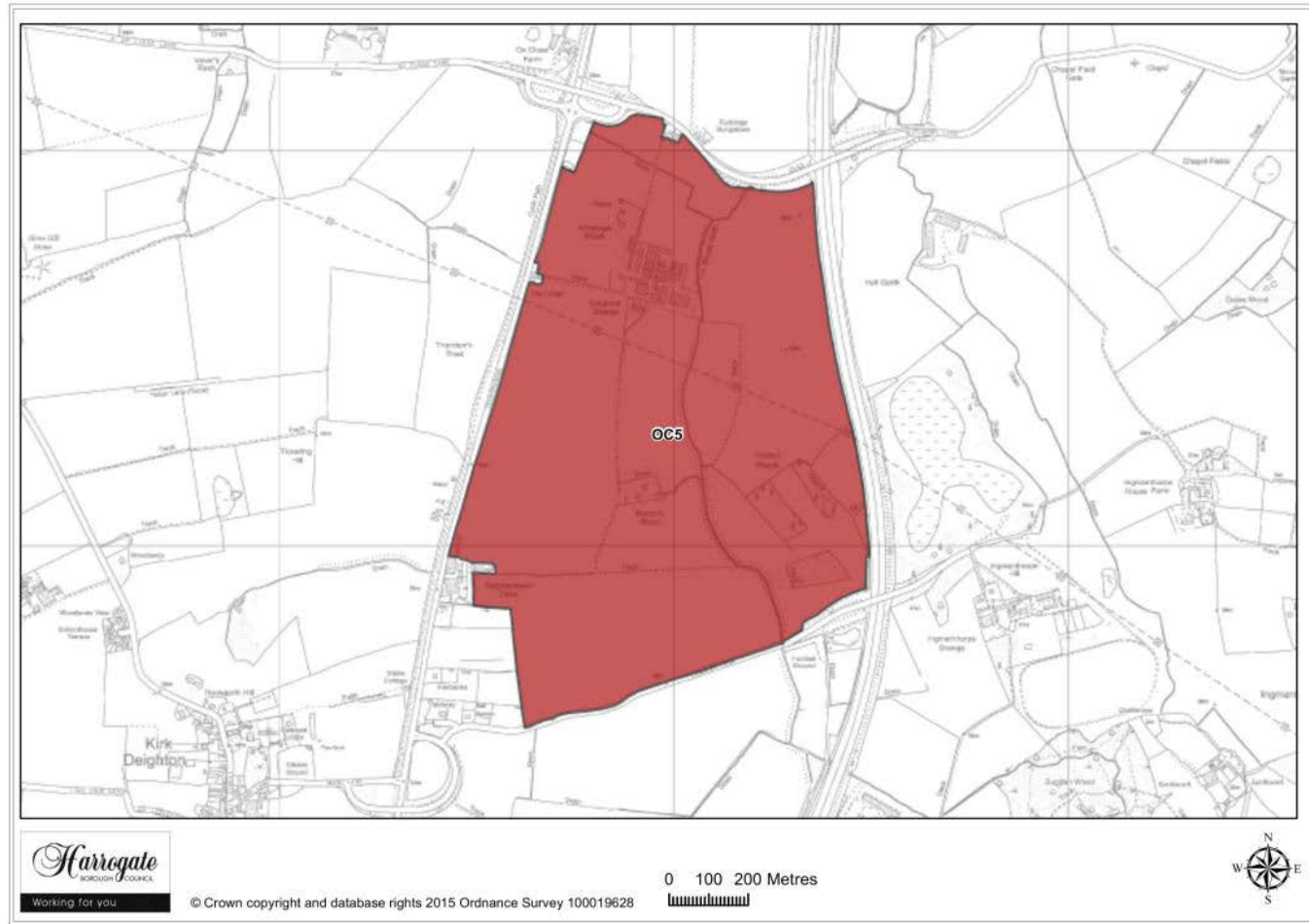
Map 18.4 Site OC4

18 Open Countryside Sites

Site Ref: OC4			
Settlement: Open Countryside	Location: Land north of Racecourse Approach, near Wetherby	Land Type: Greenfield	Site Area (ha): 17.9397
Source: Call for sites	Proposal: Housing and employment	Size of net residential area (ha): 4.55	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site lies on the southern edge of the district immediately east of Wetherby Services at junction 40 of the A1(M). Agricultural land adjoins the remaining site boundaries. The southern boundary of the site is formed by Sandbeck Lane with the trees along this frontage protected by a TPO and to the east of the site, separated by a field, is Ingmathorpe Hall a Grade II listed building. The western site boundary is within an area at risk of flooding (Flood Zones 2 and 3) and development of this area would need to be avoided or flooding issues addressed. The site would not be a suitable location for housing as this would be unrelated to any settlement. In the context of the adjoining motorway services, employment development may be acceptable subject to appropriate, design layout and landscape mitigation to minimise visual impacts.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners for housing and employment.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: Housing - 0 Employment - 45000sqm	Current deliverability: Developable (employment)		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 0 Employment - 20000	For phasing years 11 - 15: Housing - 0 Employment - 20000	For phasing years 16 +: Housing - 0 Employment - 5000

Table 18.4 Site OC4

Open Countryside Sites 18



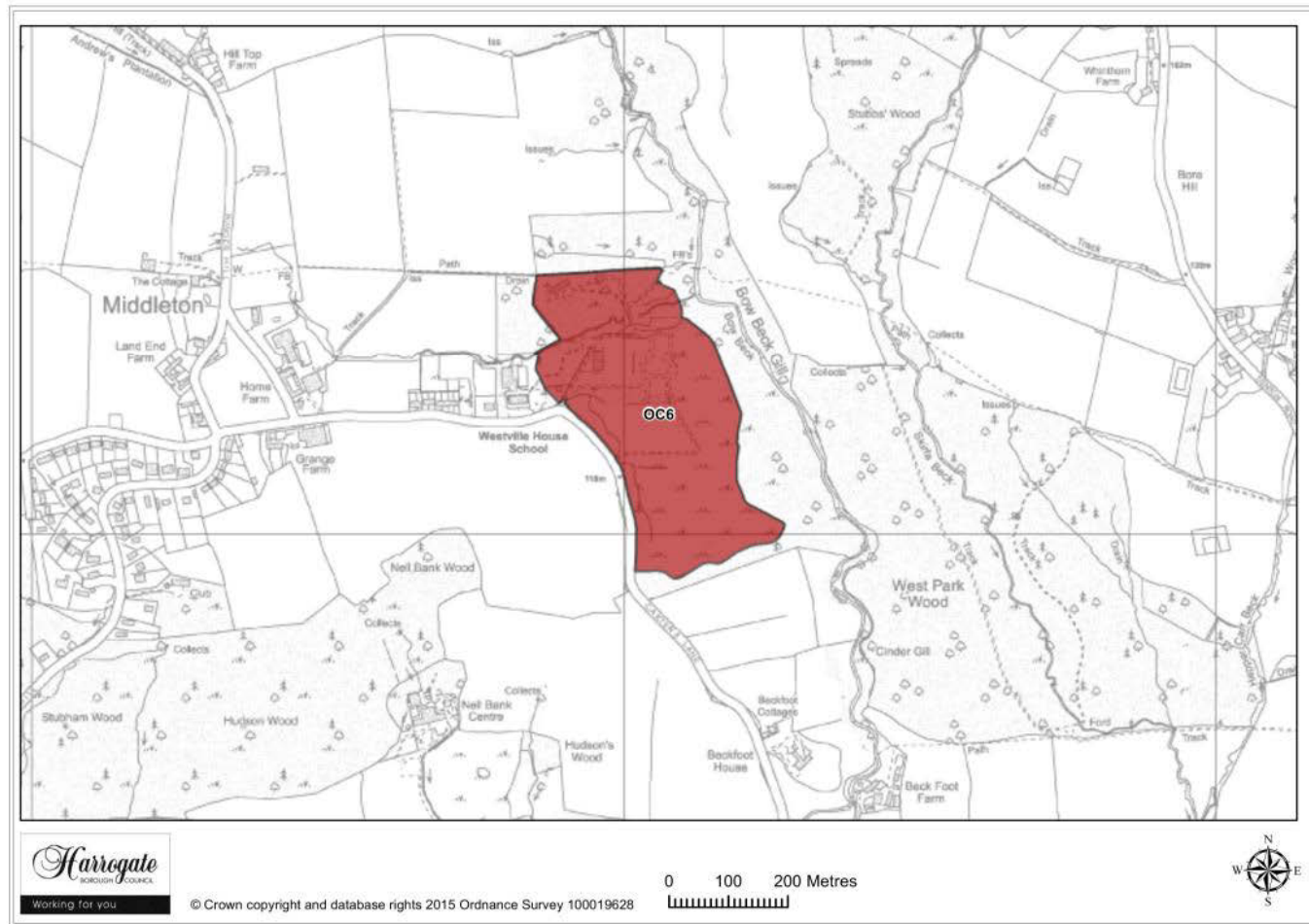
Map 18.5 Site OC5

18 Open Countryside Sites

Site Ref: OC5			
Settlement: Open Countryside	Location: New settlement at Deighton Grange Farm, near Kirk Deighton	Land Type: Greenfield	Site Area (ha): 117.0
Source: Call for sites	Proposal: Housing and employment	Size of net residential area (ha): 27.5	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises Deighton Grange and surrounding farmland. The site is located between the A1(M) and the A168 north of the village of Kirk Deighton. There are a number of dwellings and extensive farm buildings associated with Deighton Grange in the centre of the site. Two large areas of woodland within the site are covered by TPOs and there are other areas of woodland also within the site. The central/eastern part of the site is an area of risk at flooding (Flood Zones 2 and 3) associated with a water course that flows south to north through the centre of the site. Development of this area should be avoided or it be determined through a FRA that flood risk issues could be satisfactorily addressed. Should the scale of growth this site could provide be required during the plan period, the site is considered a suitable location for development. Any development proposal would require substantial landscape mitigation.		
Currently available? Yes	Availability notes: The site has been subject to marketing and is being promoted by an agent on behalf of the landowners.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: Housing - 825 Employment - 27000sqm	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: Housing - 0 Employment - 0	For phasing years 6 - 10: Housing - 150 Employment - 7000	For phasing years 11 - 15: Housing - 150 Employment - 20000	For phasing years 16 +: Housing - 525 Employment - 0

Table 18.5 Site OC5

Open Countryside Sites 18



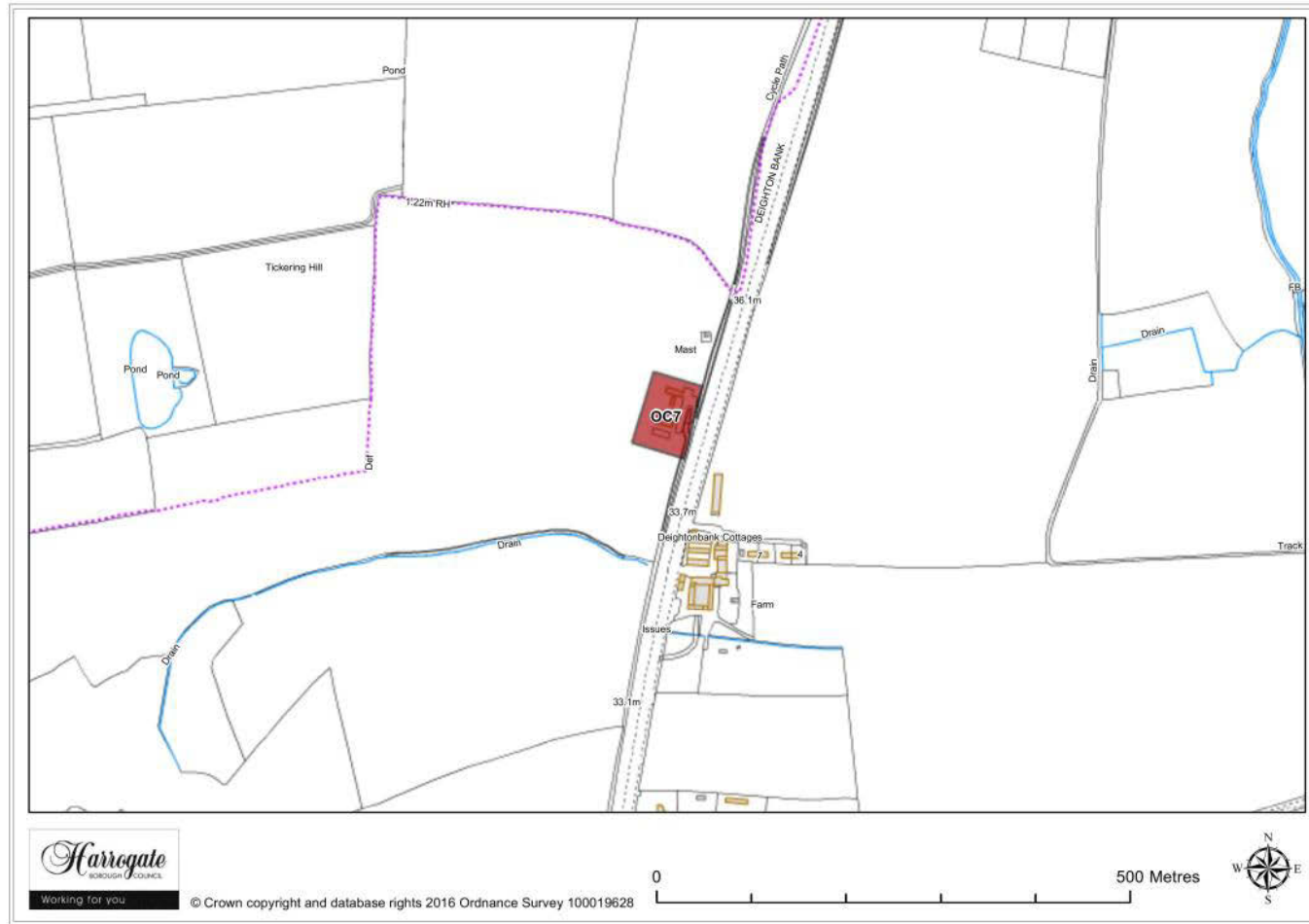
Map 18.6 Site OC6

18 Open Countryside Sites

Site Ref: OC6			
Settlement: Open Countryside	Location: Former Middleton Hospital	Land Type: Brownfield	Site Area (ha): 12.1247
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 6.67	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located in the countryside to the east of Middleton and north of Ilkley, immediately adjacent to Wetville House Preparatory School, which sits to the east of the site. The majority of the former hospital buildings have been demolished although there are still some structures on site at the northern end. The remains of building bases, hard standings are still evident, together with internal access roads. The site is within the Nidderdale AONB and almost all of the site is designated as a SINCR. Trees within and adjacent to the site are protected by Tree Protection Orders. Development would be detached from any settlement and as a site within the Green Belt it would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of the landowner. The site is subject to an overage covenant.		
Currently achievable? No	Achievability notes:		
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 18.6 Site OC6

Open Countryside Sites 18



Map 18.7 Site OC7

18 Open Countryside Sites

Site Ref: OC7			
Settlement: Open Countryside	Location: Land west of A168, Kirk Deighton	Land Type: Brownfield	Site Area (ha): 0.4346
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.39	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises the remains of a number of single storey buildings and hard standings associated with its former use as a World War II prisoner hostel. It is surrounded on all sides by open agricultural land and development would appear isolated and detached from any settlement.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
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 18.7 Site OC7

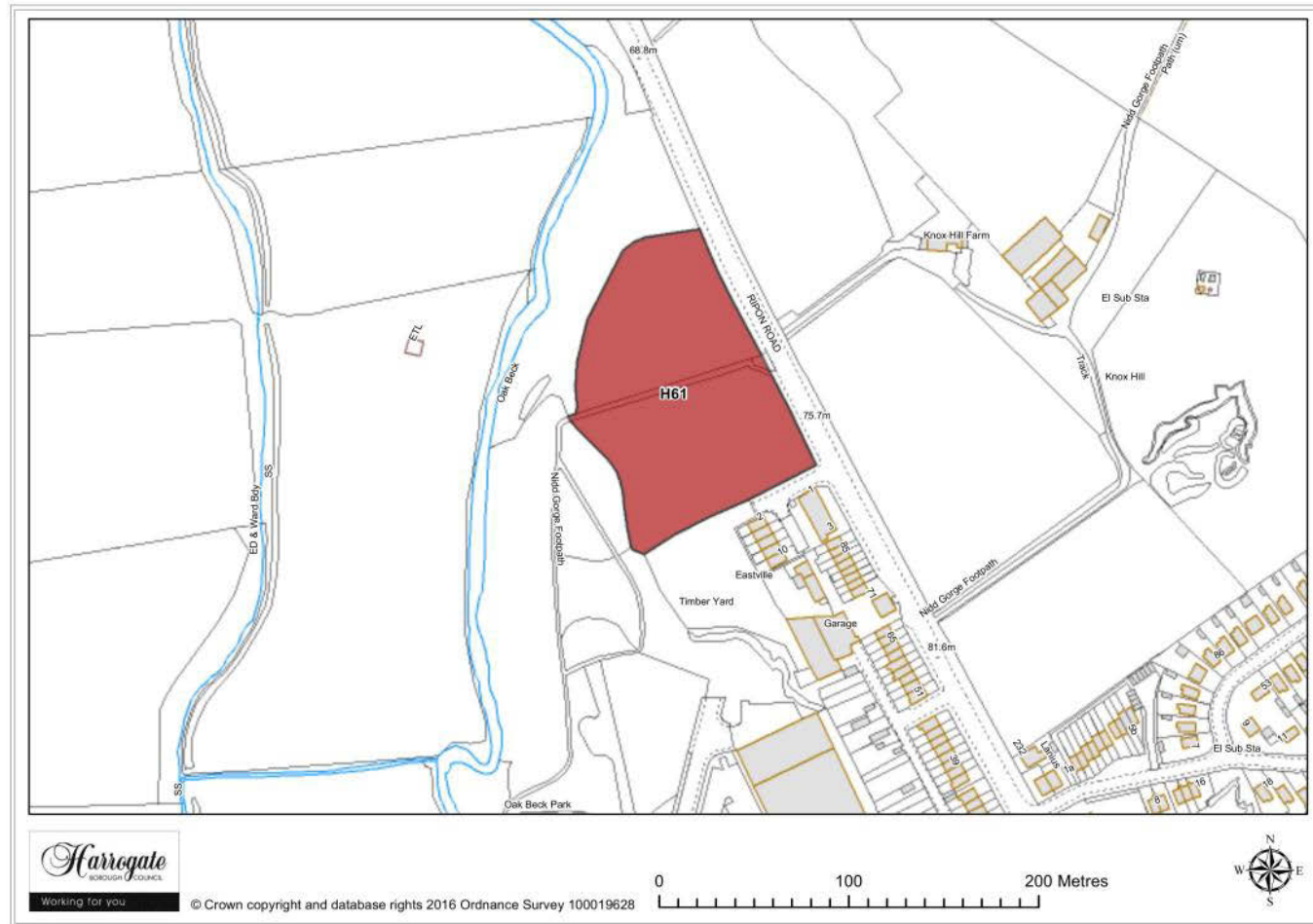
Open Countryside Sites 18

19 New Sites

Appendix 19 New Sites

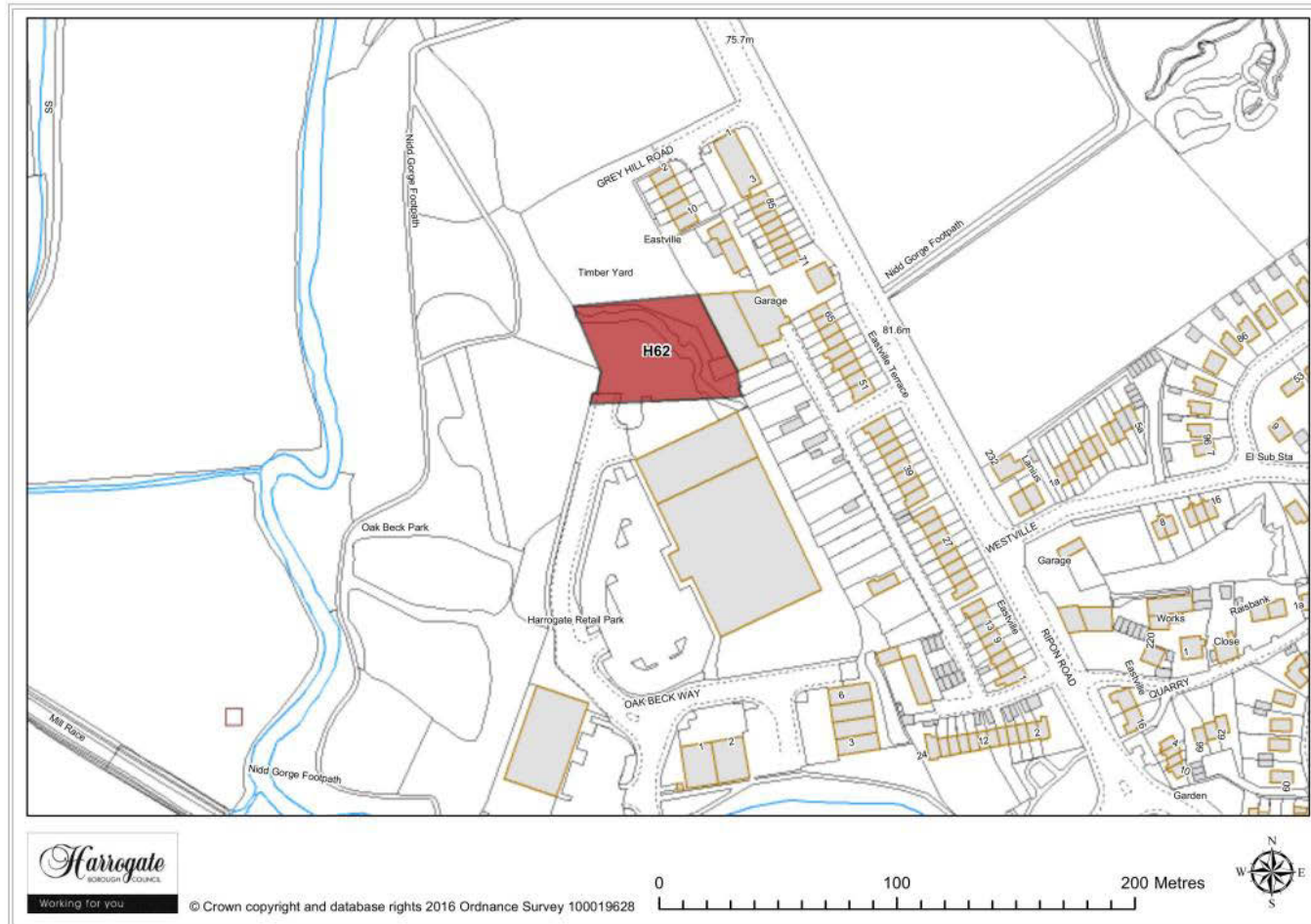
- 19.1** In September/October 2014, landowners, developers and agents were invited to put sites forward for assessment through a 'call for sites'. This was followed by a further opportunity to submit sites as part of the Harrogate District Local Plan Issues and Options consultation in 2015.⁽¹⁶⁾
- 19.2** All sites submitted up until the end of January 2016 have been included in this SHELAA. Sites submitted after this date will be assessed and included in the next SHELAA when it is updated: this is expected to be published in spring 2017, although this does not preclude a site from being considered for inclusion in the Draft Harrogate District Local Plan. Maps of sites submitted after 31 January 2016 are provided below.
-

Harrogate Sites

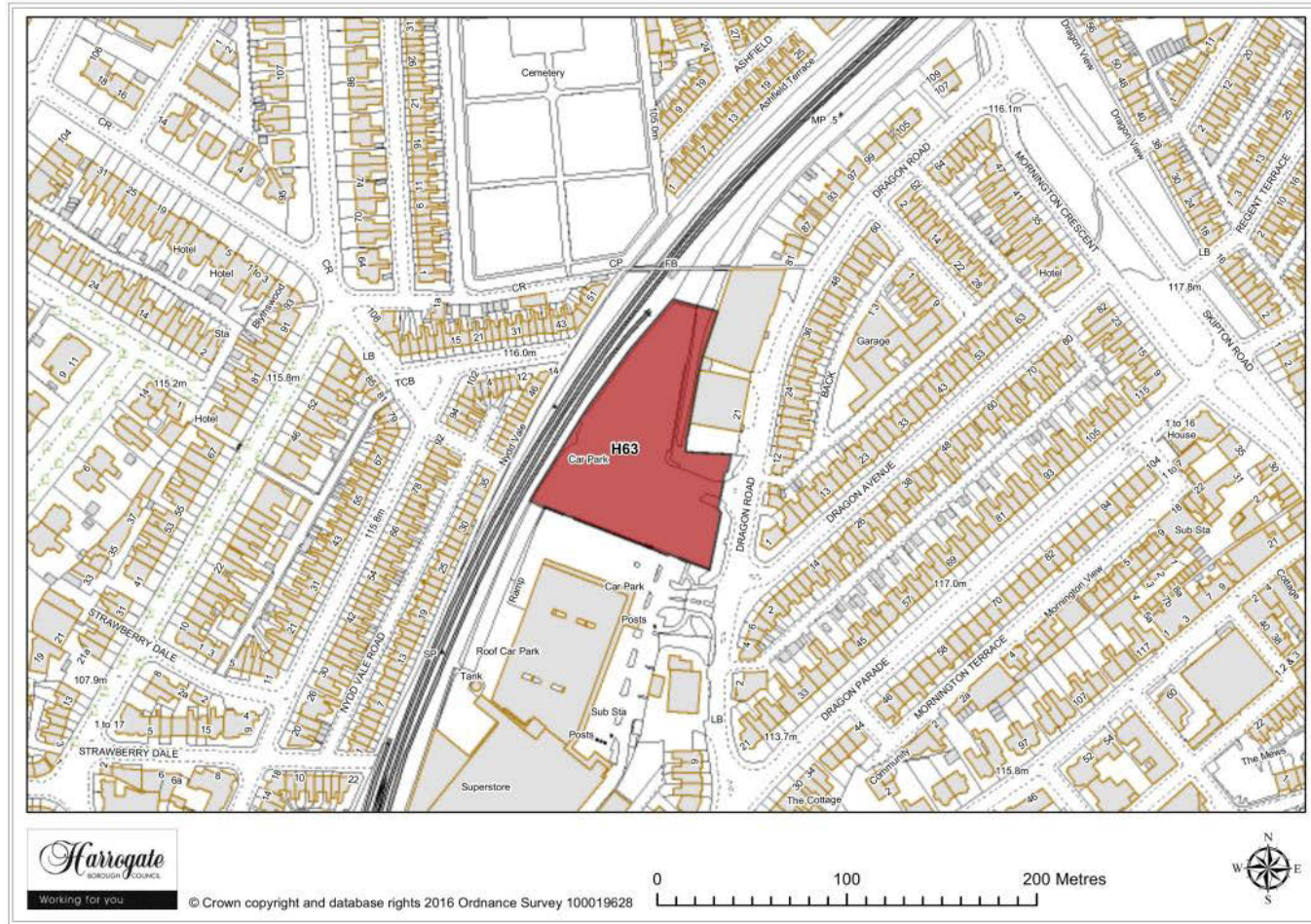


Map 19.1 Site H61

19 New Sites

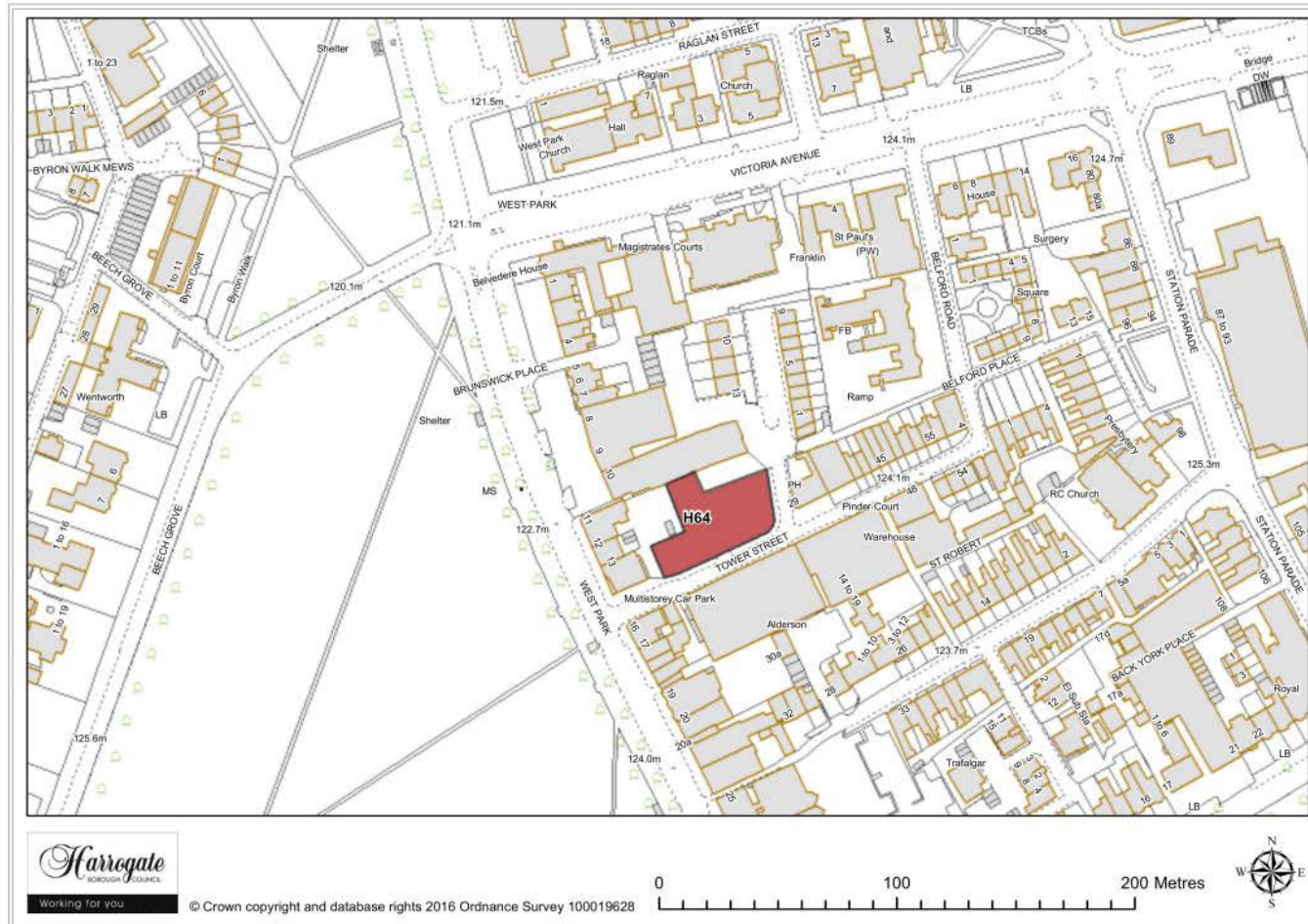


Map 19.2 Site H62



Map 19.3 Site H63

19 New Sites

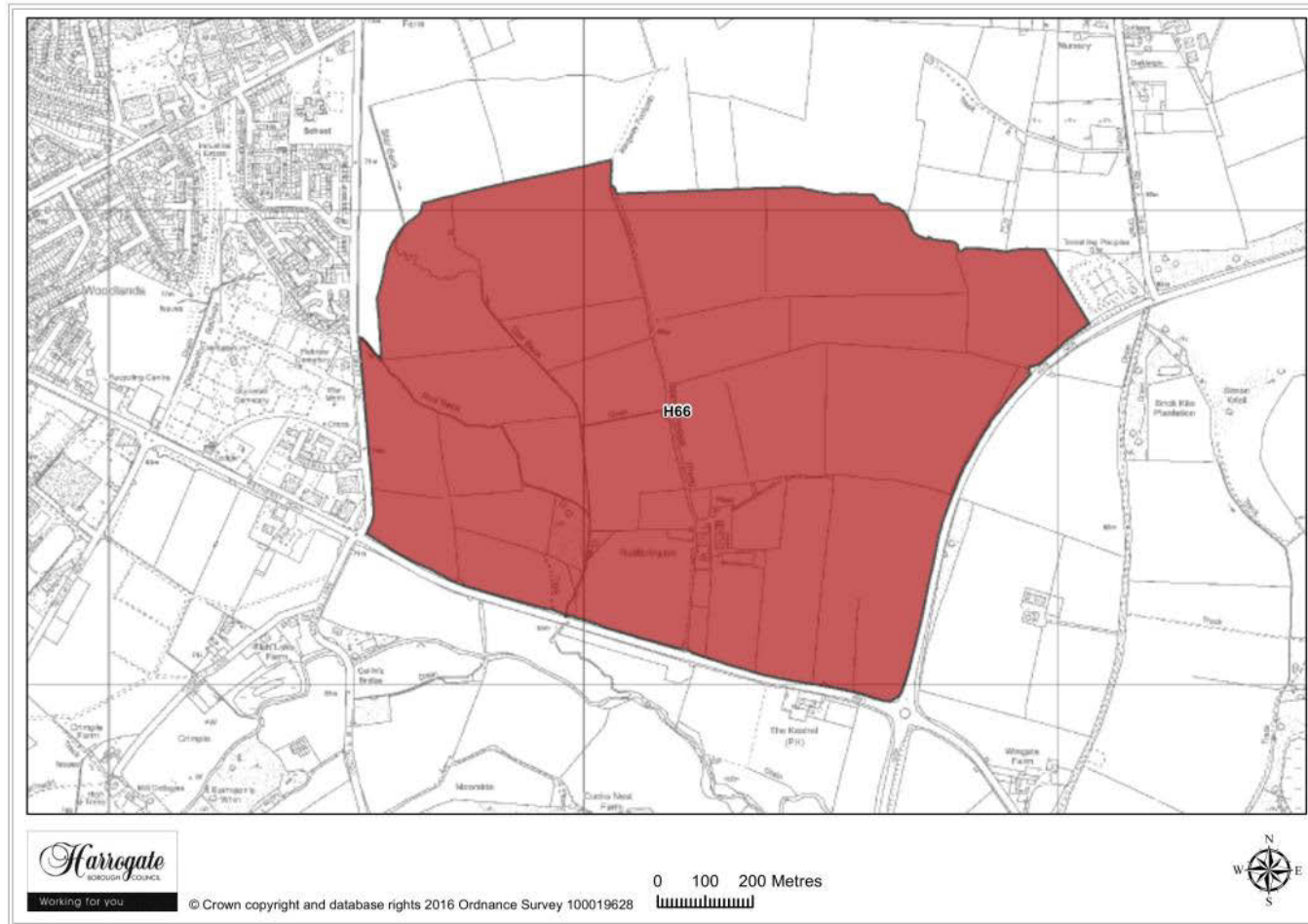


Map 19.4 Site H64

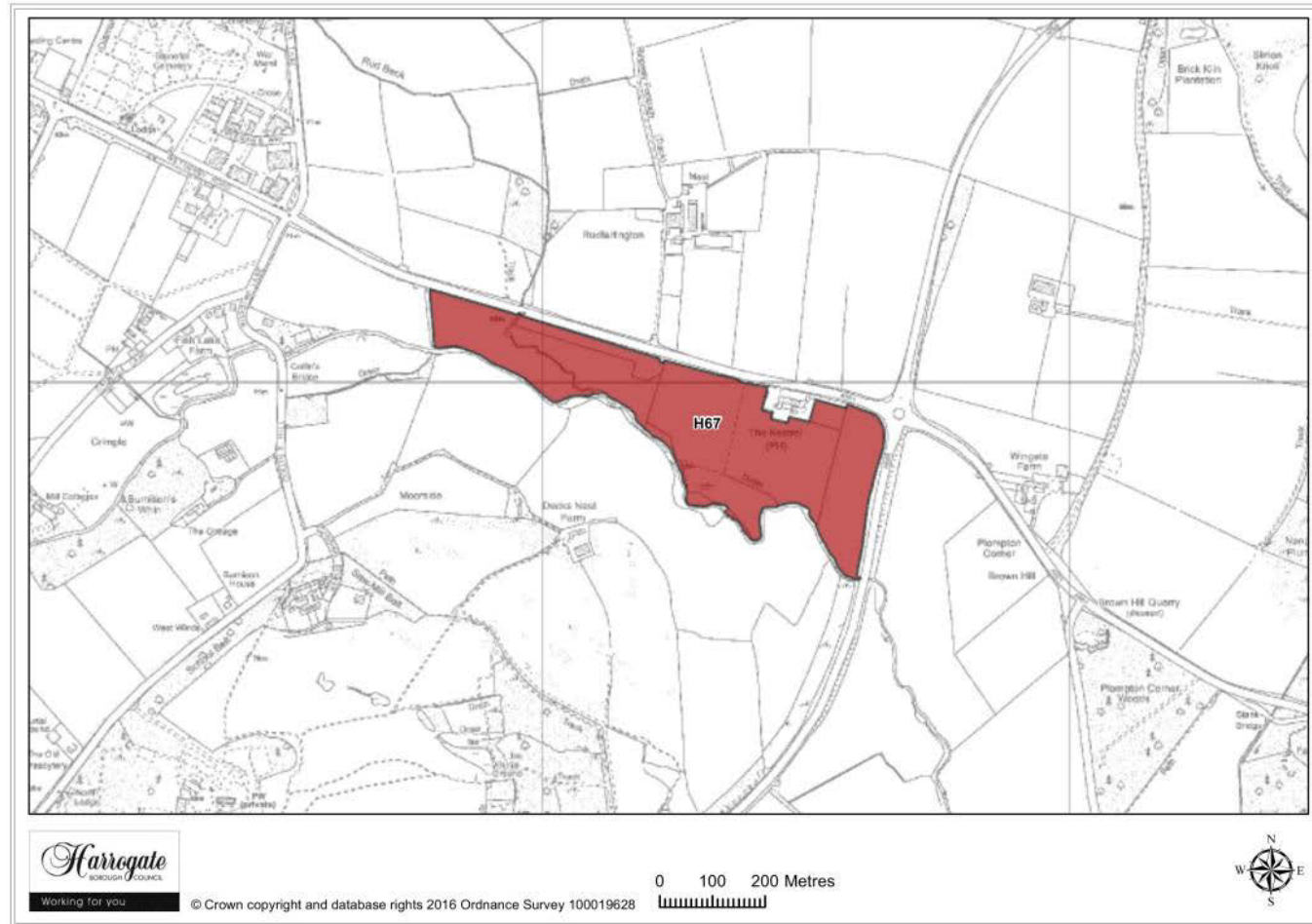


Map 19.5 Site H65

19 New Sites

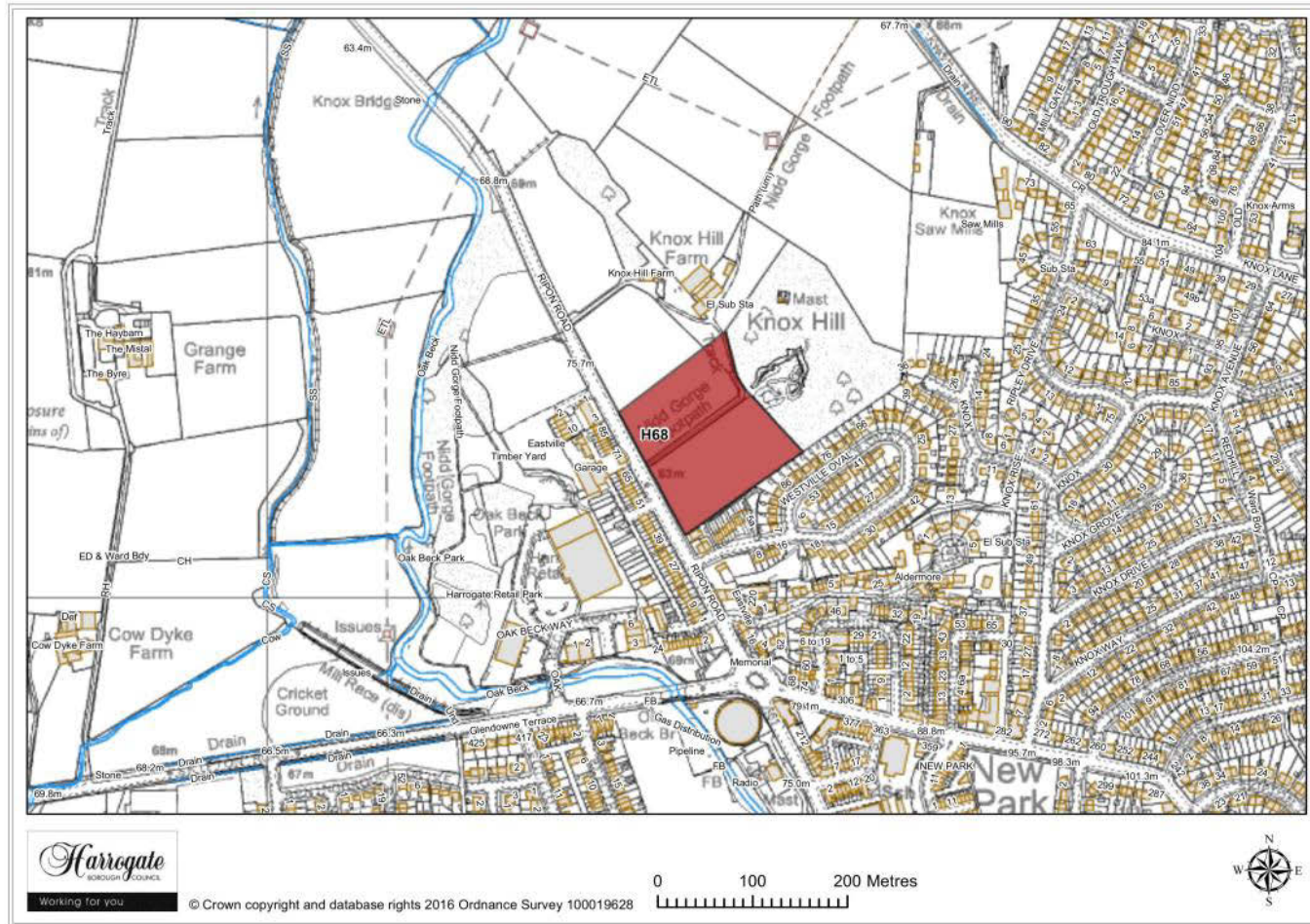


Map 19.6 Site H66

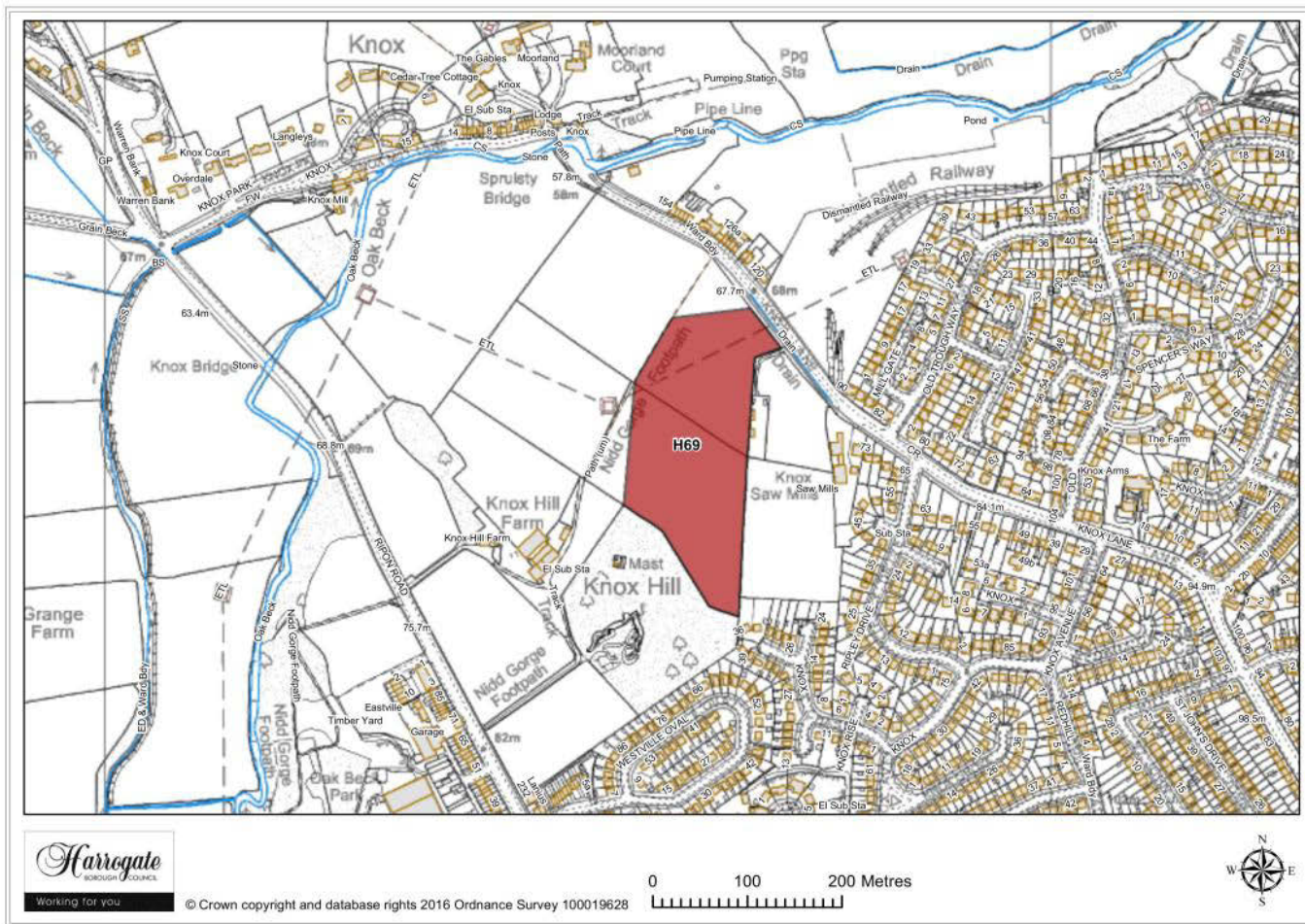


Map 19.7 Site H67

19 New Sites

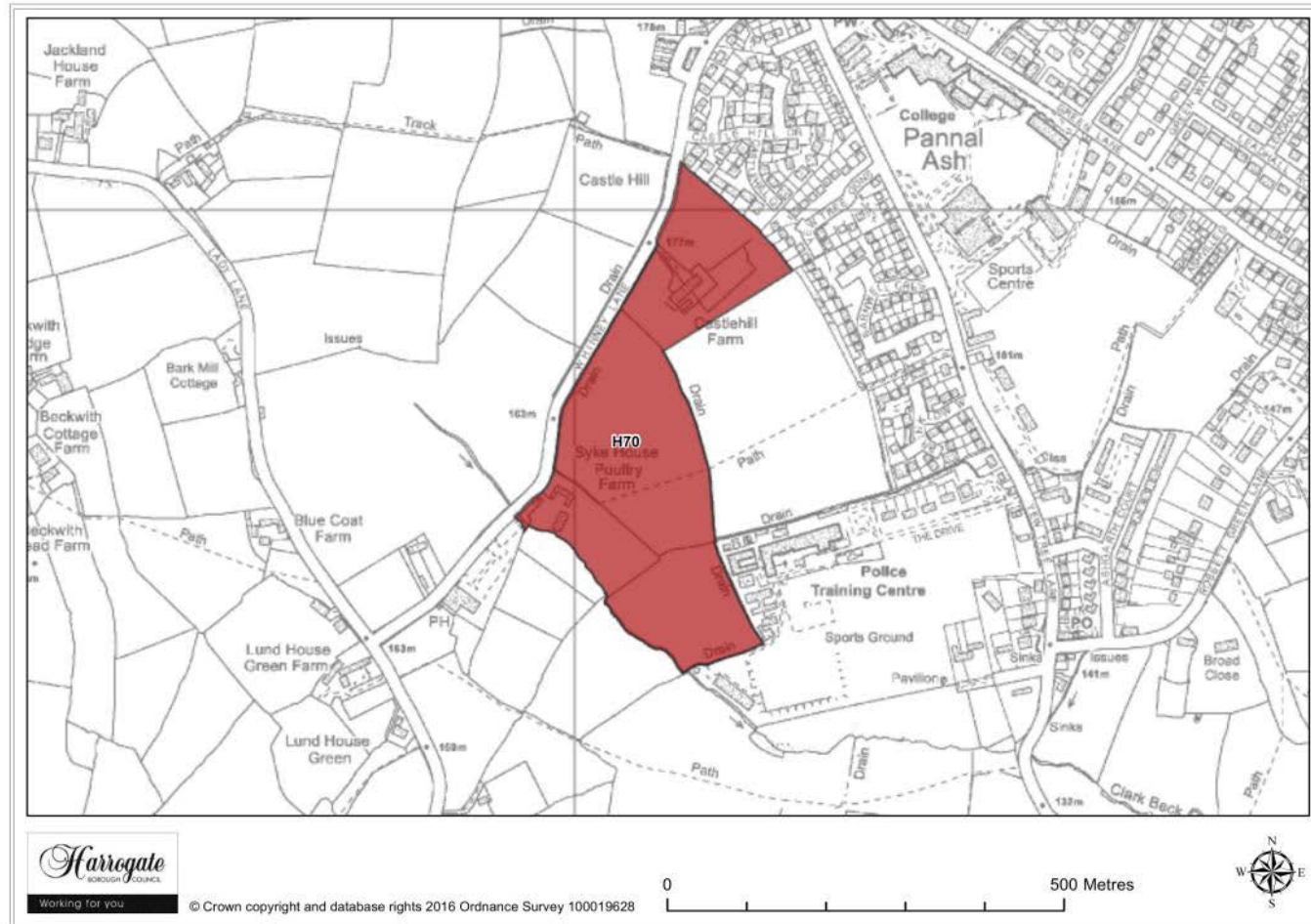


Map 19.8 Site H68



Map 19.9 Site H69

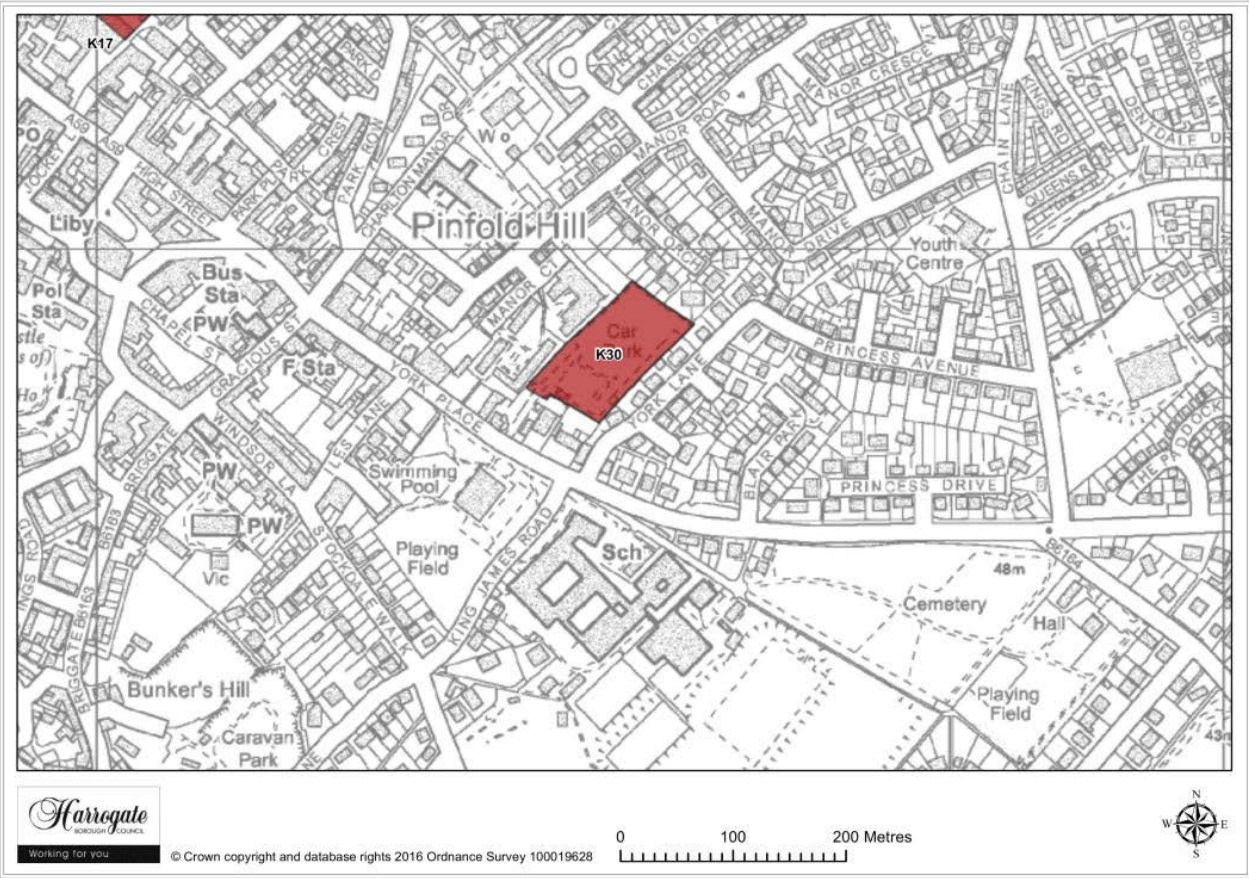
19 New Sites



Map 19.10 Site H70

Knaresborough Site

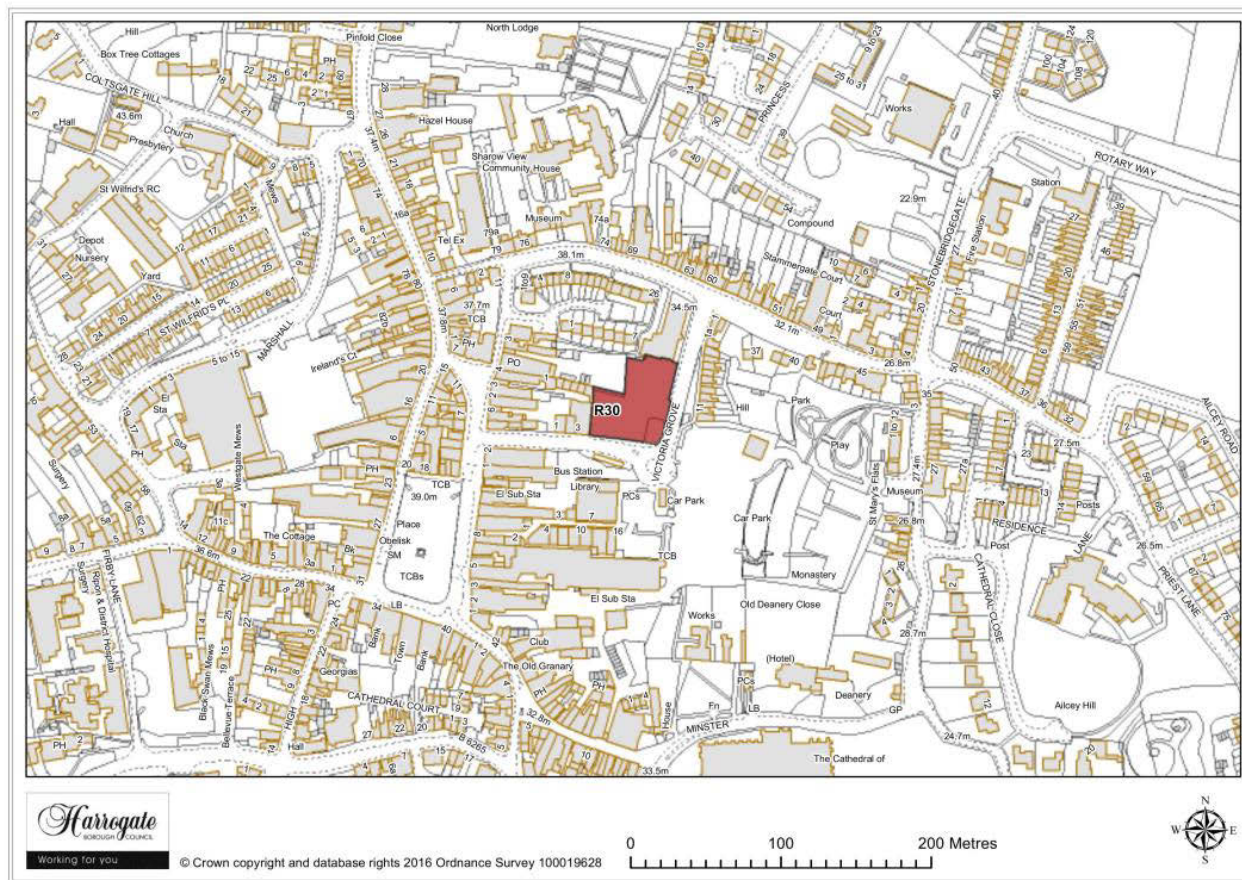
New Sites 19



Map 19.11 Site K30

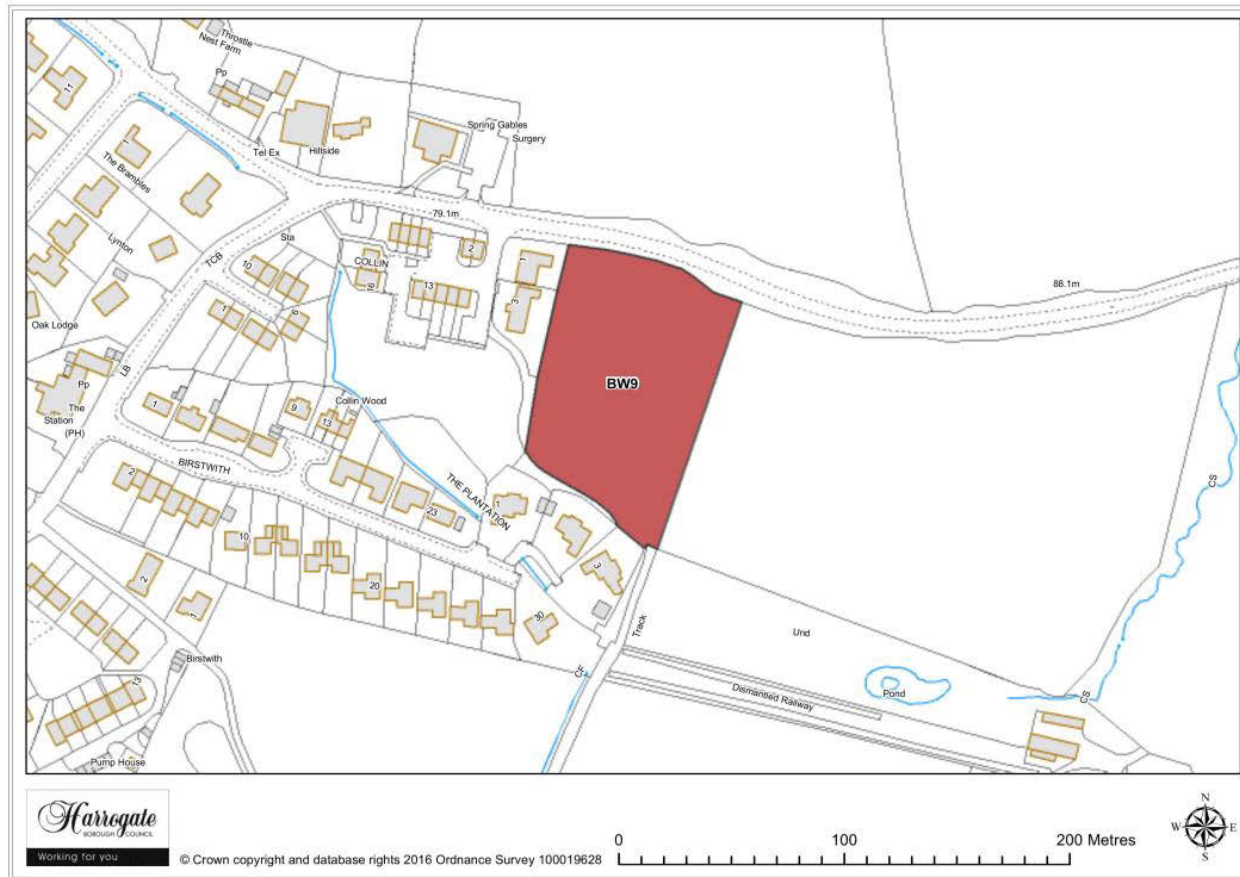
19 New Sites

Ripon Site



Map 19.12 Site R30

Birstwith Sites



Map 19.13 Site BW9

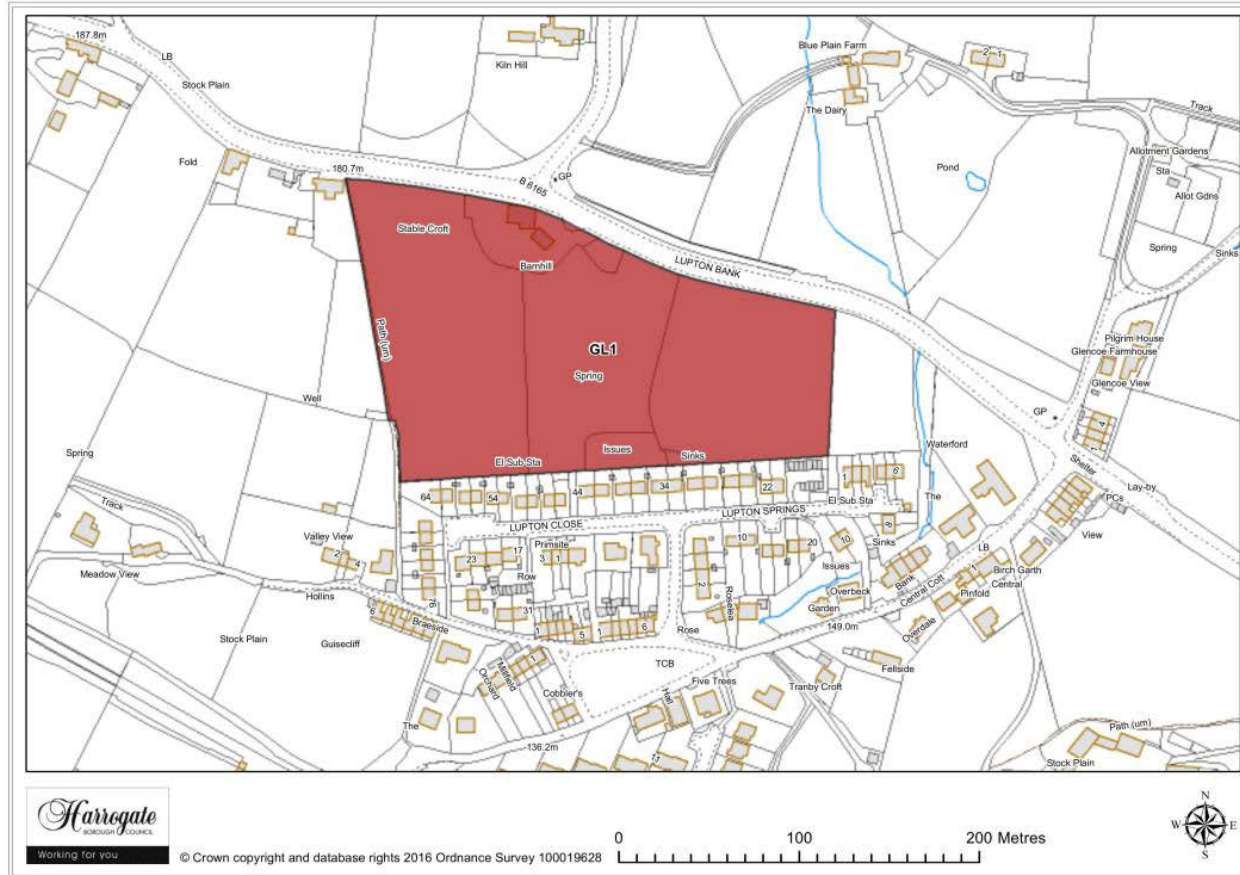
19 New Sites

Ferrensby Site



Map 19.14 Site FR4

Glasshouses Site



Map 19.15 Site GL1

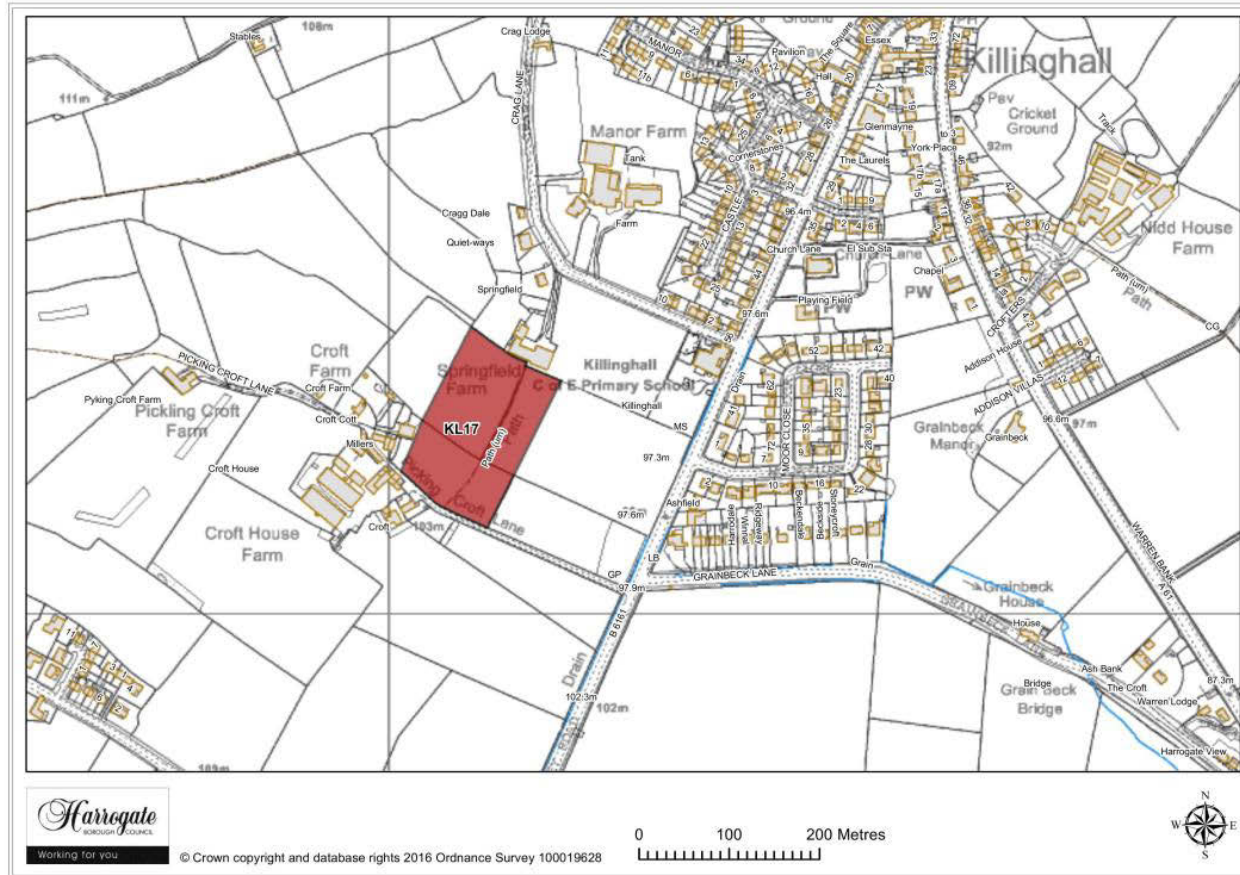
19 New Sites

Hopperton Site



Map 19.16 Site HP7

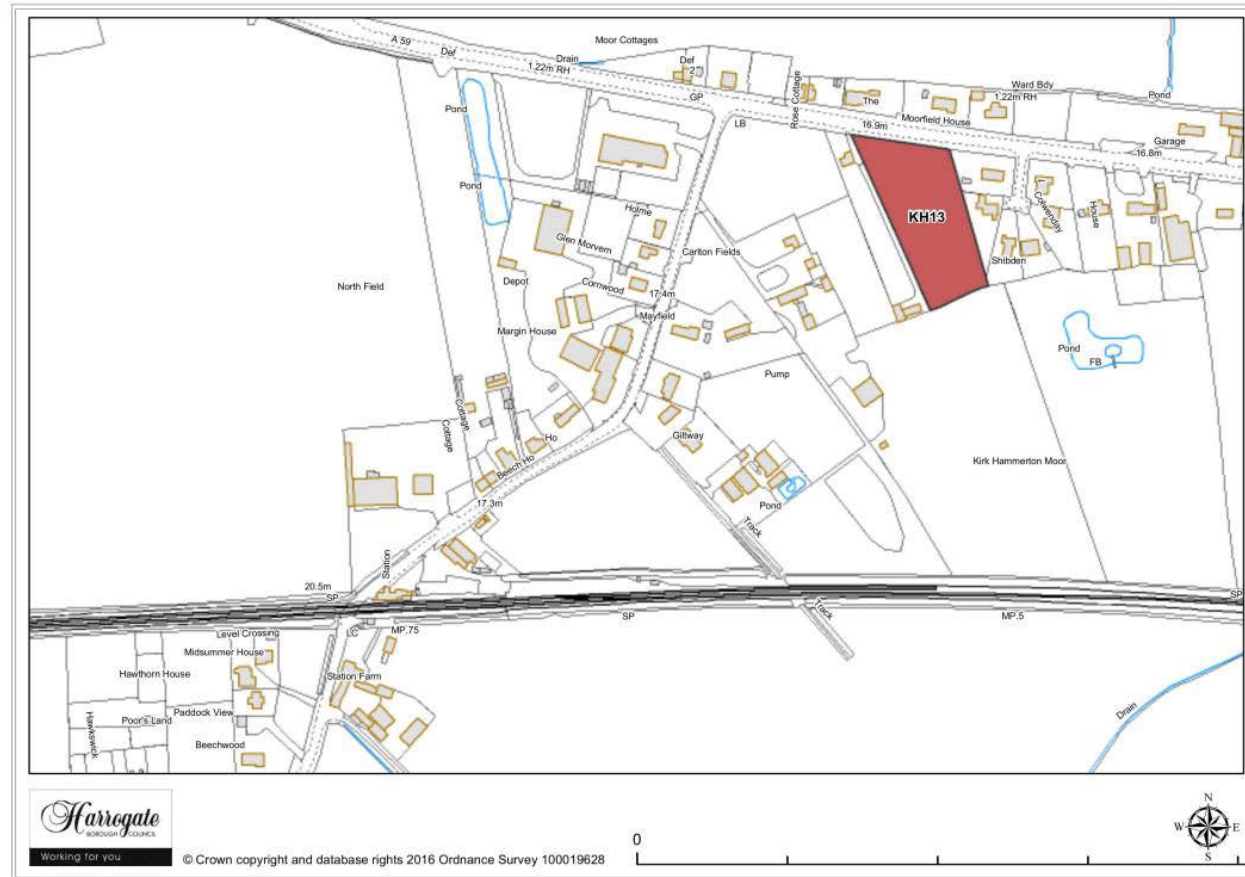
Killinghall Site



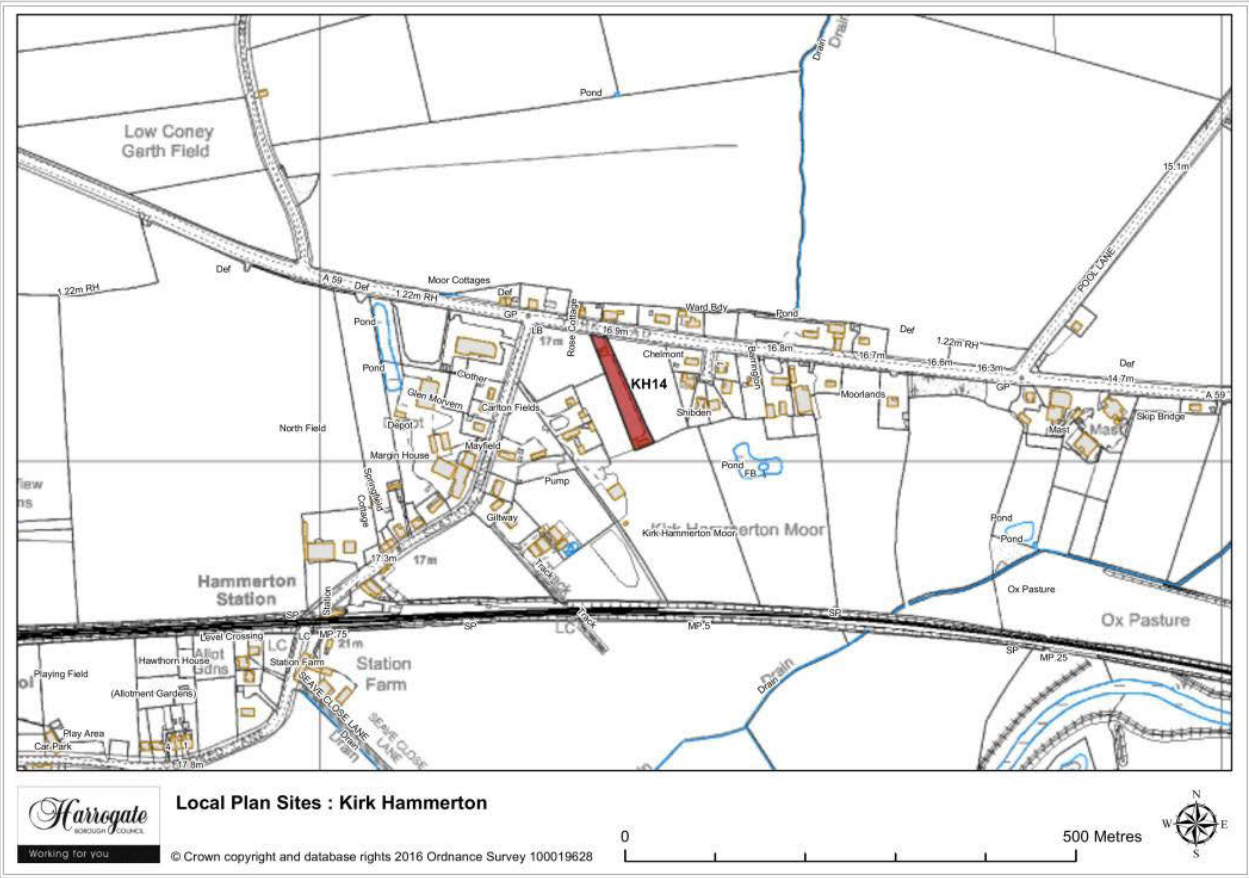
Map 19.17 Site KL17

19 New Sites

Kirk Hammerton Sites



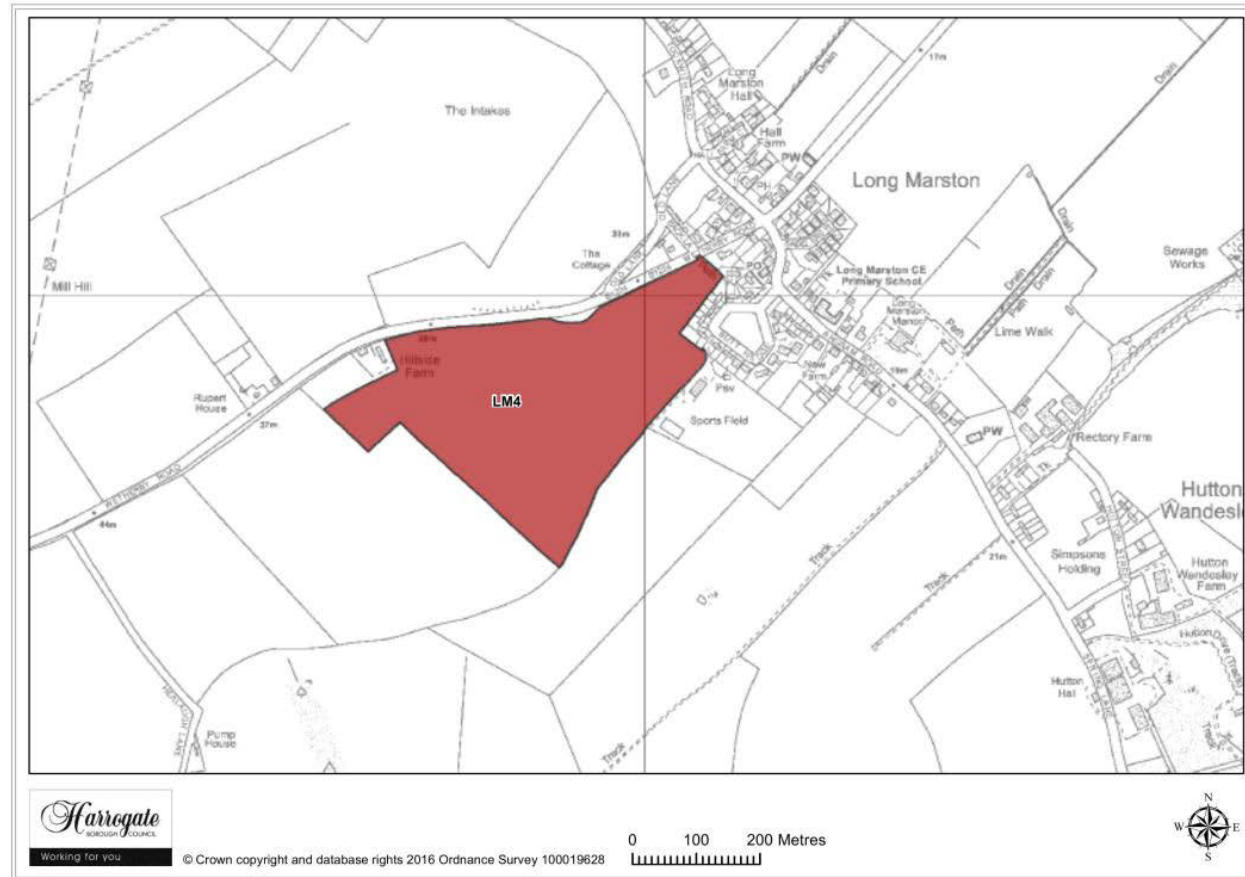
Map 19.18 Site KH13



Map 19.19 Site KH14

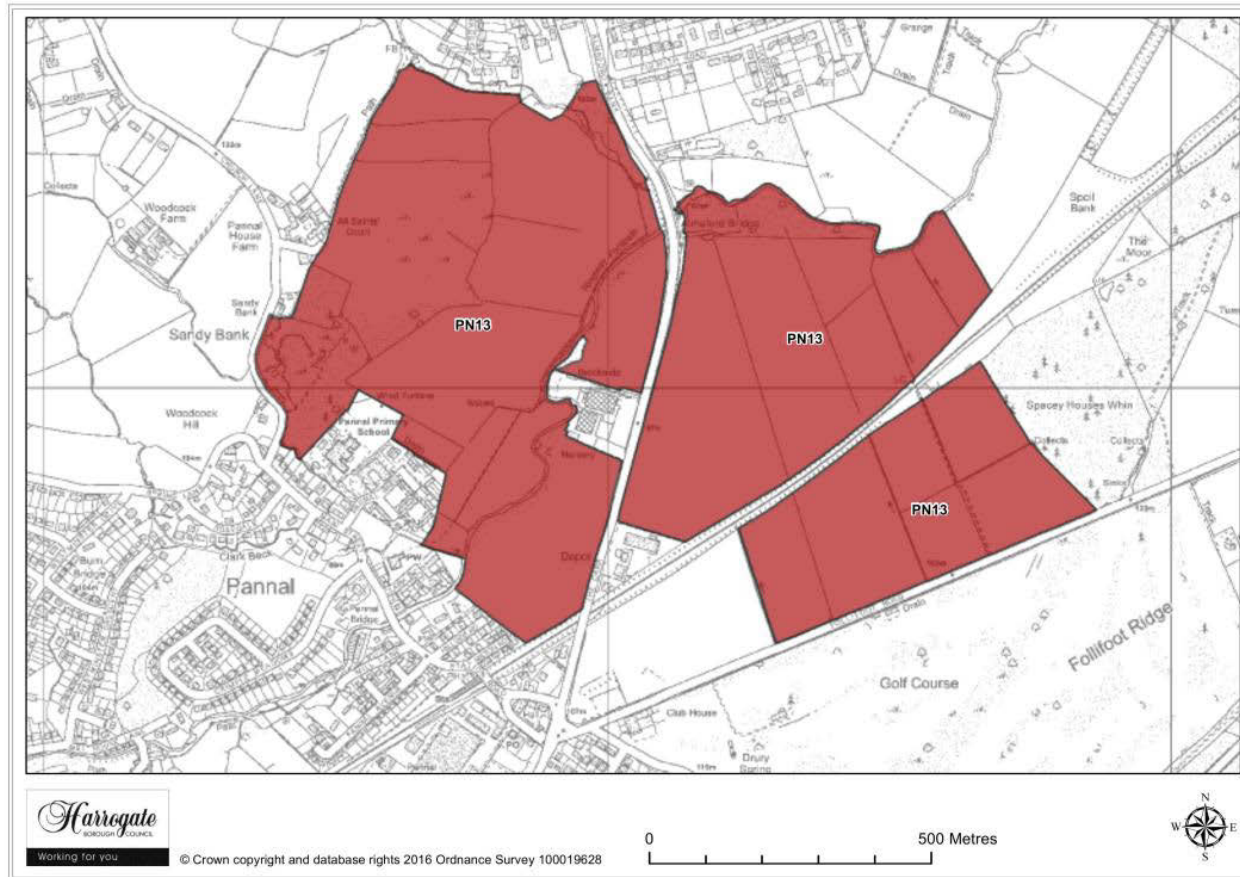
19 New Sites

Long Marston Site



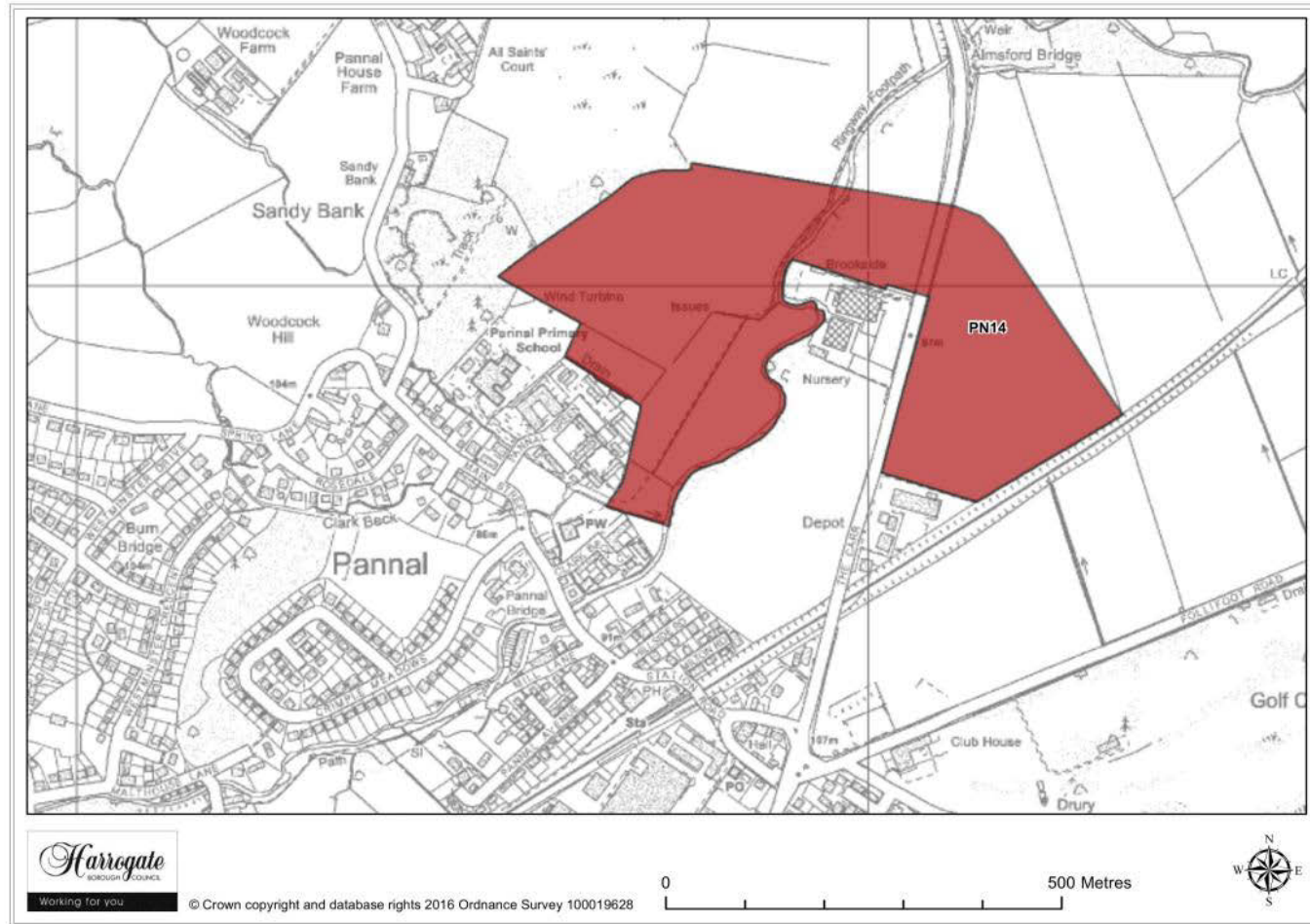
Map 19.20 Site LM4

Pannal Sites



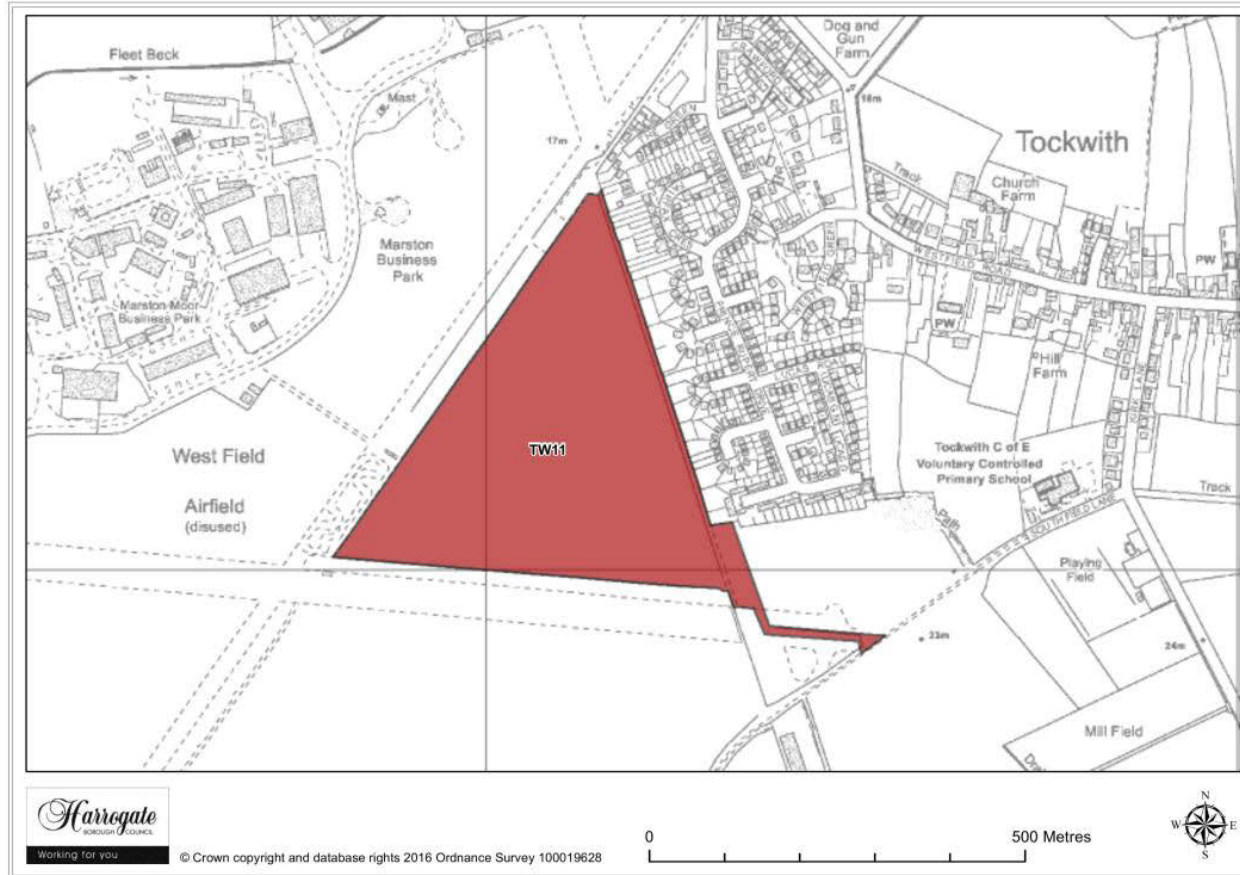
Map 19.21 Site PN13

19 New Sites



Map 19.22 Site PN14

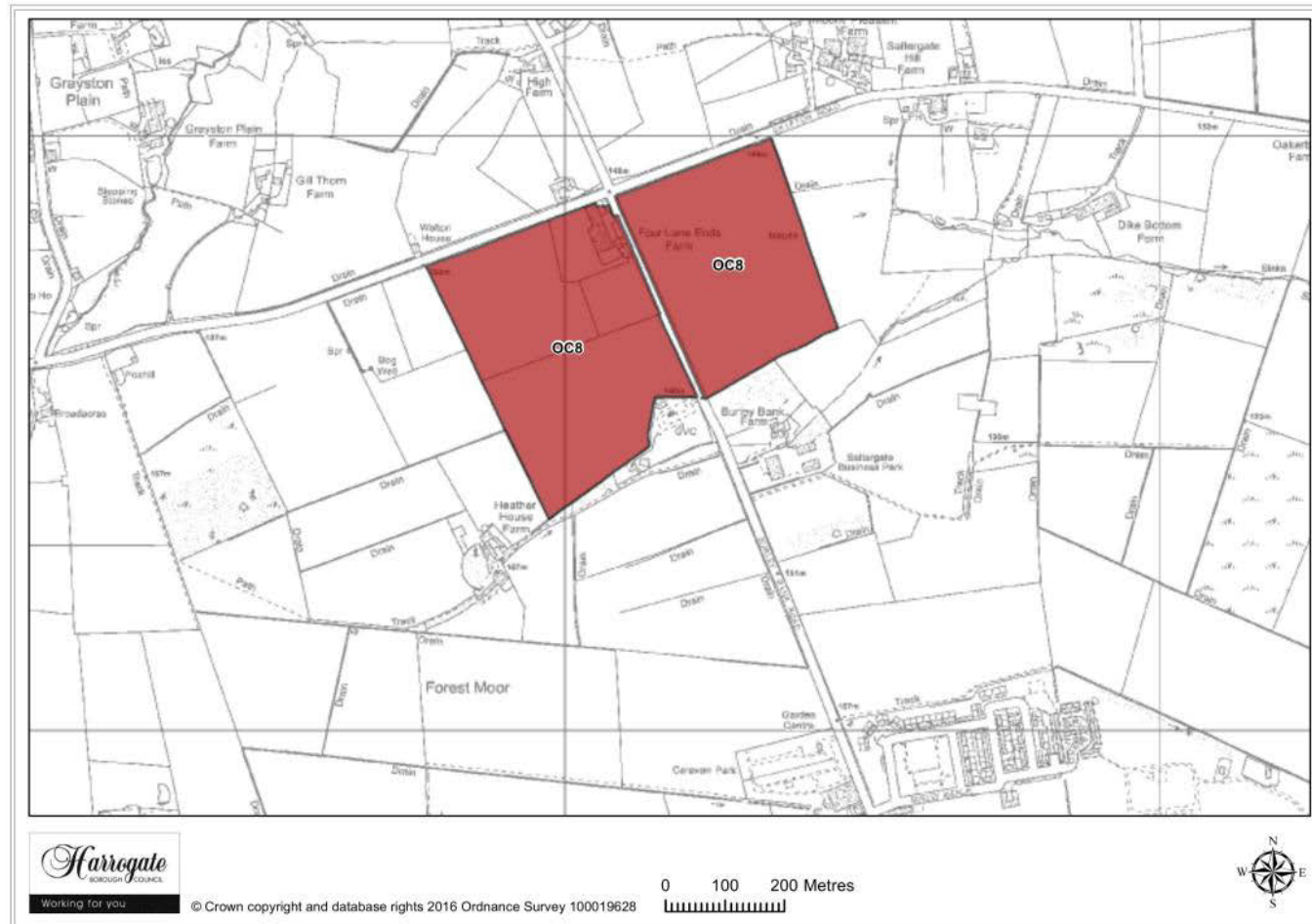
Tockwith Site



Map 19.23 Site TW11

19 New Sites

Open Countryside Site



Map 19.24 Site OC8

