

Harrogate District Local Plan: Strategic Housing and Economic Land Availability Assessment Addendum 2020



March 2020

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1 Introduction

1 Introduction

1.1 This Addendum to the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017 has been undertaken to provide an initial desk-top assessment of those sites which have been submitted to the Council for consideration for housing or employment use since the 2017 SHELAA report was published. The addendum includes an initial assessment of:

- sites included in the 2017 SHELAA which had been submitted for consideration too late for assessment.
- sites submitted as a result of consultations undertaken since the 2017 Report, including sites submitted as part of the Broad Areas of Growth Assessment undertaken as further work requested by the Inspector at the Examination of the Harrogate District Local Plan held in 2019.
- sites submitted to the Council on an ad hoc basis.

1.2 As an Addendum to the 2017 SHELAA the same methodology and approach as used in the 2017 Report has informed this initial assessment. A full assessment will be undertaken as part of work undertaken to inform a review of the local plan. The report is therefore published for information only to provide a full record of sites submitted for consideration.

Background

1.3 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.

1.4 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.

1.5 In line with the NPPF and PPG the assessment of housing and employment sites availability is combined into a single assessment document, the Strategic Housing and Economic Land Availability Assessment (SHELAA). The 2016 SHELAA, replaced all previously published SHLAA assessments. The 2017 SHELAA provides an updated position on the previously published 2016 SHELAA. This report provides an Addendum to the 2017 report prior to a full update being undertaken.

1.6 Since the 2017 SHELAA the Council has adopted the Harrogate District Local Plan 2020. In assessing the suitability of these additional sites significant weight has therefore been given to the policies in the Local Plan.

1.7 The report includes:

- A Summary table listing the 46 sites assessed. These are grouped into sites within settlements in the settlement hierarchy included in the Harrogate District Local Plan (adopted in March 2020), sites in settlements which are not included in the settlement hierarchy and sites in open countryside.
- Initial assessments for each site have been undertaken taking into account that the Council has a recently adopted Local Plan.
- The Next Steps.

2 2020 New Sites Assessment

Summary Table

Settlement	Site Ref	Location	Proposed Use
Harrogate (Main settlement)	H89	Land at Otley Road	Residential
Knaresborough (Main Settlement)	K40	Green Acres, Cass Lane	Residential (site for Gypsy and Traveller use) HDLP site allocation
	K41	The Paddocks, Cass Lane	Residential (site for Gypsy and Traveller use) HDLP site allocation
	K42	Thistle Hill, Stables	Residential (site for Gypsy and Traveller use) HDLP site allocation
	K43	Land at Oakwood Farm	Residential
	K44	Land at Hopewell Farm	Residential
	K45	Thistle Hill Nurseries	Residential
Ripon (Main Settlement)	R33	Land at Rugby Ground	Residential
Boroughbridge (Local Service Centre)	B23	ATM Ltd Site, Minskip Road	Residential
Tockwith (Primary Service Village)	TW15	Land South of Southfield Lane	Residential
Bishop Monkton (Secondary Service Village)	BM8	Land south of Mains Lane	Residential
Burton Leonard (Secondary Service Village)	BL10	Land to the west of Scarah Lane	Residential
Glasshouses (Secondary Service Village)	GL1 (former RL1069)	Land at Lupton Bank	Residential
Goldsborough (Secondary Service Village)	GB5	Land to north-west of village bounded by Station Road, A59 and York Road.	Residential

2 2020 New Sites Assessment

Settlement	Site Ref	Location	Proposed Use
Arkendale (Smaller Village)	AR6	Land at Holgate Bank, Moor Lane	Residential
	AR7	Land to west of Arkendale, located to the south of Westfield Lane and north of Moor Lane	Residential
	AR8	Land to the north, north-east and south east of Arkendale, between the village and the A1(M).	Residential/mixed use
	AR9	Land to the south and west of Arkendale village.	Residential
	AR10	Land to the south of Arkendale, adjacent to Moor Lane	Residential
	AR11	Land south of Reins and west of Moor Lane	Residential
	AR12	Land south of Reins and west of Manor Park	Residential
	AR13	Land south of Westfield Lane and north of The Mar	Residential
	AR14	Land south of Westfield Lane and east of The Old Vicarage	Residential
	AR15	Land north of Westfield Lane	Residential
	AR16	Land west of A1(M)/A168 and south of Wincup Lane	Residential
	AR17	Land east of Riffa Lane and north of Barnkiln Wood	Residential
Baldersby (Smaller village)	BD2	Land at The Hill, Baldersby	Residential
Little Ribston (Smaller village)	LR3	Land south of Wetherby Road	Residential
Scotton (smaller village)	SC6	Land at Havikil Lane	Residential
Weeton (Smaller village)	WE4	Land south of Main Street	Residential
Ferensby (not in settlement hierarchy)	FR8	Land to north of village and Harrogate Road, including Summer House Hill and Round Hill	Residential
	FR9	Land at Poplar's Farm/Poplar's Cottages, south of Moor Lane, between Ferensby and Arkendale	Residential
	FR10	Land at the Hollies/Hollies Lodge, to east of Knaresborough golf course	Residential
	FR11	Land at Hopewell House Farm to south-east of Knaresborough golf course	Residential
Flaxby (not in settlement hierarchy)	FX6	Land to the north and east of Coneythorpe	Residential

2020 New Sites Assessment 2

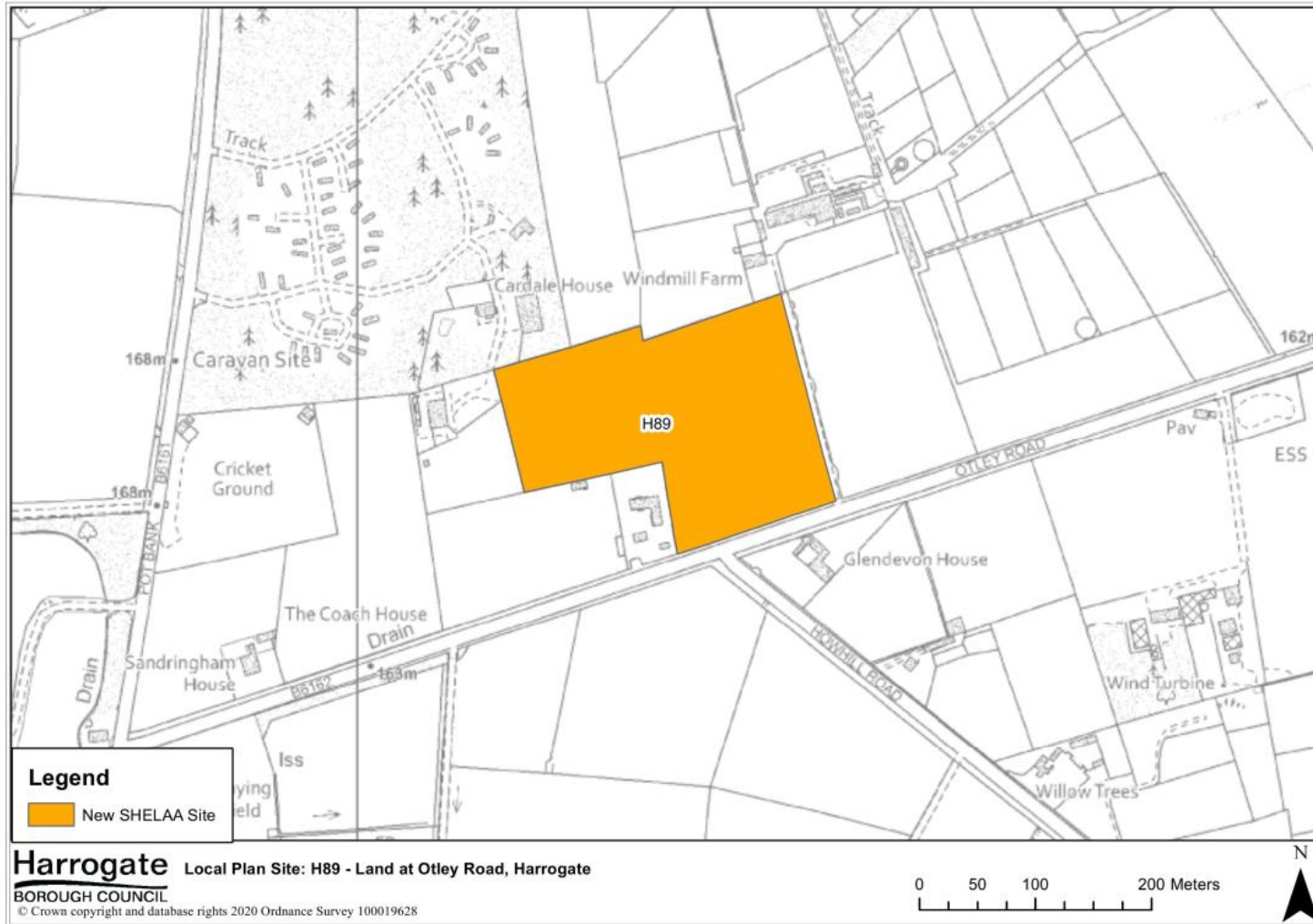
Settlement	Site Ref	Location	Proposed Use
	FX7	Land to north-west of Coneythorpe and to west and east of Moor Lane	Residential
	FX8	Land to west of A1(M) and east and west of Spitlands Lane	Residential
Low Laithe (not in settlement hierarchy)	LL3	Land to north of Well Head Farm and B6165	Residential
Wormald Green (not in settlement hierarchy)	WG2	Land at Dove Bank	Residential
Open Countryside	OC13	Land off A59/Chain Bar Lane, near Killinghall	Residential
	OC14	Former Quarry north of Allerton Park, near Arkendale	Employment
	OC20	Land off Slates Lane, Middleton	Residential
	OC 21	Land to north of the railway line and west of Flaxby at Oakwood Farm	Residential
	OC22	Land between the railway line and A59, York Road to south-west of Flaxby	Residential
	OC23	Land between A59 York Road and Station Road to north of Goldsborough	Residential
	OC24	Triangular plot of land at the junction of the A59 York Road and Station Road to north-east of Goldsborough	Residential

Table 2.1 New Sites Assessed

2 2020 New Sites Assessment

Harrogate Site

H89: Land at Otley Road, Harrogate



Picture 2.1

2020 New Sites Assessment 2

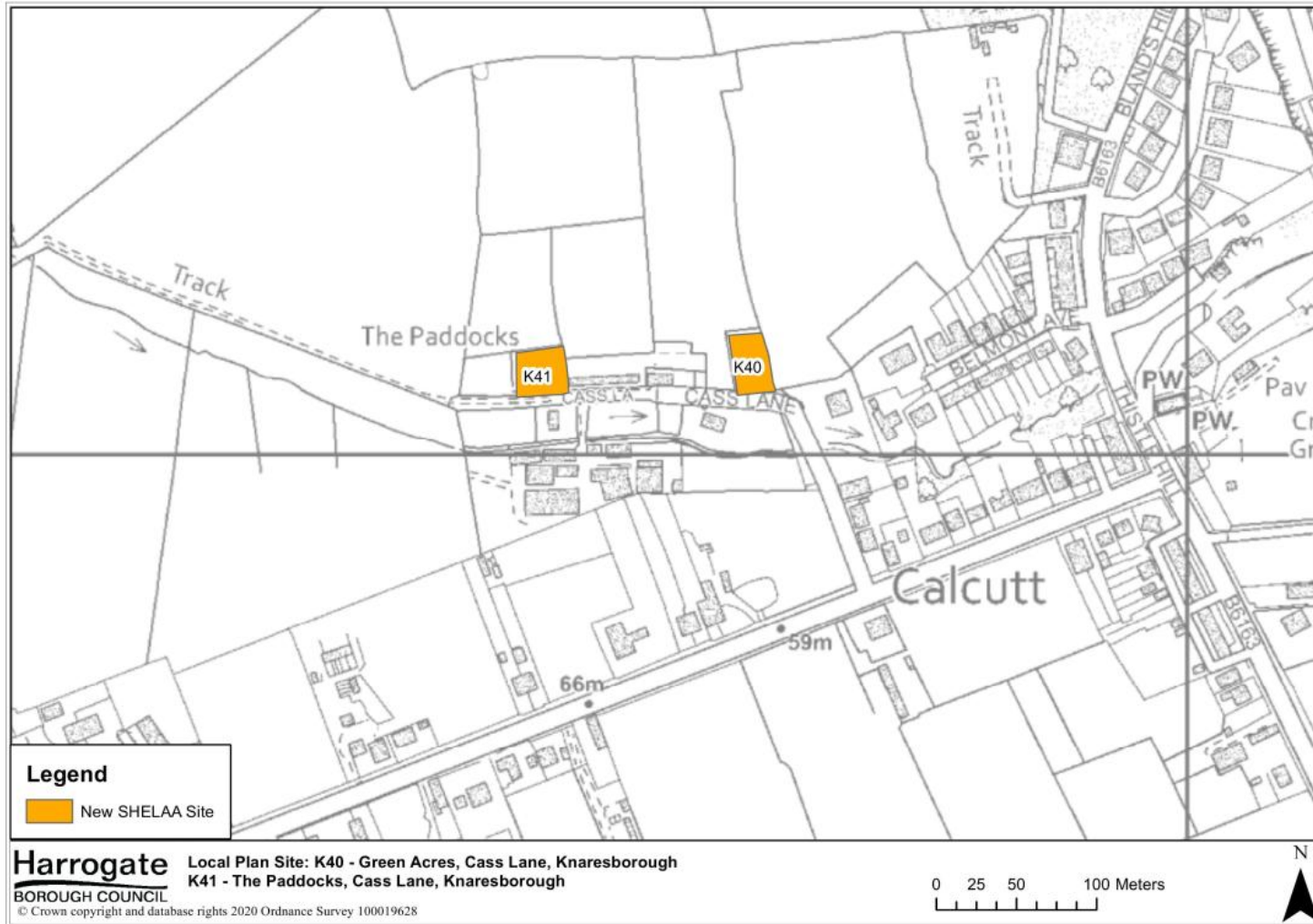
Site Ref: H89			
Settlement: Harrogate	Location: Land at Otley Road	Land Type: Greenfield	Site Area (ha): 3.9222
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 2.9415	Assumed density (dph): 30
Currently suitable? Yes with mitigation	Suitability notes: This 'L' shaped site on the western edge of Harrogate lies adjacent to local plan site allocation H49. The southern part of the site borders Otley Road (B6162). A track leading to Cardale House and other housing development crosses the site from south to north west. To the south is Woodside Farm and to the north Windmill Farm and Windmill Farm cottages. The site is outside the Development limit for Harrogate as included in the HDLP 2020. Development of the site would need to address landscape and highways impacts as part of a wider strategy for this area. A development that incorporates appropriate mitigation measures to integrate development with the wider countryside and address traffic issues may be acceptable.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner/agent.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable		
Potential yield: 88	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10: 88	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.2 Site H89

2 2020 New Sites Assessment

Knarborough Sites

K40: Green Acres, Cass Lane, Knarborough and K41: The Paddocks, Cass Lane, Knarborough



Picture 2.2

2020 New Sites Assessment 2

Site Ref: K40			
Settlement: Knaresborough	Location: Green Acres, Cass Lane	Land Type: Greenfield	Site Area (ha): 0.0847
Source: Site Survey	Proposal: Residential (site for Gypsy and Traveller use) HDLP site allocation	Size of net residential area (ha): N/A	Assumed density (dph): 1 pitch
Currently suitable? Yes	Suitability notes: This is a small greenfield site, part of a larger field on the edge of low density built form off Forest Moor Road and to the north of the single carriageway Cass Lane. The site is to the east of K41 and comprises a Gypsy and Traveller pitch which currently has a temporary planning permission and is an allocation in the HDLP 2020. The site includes an area of hard standing and associated building and a grassed area to the north. To the south and east are hedgerows with a mature tree in the hedgerow to the east. To the north of the site is agricultural land within the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowners/agent.		
Currently achievable? Yes	Achievability notes: The site has a temporary planning permission and is considered to be developable and achievable.		
Potential yield: 1 pitch	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 1 pitch	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

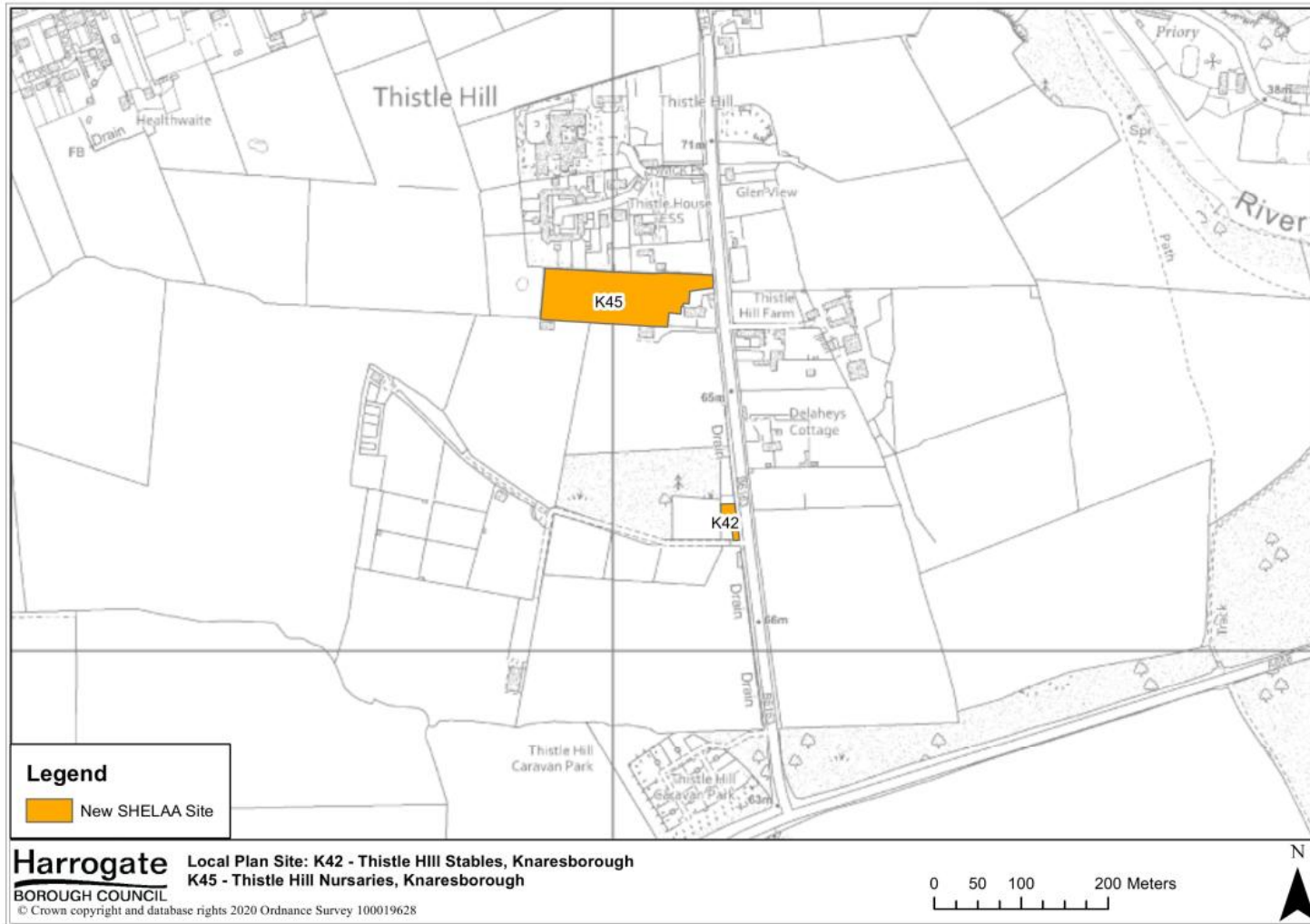
Table 2.3 Site Ref: K40

Site Ref: K41			
Settlement: Knaresborough	Location: The Paddocks, Cass Lane	Land Type: Greenfield	Site Area (ha): 0.0909
Source: Site Survey	Proposal: Residential (site for Gypsy and Traveller use) HDLP site allocation	Size of net residential area (ha): N/A	Assumed density (dph): 1 pitch
Currently suitable? Yes	Suitability notes: Located to the north of Forest Moor Road this is a small site to the north of the single carriageway Cass Lane with a temporary planning permission for a gypsy and traveller site. The site is to the west of K40 and comprises a static chalet/caravan and a brick amenity building together with an area of hard-standing. To the south and east are mature trees and hedgerows. Land to the west includes stables and vacant disused land. To the north of the site is agricultural land within the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowners/agent.		
Currently achievable? Yes	Achievability notes: The site has a temporary planning permission and is considered to be developable and achievable.		
Potential yield: 1 pitch	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 1 pitch	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

2 2020 New Sites Assessment

Table 2.4 Site Ref: K41

K42: Thistle Hill Stables



Picture 2.3

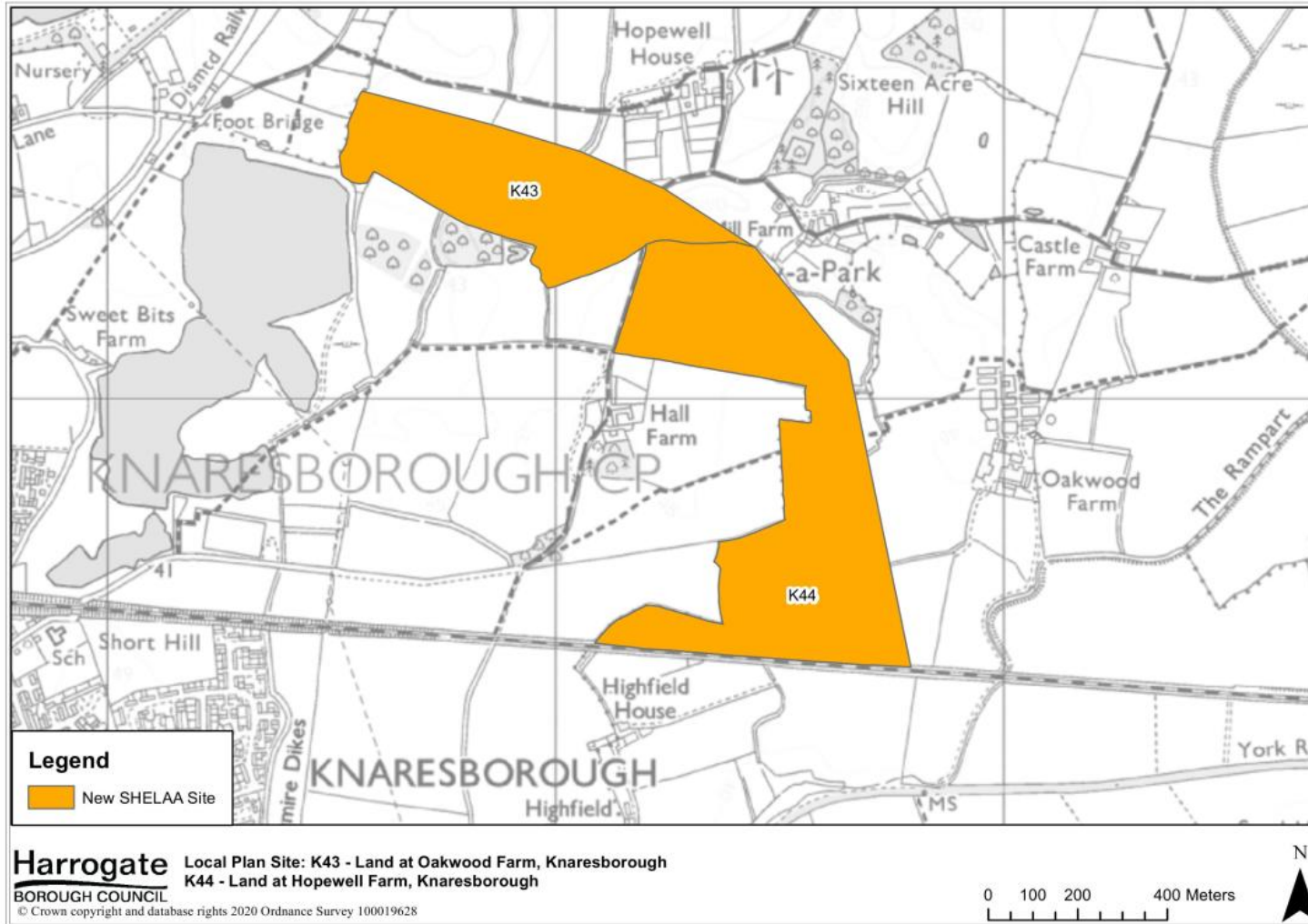
2020 New Sites Assessment 2

Site Ref: K42			
Settlement: Knaresborough	Location: Thistle Hill Stables	Land Type: Greenfield	Site Area (ha): 0.0590
Source: Site survey	Proposal: Residential (site for Gypsy and Traveller use) HDLP site allocation	Size of net residential area (ha): N/A	Assumed density (dph): 3 pitches
Currently suitable? Yes	Suitability notes: The site fronts onto the B6163 Thistle Hill, at the back of a drainage channel and lies adjacent to an existing private access. Land rises to the north and the site is set well away from the settlement, surrounded by agricultural land. The site is located in the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowners/agent.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 3 pitches	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 3 pitches	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.5 Site

2 2020 New Sites Assessment

K43: Land at Oakwood Farm and K44: Land at Hopewell Farm



Picture 2.4

2020 New Sites Assessment 2

Site: K43			
Settlement: Knaresborough	Location: Land at Oakwood Farm	Land Type: Greenfield	Site Area (ha): 17.0479
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 9.3763	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises several agricultural fields to the south and southwest of Hopewell House and to the west of Mill Farm. Hay-a-park Lane cuts through the eastern part of the site. Hay-a-Park SSSI adjoins the south-west corner of the site which is surrounded by high quality agricultural land and Natural England has raised concerns with regard to potential increased recreational pressure on the SSSI from development in this area. Knaresborough Golf Course lies to the north-west. There may be access issues as Hay-a-Park Lane would require improvement. The site is not considered to be in a suitable location for development as it would be divorced from any settlement and appear as an isolated development in open countryside. It is not clear how the site would be accessed.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowners/ agent.		
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 2.6 Site Ref: K43

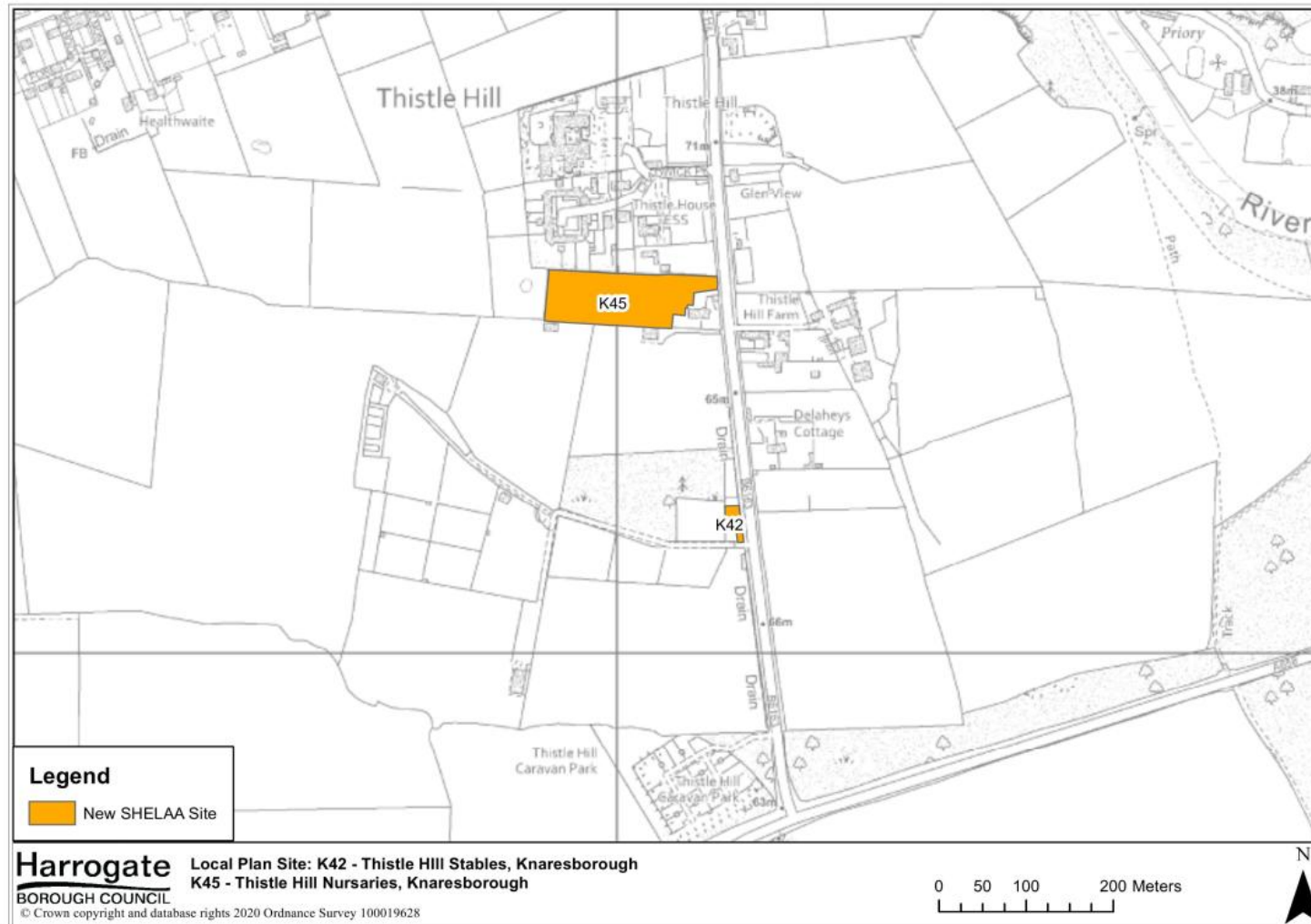
Site Ref: K44			
Settlement: Knaresborough	Location: Land at Hopewell Farm	Land Type: Greenfield	Site Area (ha): 30.5528
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 16.8040	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises several agricultural fields lying to the north of the York-Leeds Railway line which forms the southern site boundary. The fields curve northwards in an arc to the east of Holt Farm and south of Mill Farm. Hay-a-Park Lane forms the site boundary to the north-west and the village of Goldsborough lies to the east. Land to the south of the railway line is a housing allocation in the Harrogate District Local Plan (K25). Natural England has raised concerns with regard to potential increased recreational pressure on the SSSI from development in this area. There may be access issues as Hay a Park Lane would require improvement and it may not be possible to access the site from the housing allocation to the south because of the rail line. The site is not considered to be a suitable location for development as it would be divorced 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		

2 2020 New Sites Assessment

Site Ref: K44			
Settlement: Knaresborough	Location: Land at Hopewell Farm	Land Type: Greenfield	Site Area (ha): 30.5528
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 2.7 Site Ref: K44

K45: Thistle Hill Nurseries



Picture 2.5

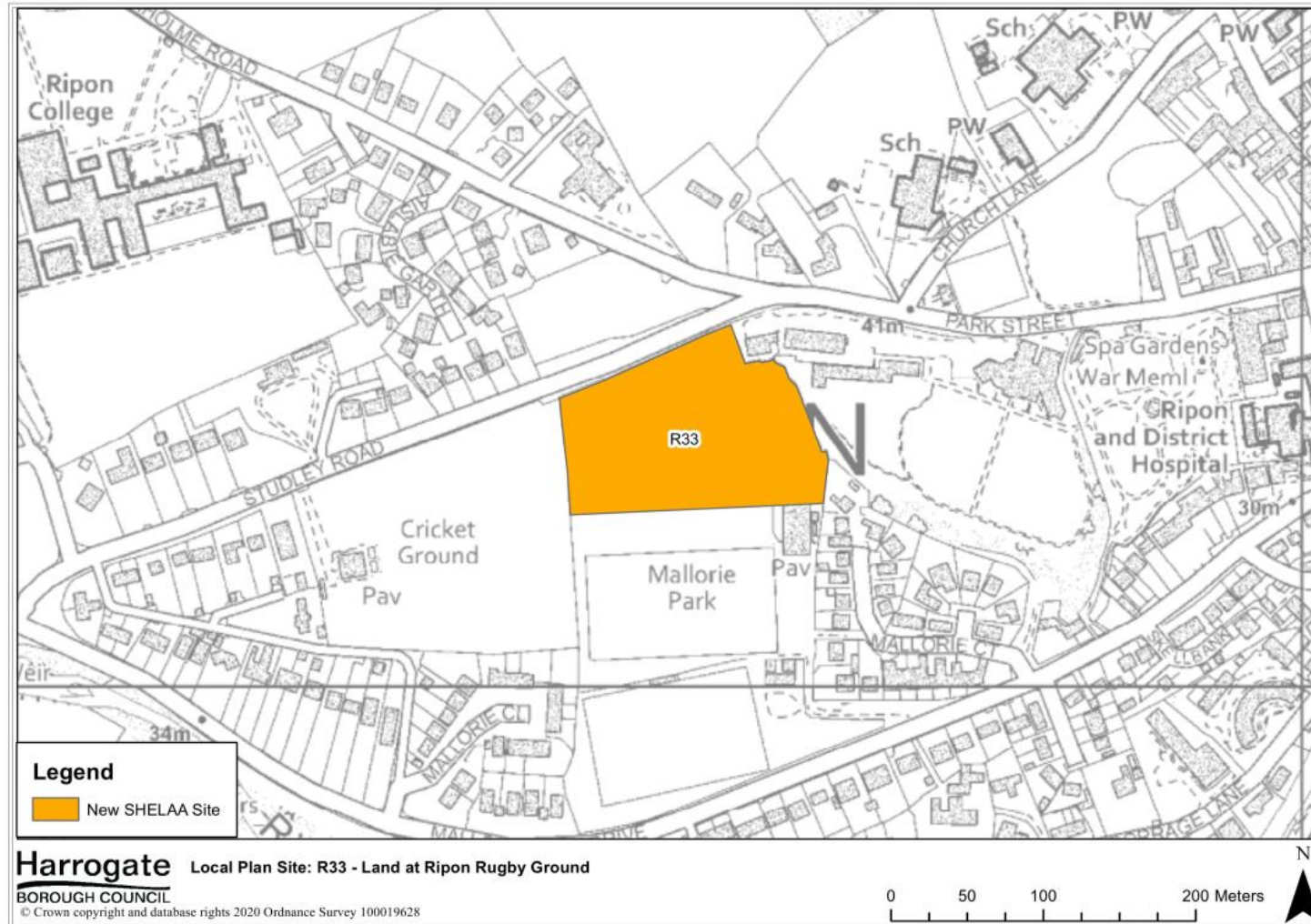
2 2020 New Sites Assessment

Site Ref: K45			
Settlement: Knaresborough	Location: Thistle Hill Nurseries	Land Type: Employment	Site Area (ha): 1.0121
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.9109	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site, previously used as a nursery, lies to the west of Thistle Hill and to the south of housing at the former Thistle Hill Nursing Home. The site is located 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.8 Site

Ripon Site

R33: Land at Football Ground



Picture 2.6

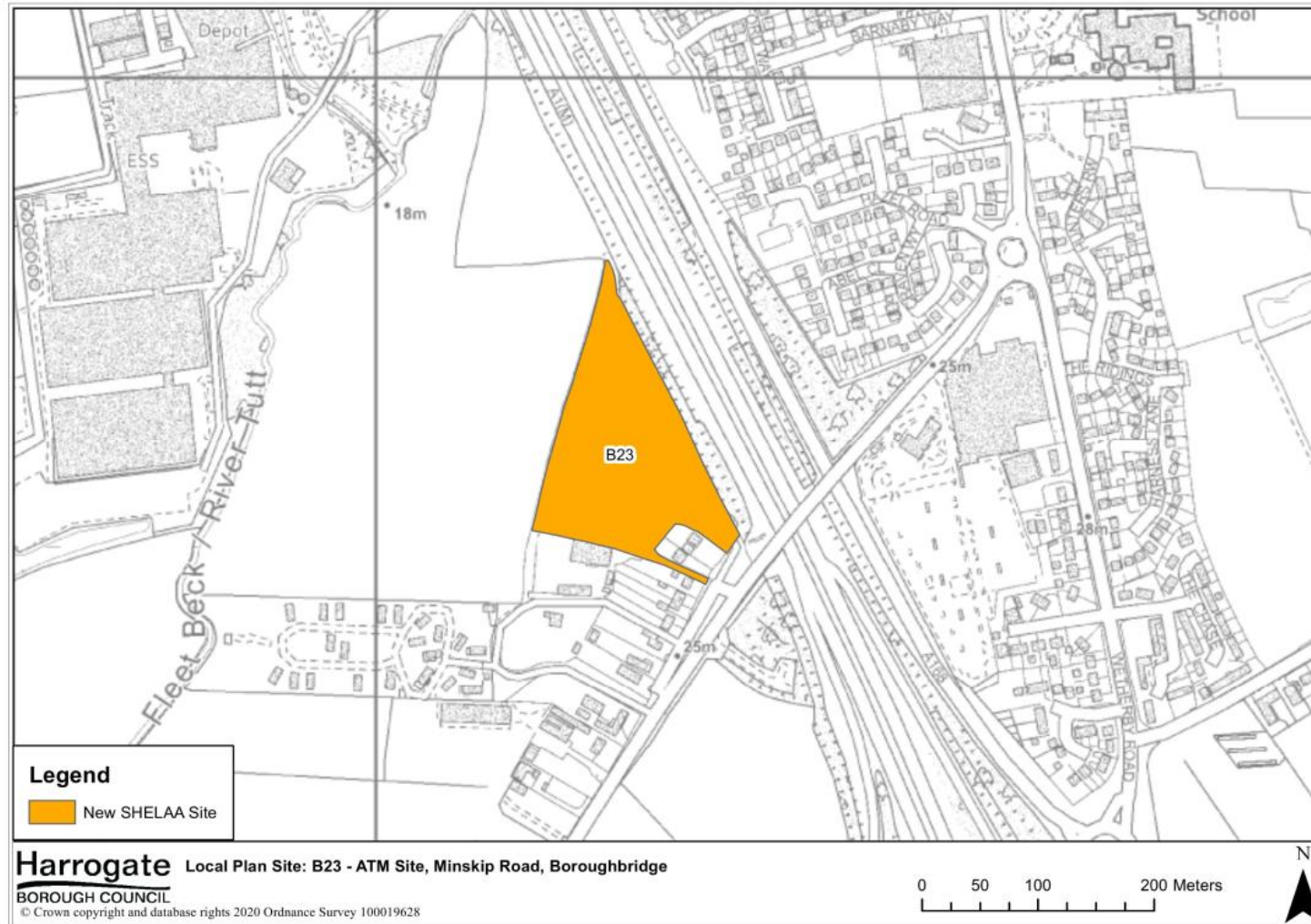
2 2020 New Sites Assessment

Site Ref: R33			
Settlement: Ripon	Location: Land at Football Ground	Land Type: Greenfield	Site Area (ha): 1.5860
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.4274	Assumed density (dph): 30
Currently suitable? Yes, with mitigation.	<p>Suitability notes: The site is currently used as a rugby ground with associated parking and club house. To the west is a cricket ground and associated club house, and to the south a football ground which includes a small car park, club house and small stand. Sites are separated by hedgerows within which there are mature trees. To the north east is Spa Garage and associated parking and a garden. To the north the site is separated from Studley Road by a brick wall and a strip of land with mature trees. It's location within the Ripon Conservation Area gives protection to the trees in and around the site and any development proposal will need to be designed to respect the character of the conservation area. The site is within an area where gypsum is present and preparation of a Ground Stability Report to inform development of the site will be required. Replacement sports facilities will be required in accordance with Sport England's requirements and local plan policy. Subject to these issues being addressed the site would be a suitable location for development. The site is within the development limit for Ripon as set out in the Harrogate District Local Plan 2020.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the Meeds Trust Ltd.</p>		
Currently achievable? Yes	<p>Achievability notes: Development of the site is considered viable and achievable but would be reliant on the outcome of a Ground Stability Report in relation to gypsum dissolution and the provision of replacement sport facilities in accordance with local plan policy and Sport England's requirements.</p>		
Potential yield: 42	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10: 30	For phasing years 11 - 15: 12	For phasing years 16 +:

Table 2.9 Site Ref: R33

Boroughbridge Site

B23: ATM Ltd site, Minskip Road



Picture 2.7

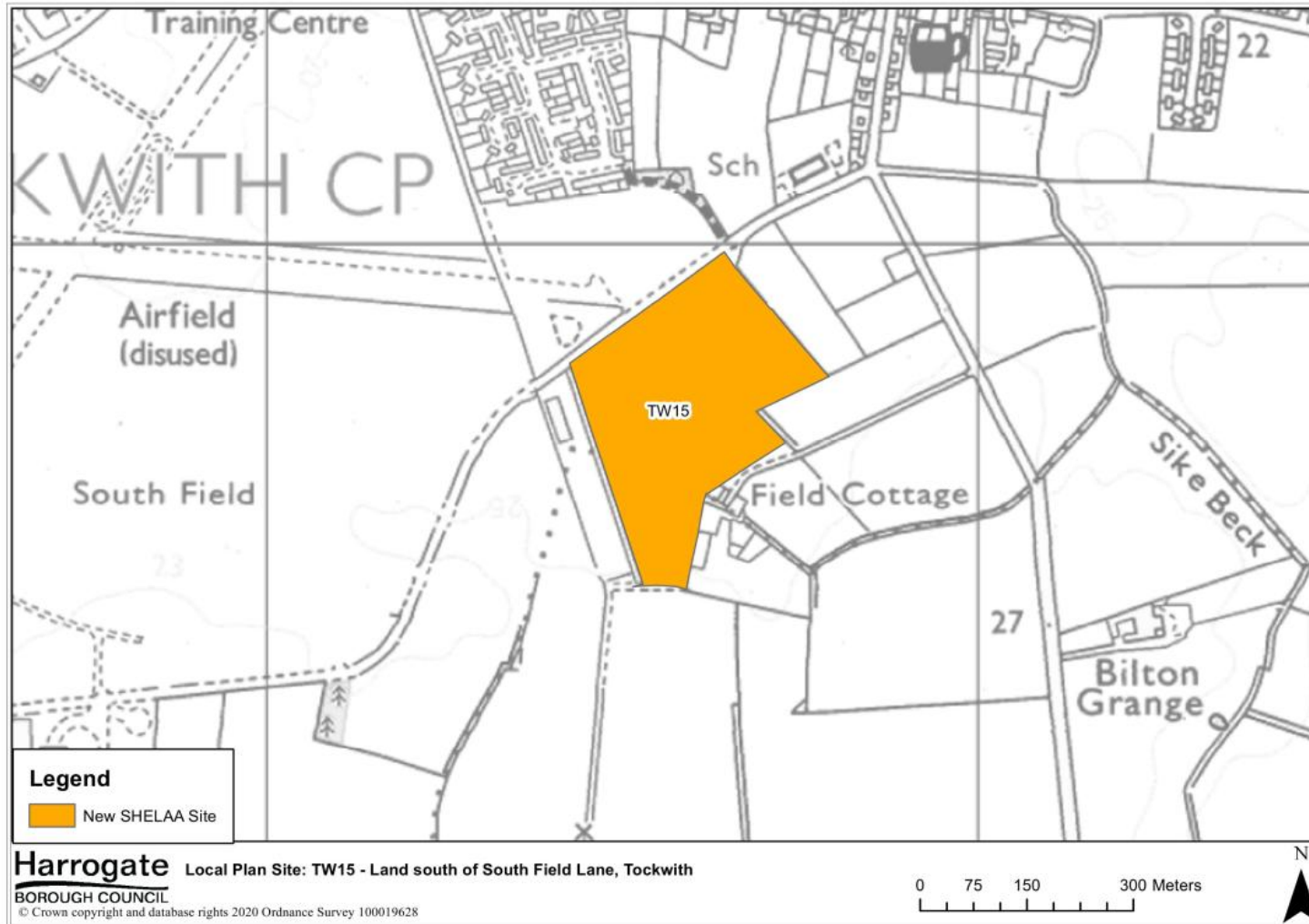
2 2020 New Sites Assessment

Site Ref: B23			
Settlement: Boroughbridge	Location: ATM Ltd site, Minskip Road	Land Type: Greenfield	Site Area (ha): 2.2312
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.6734	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the west of the A1(M) which separates it from the main built up area of Boroughbridge. Currently ATM a vegetation management, fencing, landscaping and ecology contractor operates from the site. It is accessed from the existing Minskip Road which runs into the site to the south-east. To the west the site borders agricultural land (site B20) beyond which lies the River Tutt, the large scale development at Reed Bordall and the Bar Lane Industrial Estate. There are existing buildings/hard-standing in the centre and southern part of the site, and further buildings to the south of the site. The eastern site boundary adjacent to the A1(M) includes significant green infrastructure. The western site boundary is marked by some trees, hedgerows and green space. Residential development, Ashdown Park Homes and Minskip Farm Shop lie to the south of the site. The site is detached from the main built up area of Boroughbridge with significant severance issues cause by the site's proximity to the A1(M). 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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.10 Site

Tockwith Site

TW15: Land south of Southfield Lane



Picture 2.8

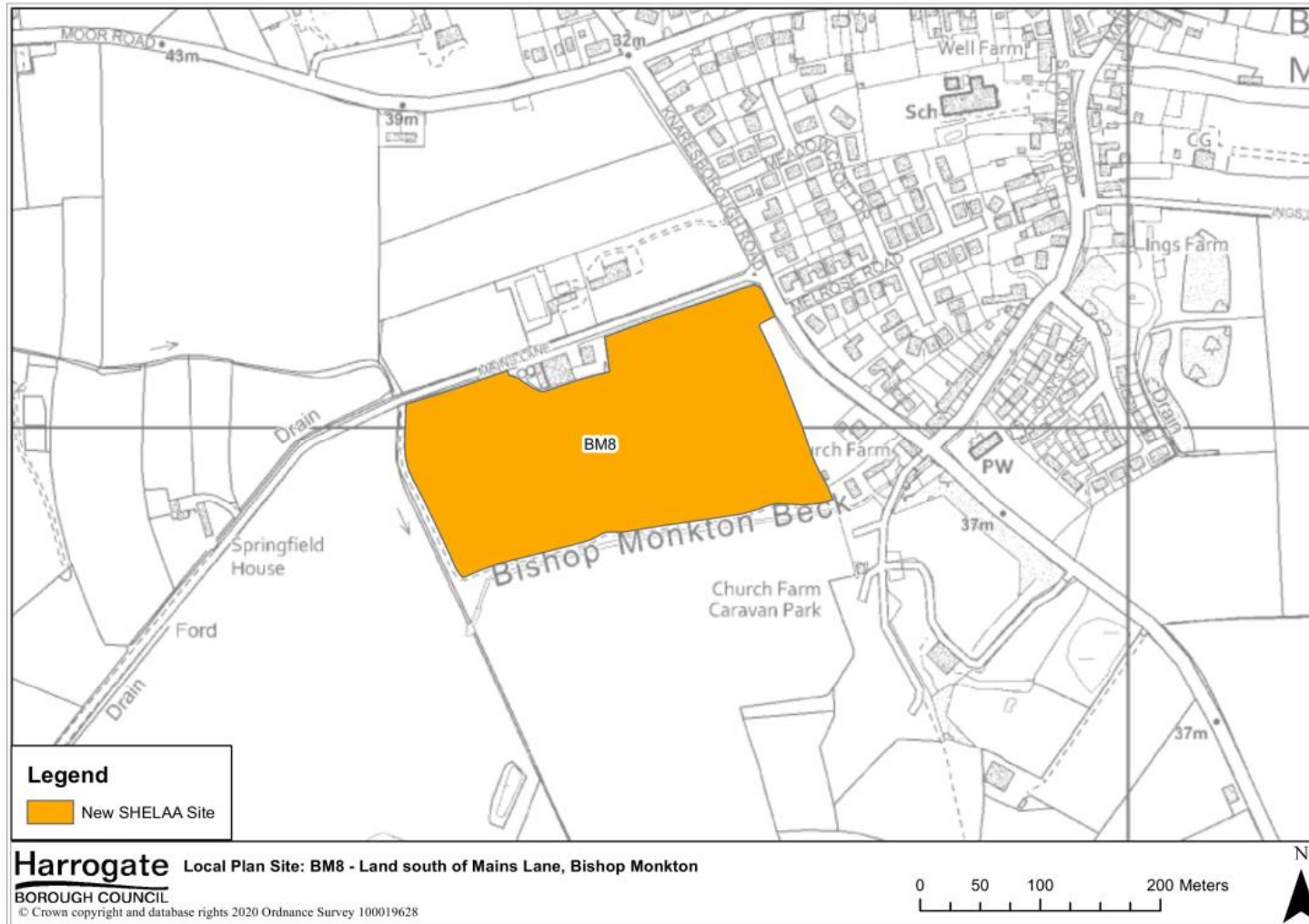
2 2020 New Sites Assessment

Site Ref: TW15			
Settlement: Tockwith	Location: Land south of South Field Lane	Land Type: Greenfield	Site Area (ha): 8.6314
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 5.6104	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site which is grade 2 agricultural land lies to the south of Southfield Lane on the eastern edge of Tockwith Village. To the north/north-west is open land, part of which was a former airfield. Adjacent to the western site boundary is parking and associated buildings relating to the Connexions Buses and Harrogate Coach Travel businesses. A number of parcels of agricultural land border the site to the south including a farm and associated buildings. The site is poorly related to the existing settlement form and lies in open countryside and is therefore not a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and 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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.11 Site

Bishop Monkton Site

BM8: Bishop Monkton



Picture 2.9

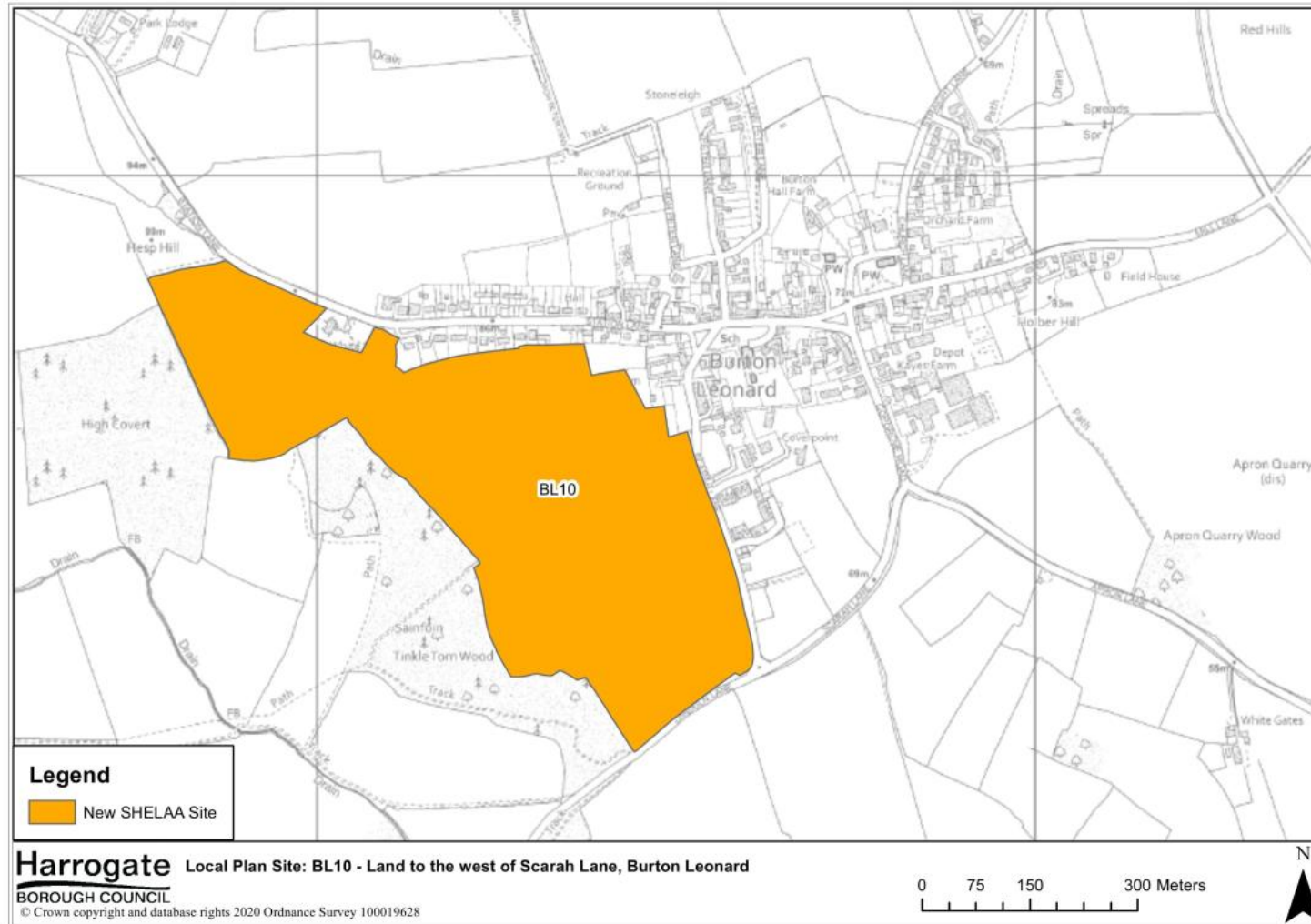
2 2020 New Sites Assessment

Site Ref: BM8			
Settlement: Bishop Monkton	Location: Land South off Mains Lane	Land Type: Greenfield	Site Area (ha): 4.9773
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 3.7330	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises a rectangular area of pasture bordering Mains Lane (a track) and Milner Hill Farm to the north. A small part of the eastern site boundary, to the north-east, is adjacent to Knaresborough Road, with the remainder of the boundary running to the rear of land and property on Knaresborough Road. To the north are historic buildings associated with the Vicarage which are non-designated heritage assets. To the south the site borders Bishop Monkton Beck. A small part of the site in this location is within Flood Zones 2 and 3 and it would need to be determined through an FRA that flood risk issues could be satisfactorily addressed. The south-east corner of the site is adjacent to the Conservation Area and any development proposal would need careful design, layout and landscaping. The HDLP 2020 identifies Bishop Monkton as a Service village where land will be allocated for new homes to support the continued provision of a basic range of services and facilities and support it's continued sustainability. The HDLP allocates sites for residential development to the north (BM2 and BM4) and south (BM3) of this site. A total of 126 dwellings.		
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: 93	Current deliverability: Deliverable		
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: 30	For phasing years 16 +: 33

Table 2.12 Site

Burton Leonard Site

BL10: Land to west of Scarah Lane



Picture 2.10

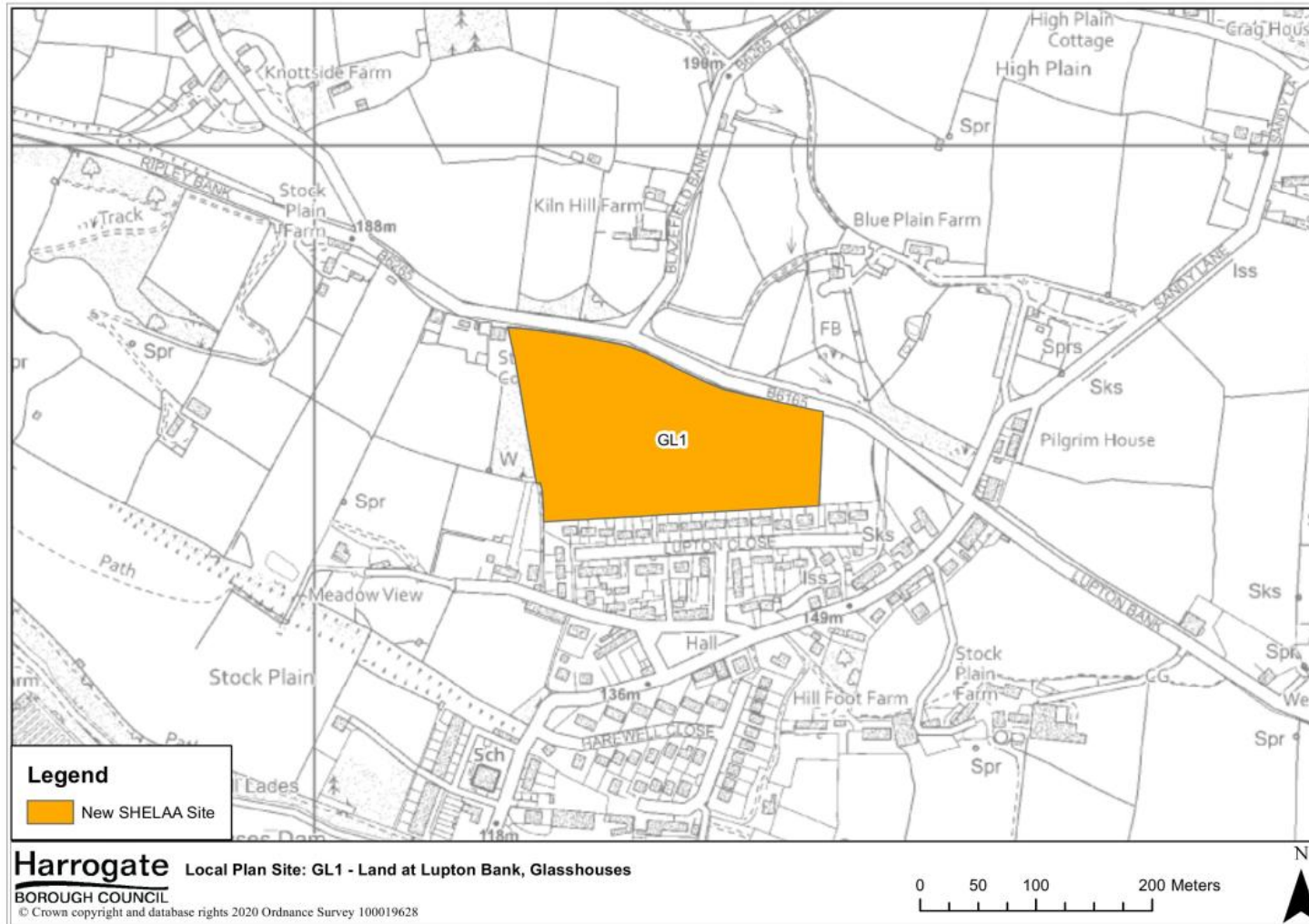
2 2020 New Sites Assessment

Site Ref: BL10			
Settlement: Burton Leonard	Location: Land to the West of Scarah Lane	Land Type: Greenfield	Site Area (ha): 23.3408
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 12.8374	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a number of agricultural units to the south-west of the village centre. The site includes Grade 2 and Grade 3 agricultural land. The site's northern boundary lies to the south of Station Lane and the rear gardens of residential properties at Sunnyside Gardens. To the east the site borders the rear of properties on West Terrace and then lies adjacent to Scarah Lane. For the most part these boundaries follow the Conservation area boundary. To the south the site faces onto Lime Kiln Lane. Both Scarah Lane and Lime Kiln Lane are narrow. There may therefore be access issues requiring third party land to secure necessary improvements. To the west the site borders open countryside. Site boundaries are typically hedgerows with mature trees. The development would increase the size of the existing settlement to such an extent that impacts on the landscape and conservation area are unlikely to be mitigated in a satisfactory way.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.13 Site

Glasshouses Site

GL1 (previous site code RL1069): Land at Lupton Bank



Picture 2.11

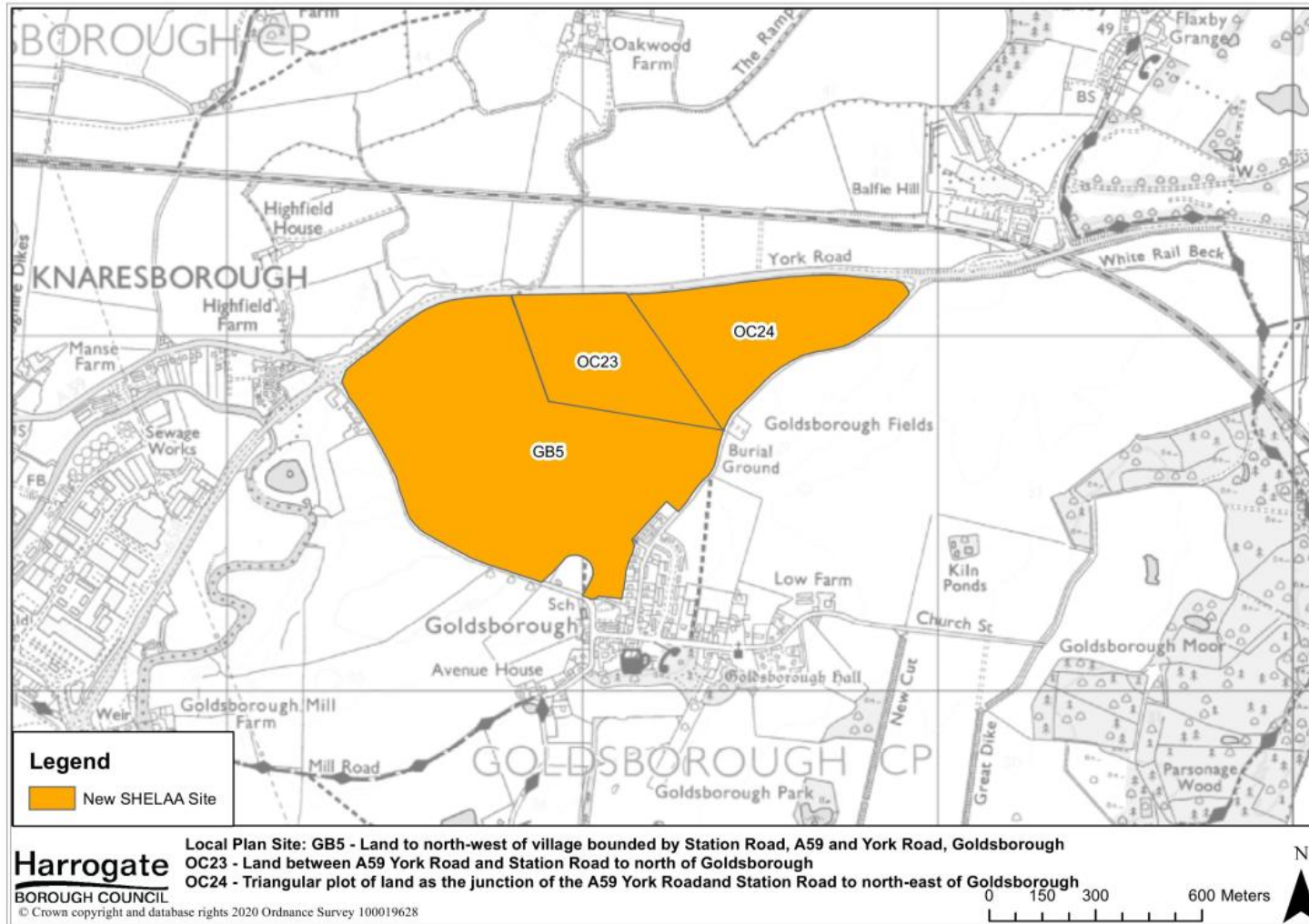
2 2020 New Sites Assessment

Site Ref: GL1 (previous site code RL1069)			
Settlement: Glasshouses	Location: Land at Lupton Bank	Land Type: Greenfield	Site Area (ha): 3.1987
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 2.3990	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is within the AONB and located adjacent to the northern boundary of Glasshouses. The site is divided into a number of small fields used for grazing, including for horses. Field boundaries are defined by stone walls. To the south the boundary is adjacent to the rear of residential properties fronting onto Lupton Close. An existing residential property is located within the site, centrally on the northern site boundary and adjacent to the junction of the B6165 and Blazefield Bank. The site is prominent in the landscape and slopes from north to south. As a site outside the development limit for Glasshouses, as defined in the HDLP 2020, it is considered to be in open countryside and therefore unsuitable 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: Substantial engineering works would be required to accommodate development which would be contrary to the key characteristics of the AONB.		
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 2.14 Site

Goldsborough Site

GB5: Land to north-west of village bounded by Station Road, A59 and York Road



Picture 2.12

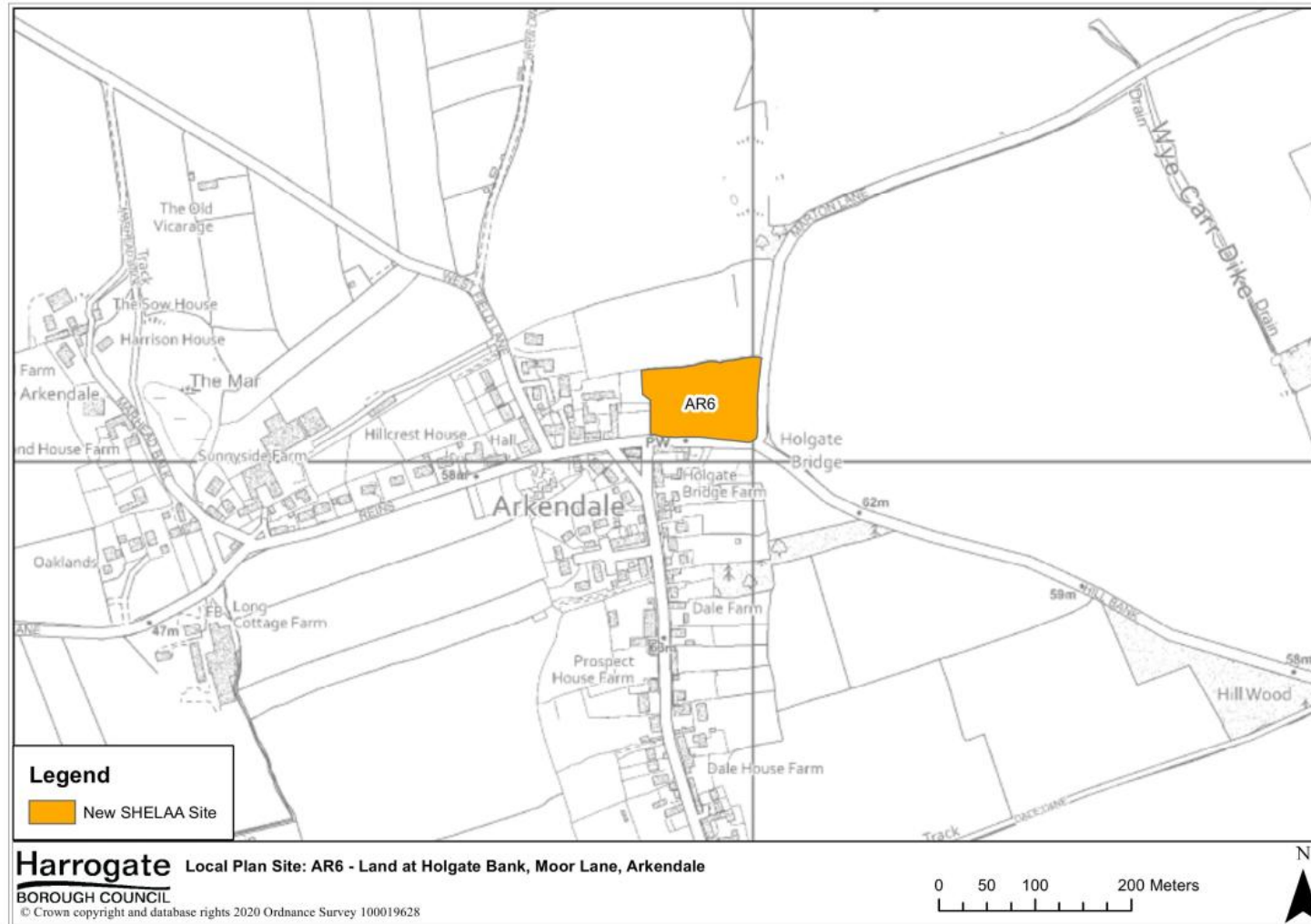
2 2020 New Sites Assessment

Site Ref: GB5			
Settlement: Goldsborough	Location: Land to north-west of village bounded by Station Road, A59 and York Road.	Land Type: Greenfield	Site Area (ha): 48.6489
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 26.7569	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site lies adjacent to the north western boundary of Goldsborough bounded by Station Road to the east, the A59 to the North and York Road to the west. The site comprises a number of fields in agricultural use divided by hedgerows. To the south east the site includes two businesses: a Cabinet Maker and a French Polisher. The north-west corner of the site is adjacent to a roundabout where York Road, the A658 and the A59 meet on the outskirts of Knaresborough. Part of the site to the south-east and east of the cricket ground is an allocation for housing in the HDLP. The remainder of the site is outside the development limit for Goldsborough as included in the HDLP 2020. The scale of development proposed is inconsistent with the role of the settlement in the settlement hierarchy set out in policy G2 and would result in the coalescence of Knaresborough and Goldsborough. The scale and form of development would harm the character, appearance and setting of the village and its conservation area.</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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.15 Site Ref: GB5

Arkendale Sites

AR6: Land at Holgate Bank, Moor Lane, Arkendale



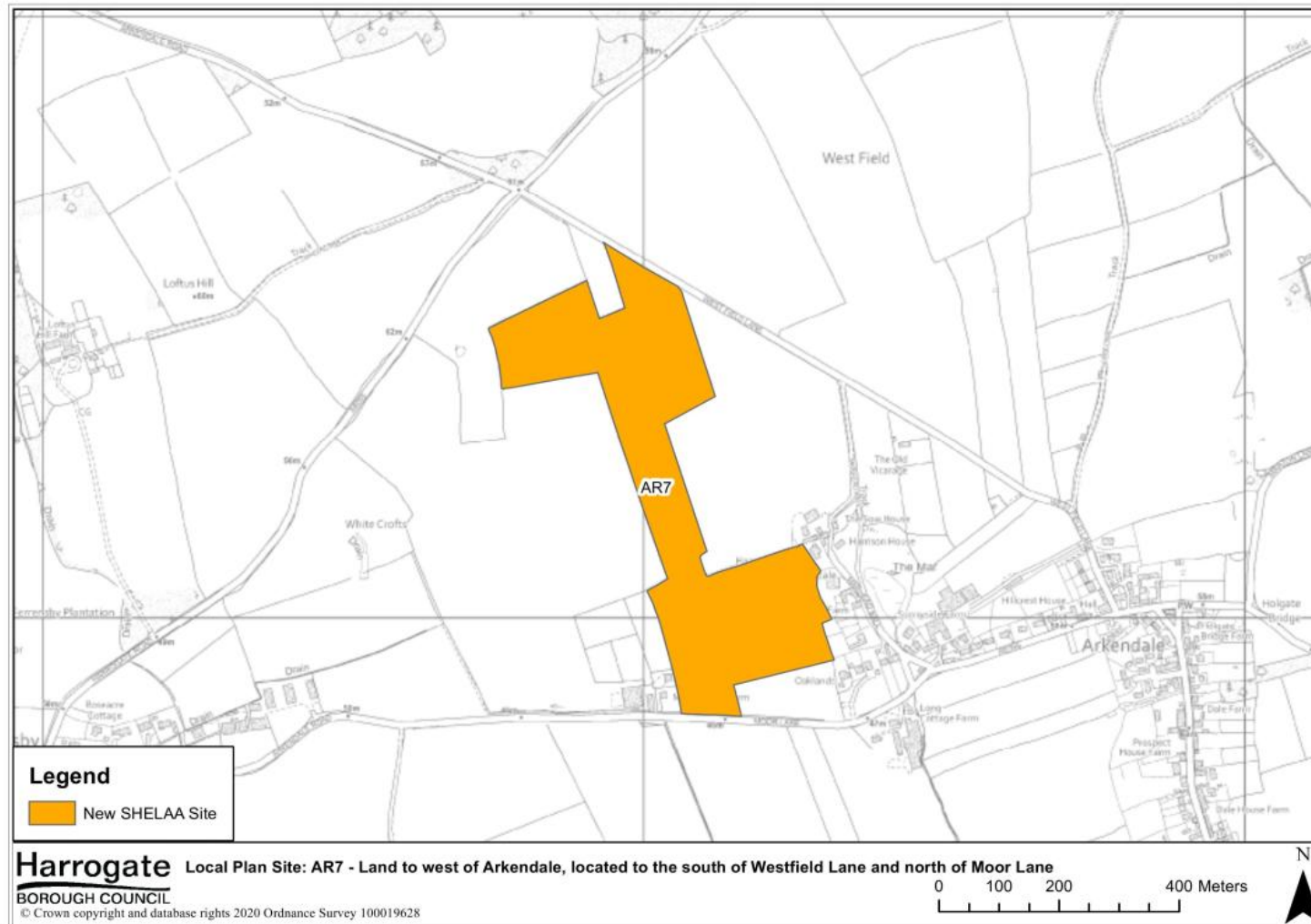
Picture 2.13

2 2020 New Sites Assessment

Site Ref: AR6			
Settlement: Arkendale	Location: Land at Holgate Bank, Moor Lane	Land Type: Greenfield	Site Area (ha): 0.9002
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.8102	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located on the eastern edge of the village bounded by Holgate Bank to the south and Marton Lane to the east. Hedgerows define both boundaries with some trees along Holgate Bank. The site slopes up from Marton Lane west towards the village. St Bartholomew's church and residential development is to the south and west. The site comprises 3 parcels of agricultural land and further land to the north west of the site including two buildings. The site is outside but adjacent to the development limit as included in the HDLP 2020. The settlement hierarchy as set out in policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 will be supported.		
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: 20	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.16 Site Ref: AR6

AR7: Land to west of Arkendale, located to the south of Westfield Lane and north of Moor Lane



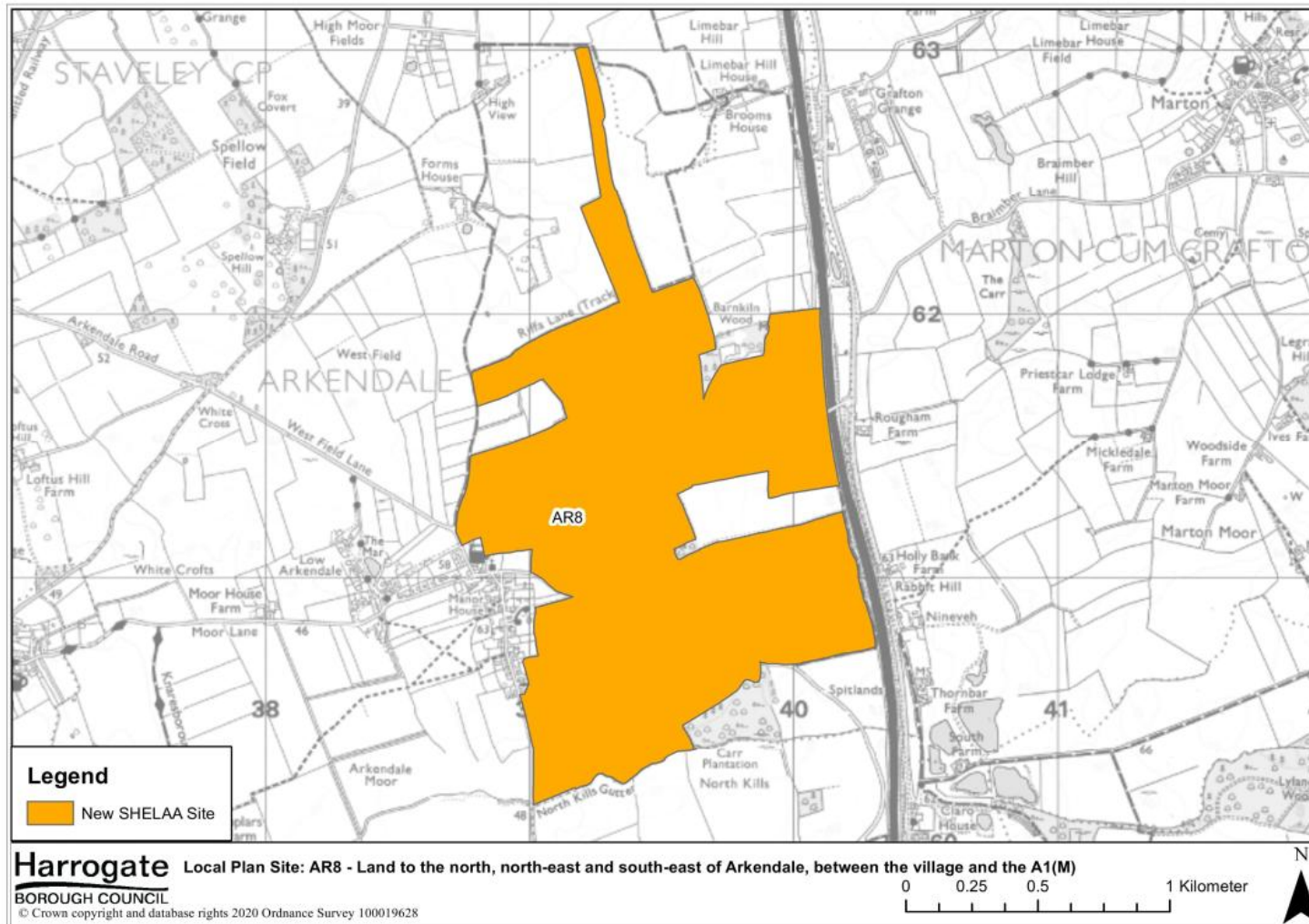
Picture 2.14

2 2020 New Sites Assessment

Site Ref: AR7			
Settlement: Arkendale	Location: Land to west of Arkendale, located to the south of Westfield Lane and north of Moor Lane	Land Type: Greenfield	Site Area (ha): 13.6109
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 7.4860	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the west of the village and separated from the existing built form of the settlement. To the north the site is bounded by Westfield Lane and to the south Moor Lane. The site has an irregular boundary and comprises a number of parcels of land in agricultural use (mainly Grade 2) defined by hedgerows and individual trees. To the east of the southern block of land are residential and farm buildings and further to the east is a Site of Importance for Nature Conservation (SINC). The shape of the development site is not in keeping with the built form of the village and surrounding rural landscape. This site was part of a broad location of growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location, within which this site sits, is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.17 Site

AR8: Land to the north, north-east and south-east of Arkendale, between the village and the A1(M)



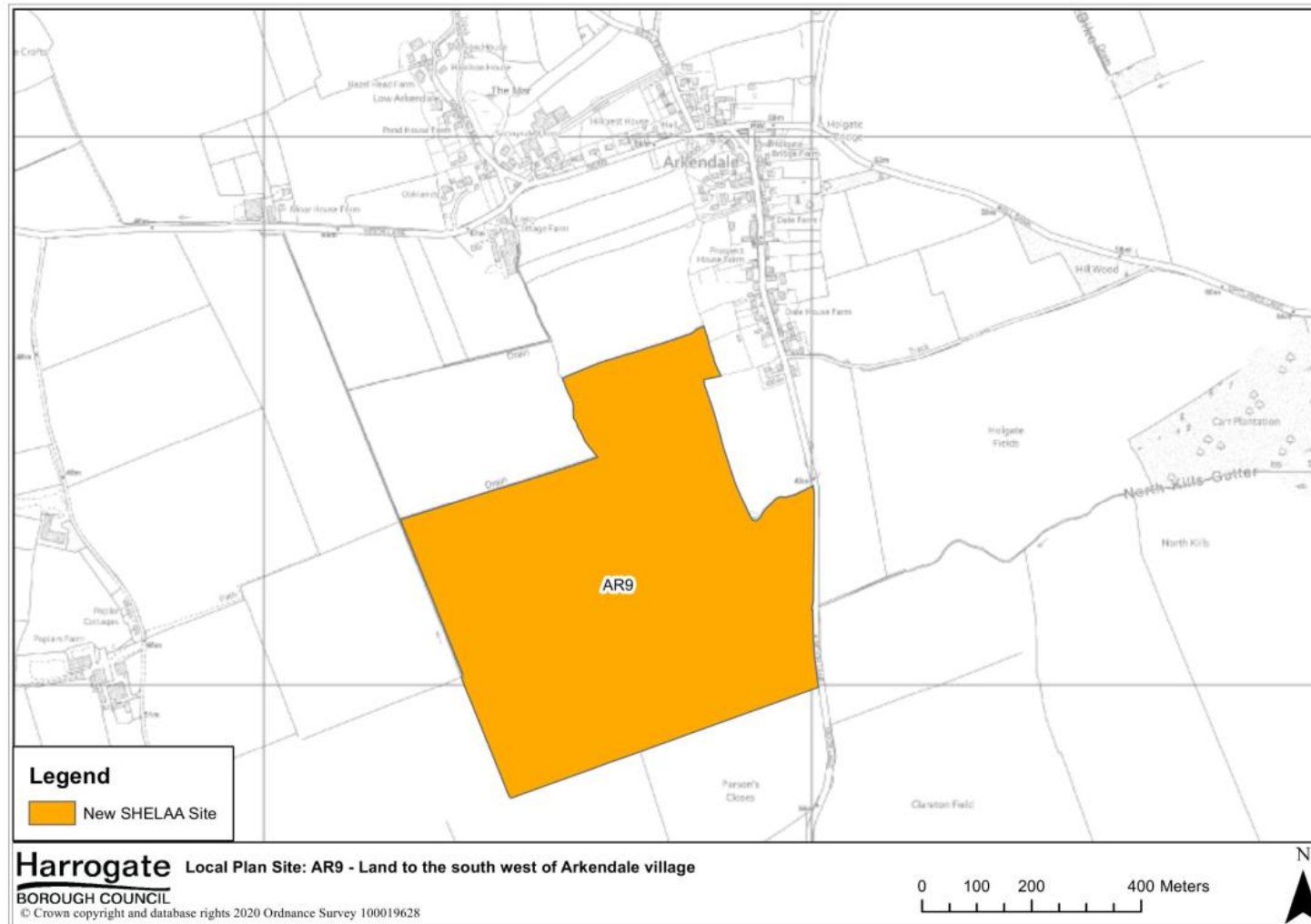
Picture 2.15

2 2020 New Sites Assessment

Site Ref: AR8			
Settlement: Arkendale	Location: Land to the north, north-east and south east of Arkendale, between the village and the A1(M).		Land Type: Greenfield
			Site Area (ha): 190.9666
Source: Consultation (Broad locations of growth)	Proposal: Residential/mixed use	Size of net residential area (ha): 105.0316	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north, north-east and south-east of Arkendale, between the village and the A1(M). Comprising a number of fields in agricultural use (Grades 2 and 3 agricultural land) within a large open landscape, the area is gently undulating. Field boundaries are generally hedgerows with mature trees. The site includes a number of groups of trees and small woodland areas. Marton Lane and Hill Bank cross the site between Arkendale and the A1(M). Marton Lane leads to a bridge across the A1(M). This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.18 Site

AR9: Land to the south and west of Arkendale village



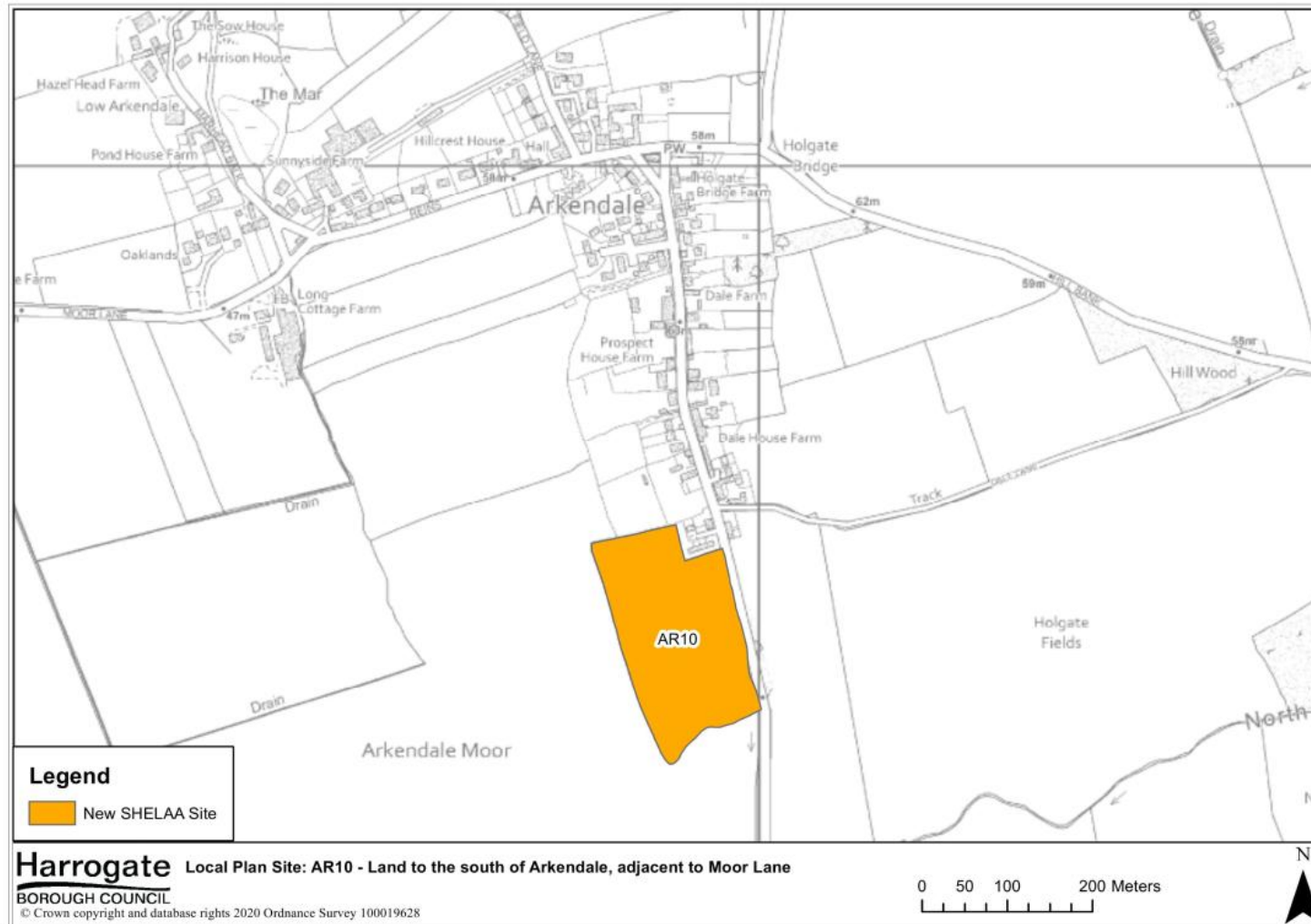
Picture 2.16

2 2020 New Sites Assessment

Site Ref: AR9			
Settlement: Arkendale	Location: Land to the south and west of Arkendale village	Land Type: Greenfield	Site Area (ha):38.066
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 20.9365	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site lies to the south and west of Arkendale village and is separated from the village by open fields which have also been put forward for assessment (AR10 and AR11). Part of the eastern site boundary is adjacent to Moor Lane. The site is in agricultural use with the North Kills Gutter crossing the site to create two distinctive areas. Site boundaries are defined by hedgerows and the occasional mature tree. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy, as set out in policy GS2 , defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.</p>		
Currently available? Yes	<p>Availability notes: the site has not been marketed and is being promoted by 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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.19 Site

AR10: Land to the south of Arkendale, adjacent to Moor Lane



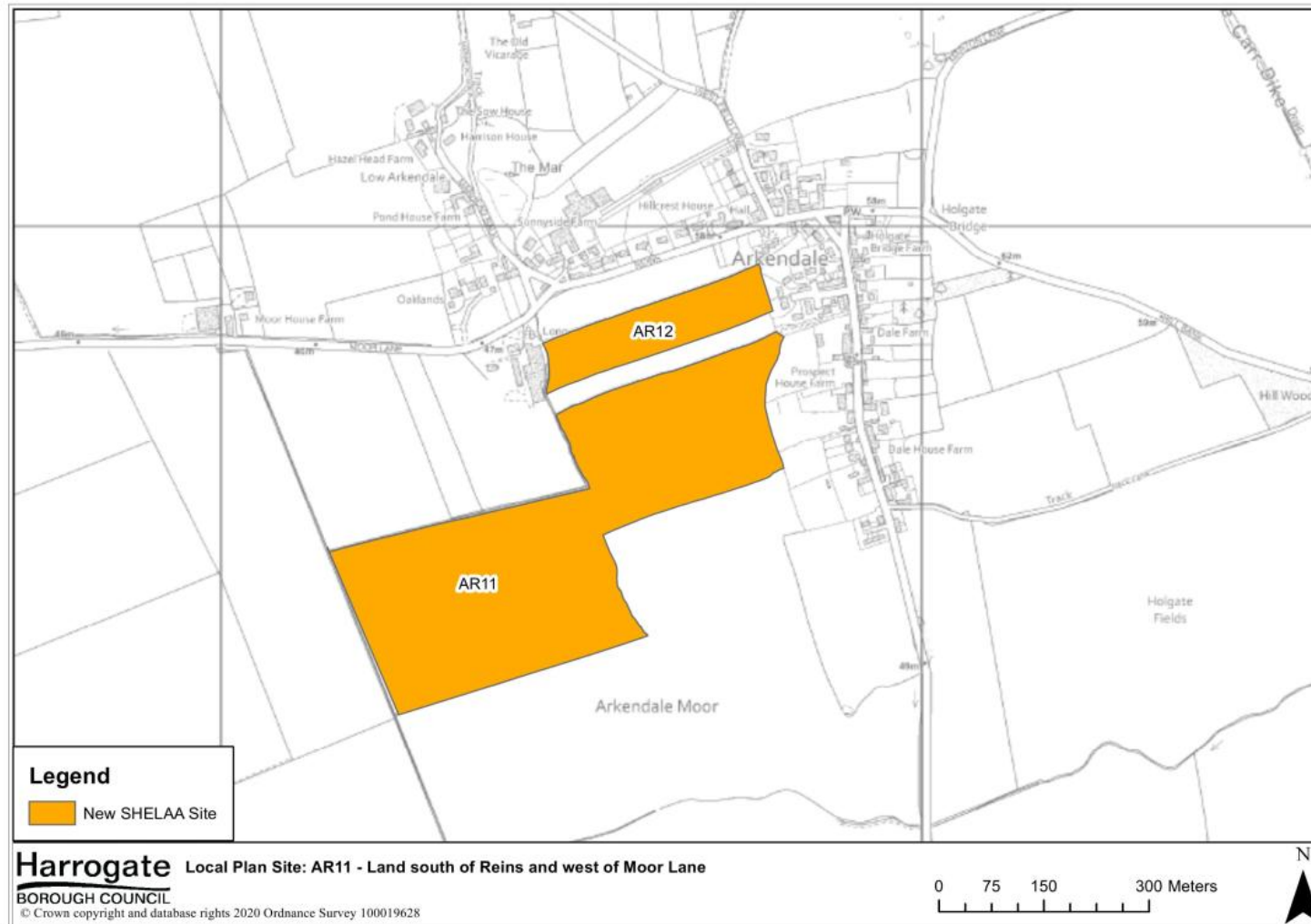
Picture 2.17

2 2020 New Sites Assessment

Site ref: AR10			
Settlement: Arkendale	Location: Land to the south of Arkendale, adjacent to Moor Lane	Land Type: Greenfield	Site Area (ha): 3.2969
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 2.4727	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies on the southern edge of Arkendale. The eastern site boundary is adjacent to Moor Lane and is defined by a hedgerow and mature trees. The remaining site boundaries are formed by hedgerows incorporating the occasional mature tree. The site forms part of a wider, gently undulating agricultural landscape in this area. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside, but adjacent to, the development limit as included in the HDLP 2020. The settlement hierarchy as set out in policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.20 Site Ref: AR10

AR11: Land south of Reins and west of Moor Lane and AR12: Land south of Reins and west of Manor Park



Picture 2.18

2 2020 New Sites Assessment

Site Ref: AR11			
Settlement: Arkendale	Location: Land south of Reins and west of Moor Lane	Land Type: Greenfield	Site Area (ha): 14.3194
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 7.8757	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site lies to the rear of properties on the western side of Moor Lane. This is a large site comprising two parcels of land, which are staggered, sharing a small common boundary. They are set within the wider agricultural landscape to the south-west of the village. Fields are defined by hedgerows, including some hedgerow trees. There are trees within the middle of the parcel of land furthest from the village. An agricultural access from Moor Lane serves both parcels of land. North Kills Gutter runs along the southern and western boundaries of the parcel of land furthest from the village. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside, but just touches the development limit, as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed and is being promoted by 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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.21 Site Ref: AR11

Site Ref: AR12			
Settlement: Arkendale	Location: Land south of Reins and west of Manor Park	Land Type: Greenfield	Site Area (ha): 2.2977
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 1.7233	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site is a rectangular field, to the south of Reins Lane but separated from the Lane by site AR2. There is residential development at Manor Park to the east, and to the north east. The eastern site boundary is adjacent to the development limit. To the west are farm buildings. Agricultural access points are located in the north-east and north west corners of the site. Site boundaries comprise hedgerows and mature hedgerow trees. A large tree is located in the centre of the site to the west. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed and is being promoted by the landowner</p>		

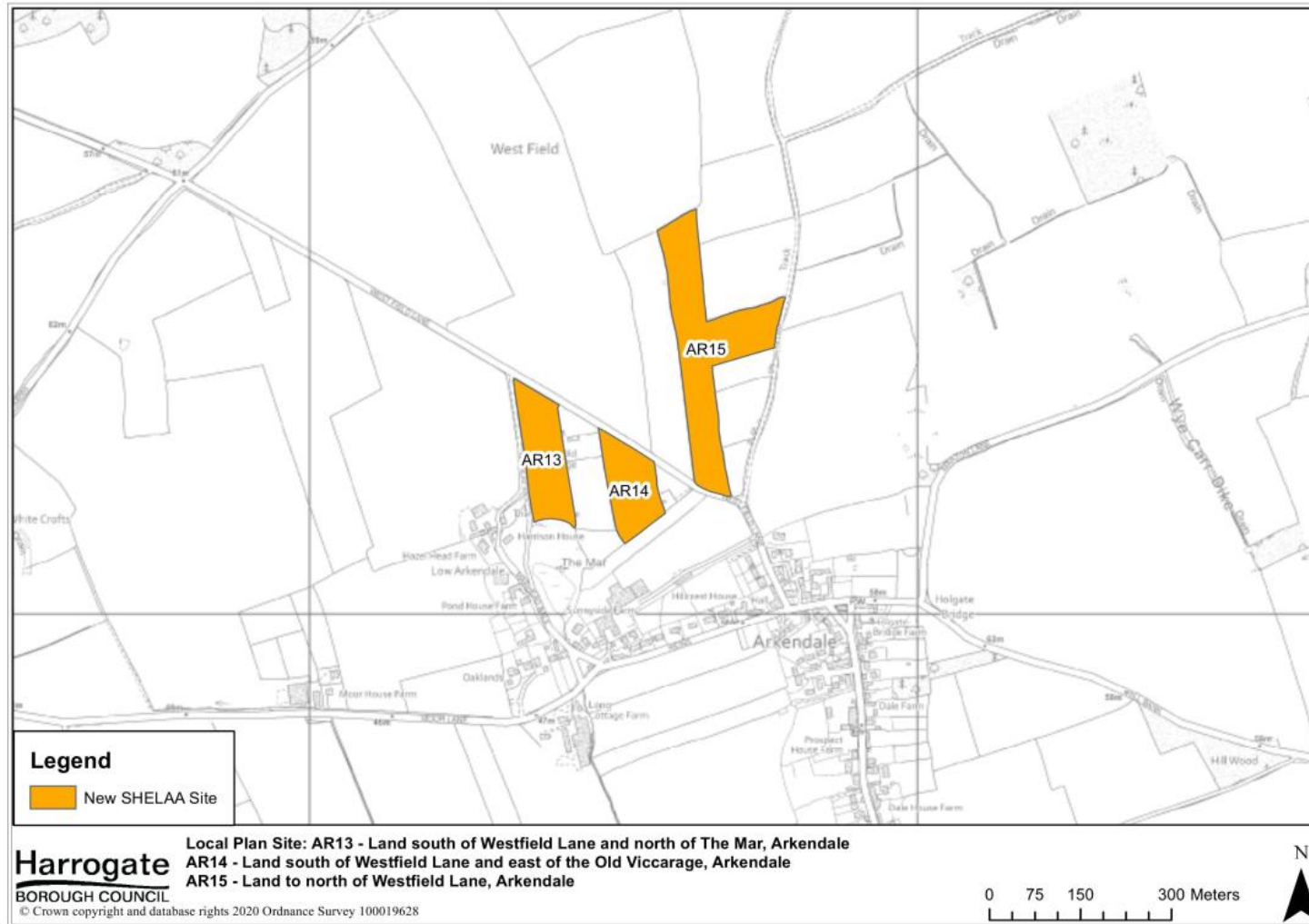
2020 New Sites Assessment 2

Site Ref: AR12			
Settlement: Arkendale	Location: Land south of Reins and west of Manor Park	Land Type: Greenfield	Site Area (ha): 2.2977
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 2.22 Site

2 2020 New Sites Assessment

AR13: Land south of Westfield Lane and north of The Mar, AR14: Land south of Westfield Lane and east of The Old Vicarage and AR15: Land north of Westfield Lane



Picture 2.19

2020 New Sites Assessment 2

Site Ref: AR13			
Settlement: Arkendale	Location: Land south of Westfield Lane and north of The Mar	Land Type: Greenfield	Site Area (ha): 1.4467
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 1.3020	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north-west of the village to the south of Westfield Lane, and is detached from the main form of the village. This is a rectangular site in agricultural use defined by hedgerows and the occasional tree. Marhead Balk runs along the site's western boundary. To the east is a house and garages and trees along the joint boundary. To the south is woodland and a pond known as The Mar. This site is part of a Broad Location for Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.23

Site Ref: AR14			
Settlement: Arkendale	Location: Land south of Westfield Lane and east of The Old Vicarage	Land Type: Greenfield	Site Area (ha): 1.1739
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 1.0565	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north-west of the village to the south of Westfield Lane, and separate from the main form of the village. This is a rectangular site in agricultural use defined by hedgerows and trees to the west and east. To the south is a hedgerow and several trees. There is an agricultural access in the north western corner of the site. To the west, adjacent to the site, is an individual dwelling, garages and garden with trees which separates the site from AR13. A small triangular plot of land to the east of the site, surrounded by trees and hedgerows, includes rough ground and a small area of parked vehicles. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner		
Currently achievable? No	Achievability notes:		

2 2020 New Sites Assessment

Site Ref: AR14			
Settlement: Arkendale	Location: Land south of Westfield Lane and east of The Old Vicarage	Land Type: Greenfield	Site Area (ha): 1.1739
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 +:

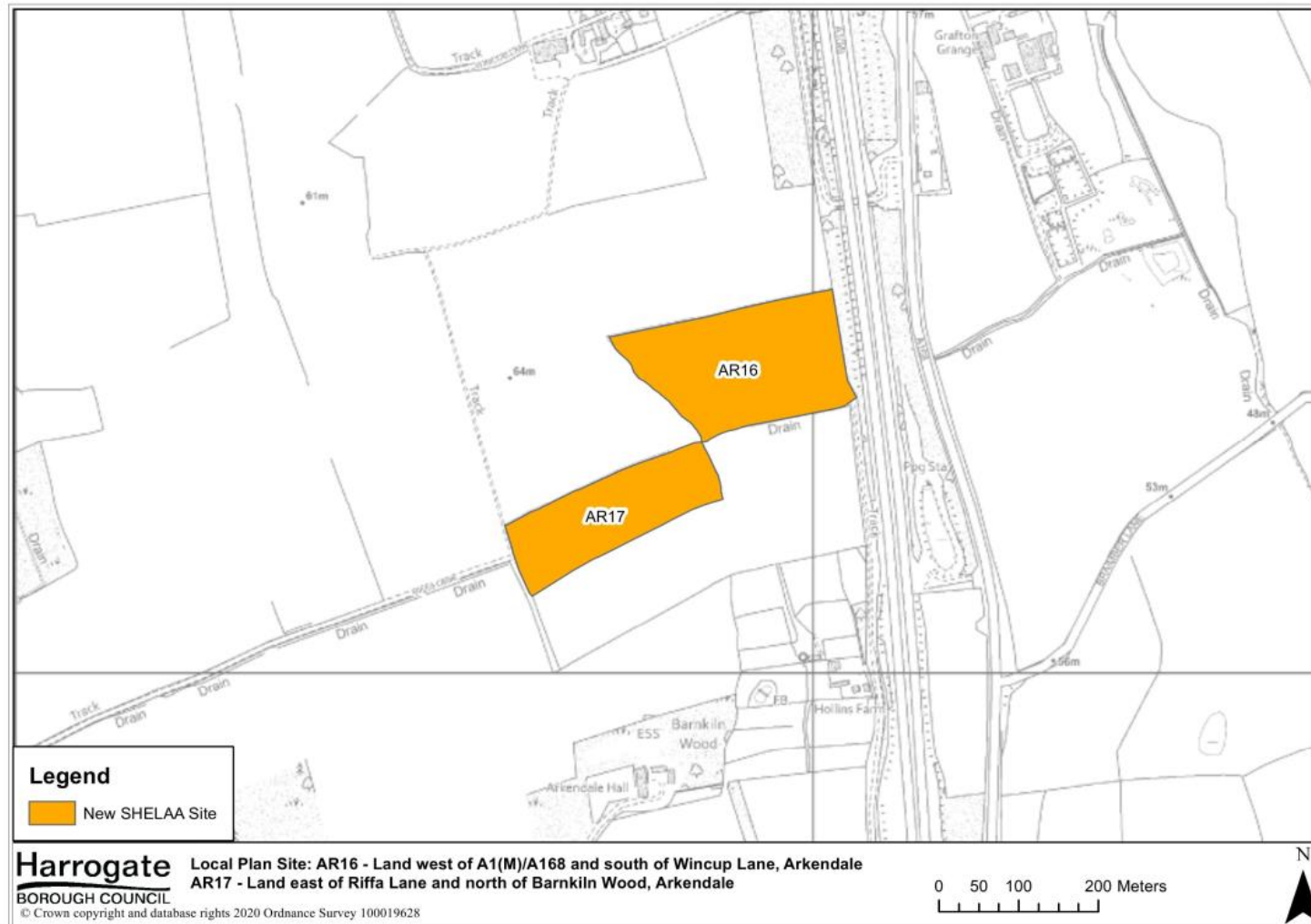
Table 2.24

Site Ref: AR15			
Settlement: Arkendale	Location: Land north of Westfield Lane	Land Type: Greenfield	Site Area (ha): 3.3510
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 2.5133	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site is detached from the main built form of the village lying to the north of Westfield Lane. This is a long narrow parcel of land with an extension to Marton Lane in the east to create a 'T' shaped site. Site boundaries comprise hedgerows and individual trees and the site is in agricultural use. To the south-east is an agricultural access near the junction of Westfield Lane and Marton Lane. This site is part of a Broad Location for Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Arkendale as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported.</p>		
Currently available? Yes	<p>Availability notes: The site has not been marketed and is being promoted by the landowner</p>		
Currently achievable? No	<p>Achievability notes:</p>		
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 2.25

2020 New Sites Assessment 2

AR16: Land west of A1(M)/A168 and south of Wincup Lane, and AR17: Land east of Riffa Lane and north of Barnkiln Wood



Picture 2.20

2 2020 New Sites Assessment

Site Ref: AR16			
Settlement: Arkendale	Location: Land west of A1(M)/A168 and south of Wincup Lane	Land Type: Greenfield	Site Area (ha): 3.5612
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 2.6709	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is in agricultural use and lies in open countryside to the west of, and adjacent to, the A1(M)/A168 and south of Wincup Lane. The site is defined by hedgerows with two mature hedgerow trees along the southern boundary. Access is via a narrow Lane off Marton Lane, which becomes a narrow agricultural track and runs parallel to the A1(M)/A168. It is uncertain whether this could be improved. The site's south-west corner is adjacent to the north east corner of AR17. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site would not be a suitable location for housing as this would be unrelated to any settlement and not in accordance with policies in the HDLP 2020.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.26 Site Ref: AR16

Site Ref: AR17			
Settlement: Arkendale	Location: Land east of Riffa Lane and north of Barnkln Wood	Land Type: Greenfield	Site Area (ha): 2.3159
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 1.7369	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This rectangular site lies in open countryside to the west of A1(M)/A168 and south of Wincup Lane. The north-eastern corner of the site is adjacent to the south-western corner of AR16. Surrounded by hedgerows with several trees along the northern boundary and western boundary and a single tree along the southern boundary. To the west is Wye Carr Dyke. There is currently no highway access to the site. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The site would not be a suitable location for housing as this would be unrelated to any settlement and not in accordance with policies in the HDLP 2020.		
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		

2020 New Sites Assessment 2

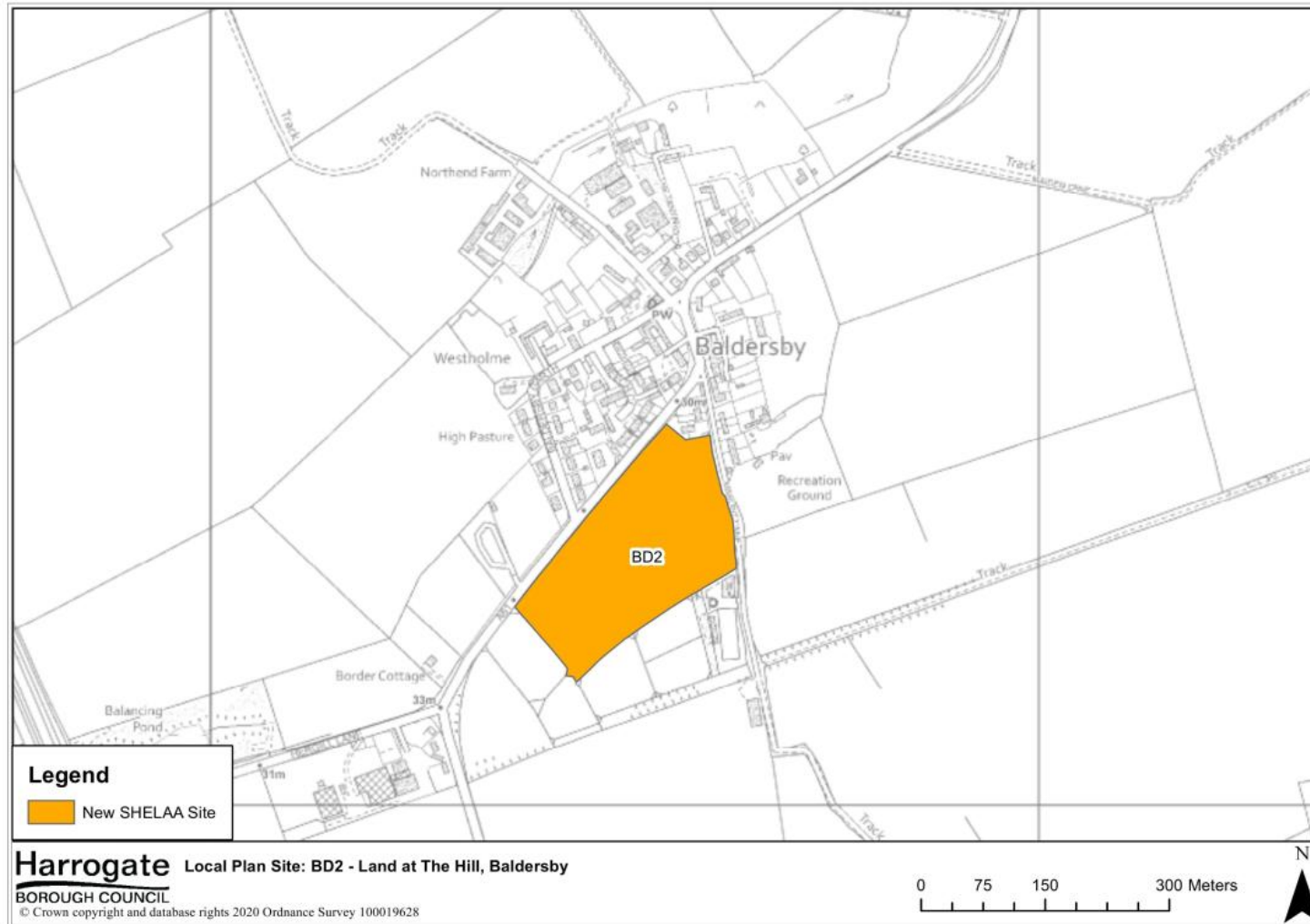
Site Ref: AR17			
Settlement: Arkendale	Location: Land east of Riffa Lane and north of Barnkiln Wood	Land Type: Greenfield	Site Area (ha): 2.3159
When is the site likely to come forward?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.27 Site Ref: AR17

2 2020 New Sites Assessment

Baldersby Site

BD2: Land at The Hill, Baldersby



Picture 2.21

2020 New Sites Assessment 2

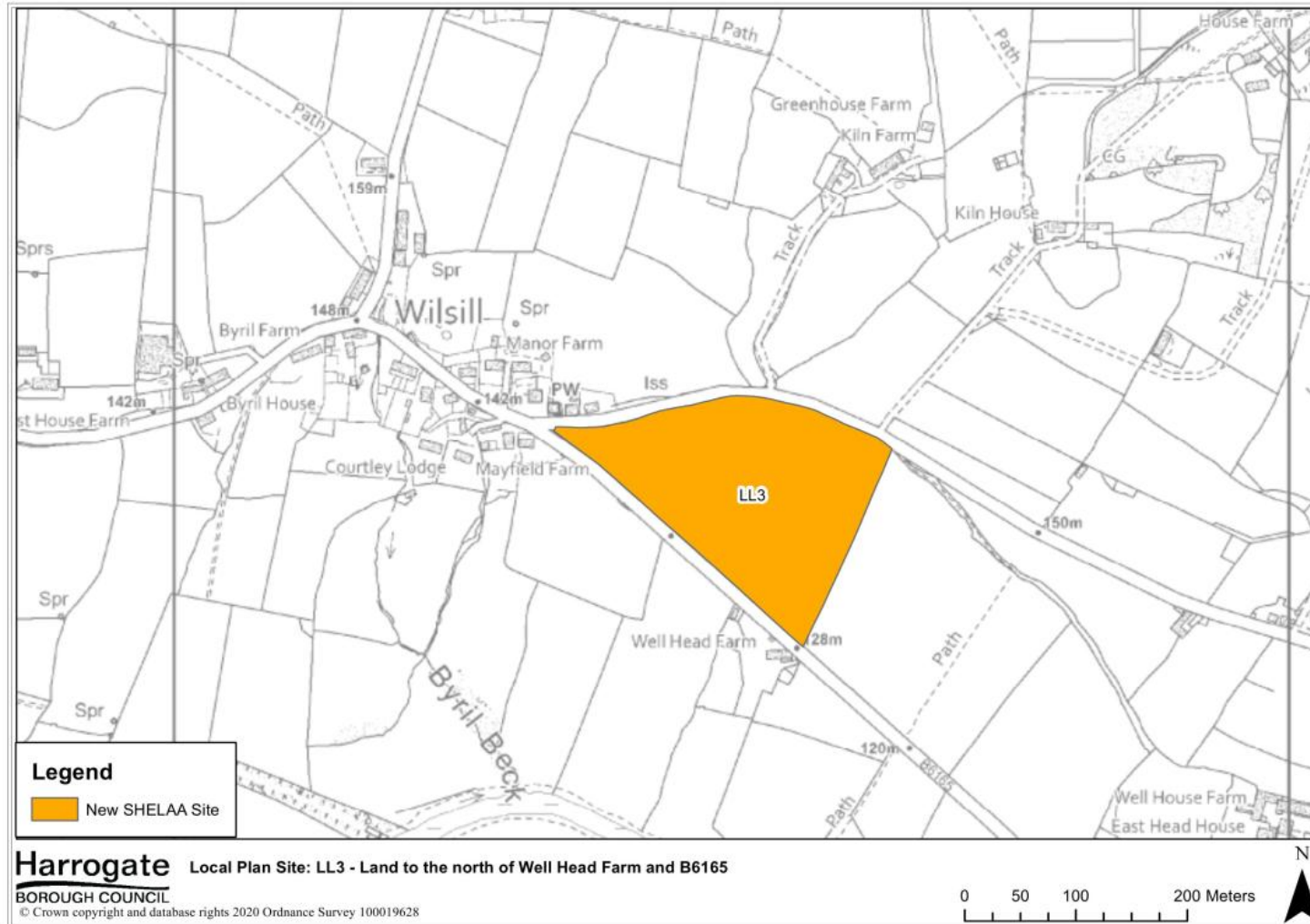
Site Ref: BD2			
Settlement: Baldersby	Location: Land at The Hill, Baldersby	Land Type: Greenfield	Site Area (ha): 4.2255
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 3.169	Assumed density (dph): 25
Currently suitable? No	Suitability notes: Located on the southern edge of the village, between Marpit Lane to the east and the A61 to the west, the site includes buildings at The Hill together with associated land. To the west, north and north-east of the site is residential development and to the east a recreation ground and play area. To the south of the site are a number of small fields beyond which is a dismantled railway line. The northern part of the site follows the development limit but on the opposite side of the road. The settlement hierarchy as set out in Policy GS2 of the HDLP 2020 defines Baldersby as a smaller village where small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported. This is a large site outside the development limit and therefore not considered suitable for development.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.28 Site Ref: BD2

2 2020 New Sites Assessment

Little Ribston Site

LR3: Land south of Wetherby Road



Picture 2.22

2020 New Sites Assessment 2

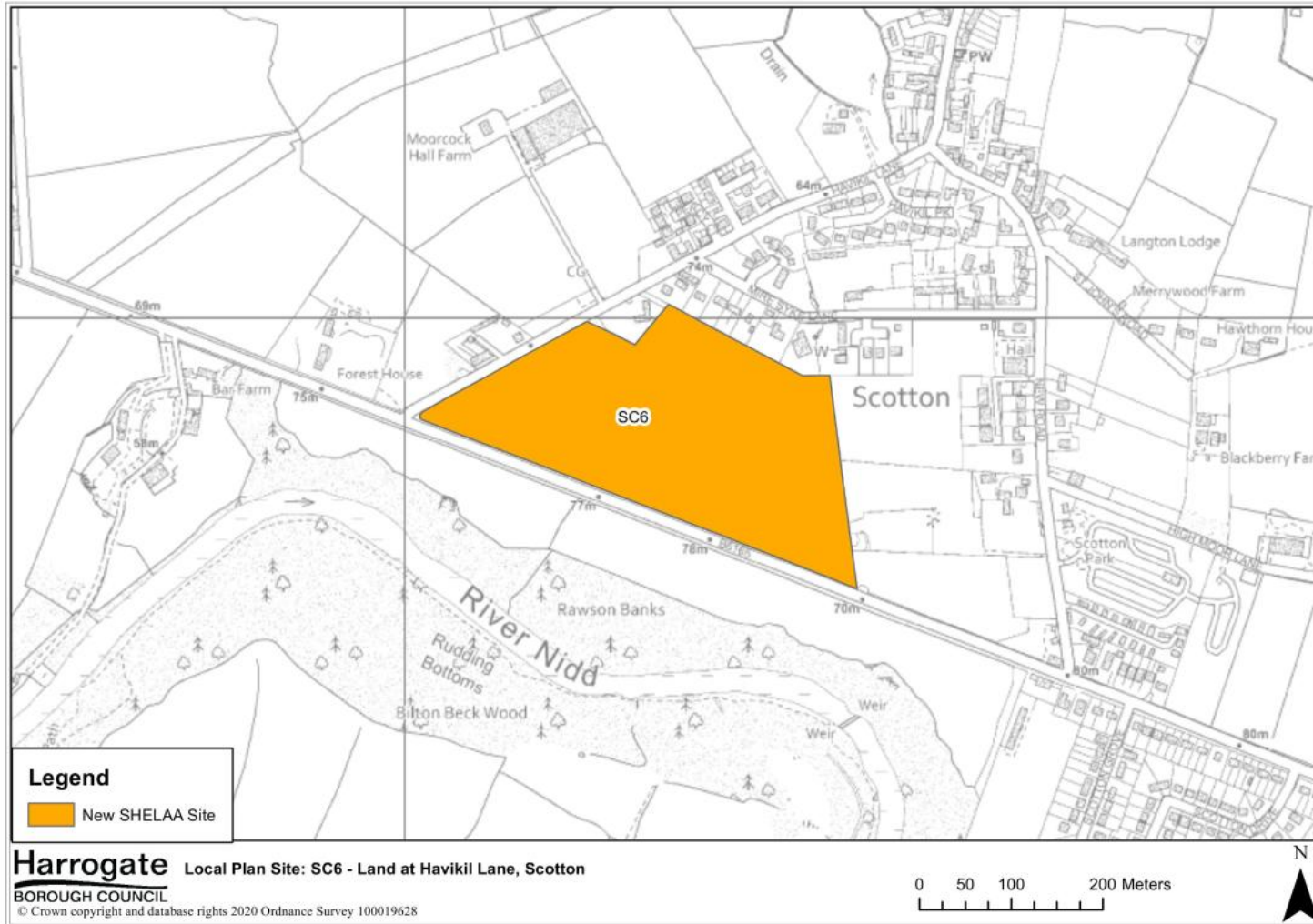
Site Ref: LR3			
Settlement: Little Ribston	Location: Land South of Wetherby Road	Land Type: Greenfield	Site Area (ha): 0.4249
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 0.3824	Assumed density (dph): 25
Currently suitable? No	<p>Suitability notes: The site is a rectangular plot of land located on the eastern edge of the village and forms part of a larger field. The site's northern boundary borders Wetherby Road and includes a site entrance (B6164). There is residential development to the north and west of the site. Ribston Hall and associated parkland lies immediately to the north east and east of the site. HDLP Policy HP2: Heritage Assets protects this heritage asset and its setting. The site's western boundary is adjacent to the development limit. The settlement hierarchy as set out in Policy GS2 of the HDLP 2020 defines Little Ribston as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported. This is a site outside the development limit and therefore not considered suitable for development.</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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.29 Site Ref: LR3

2 2020 New Sites Assessment

Scotton Site

SC6: Land at Havikil Lane



Picture 2.23

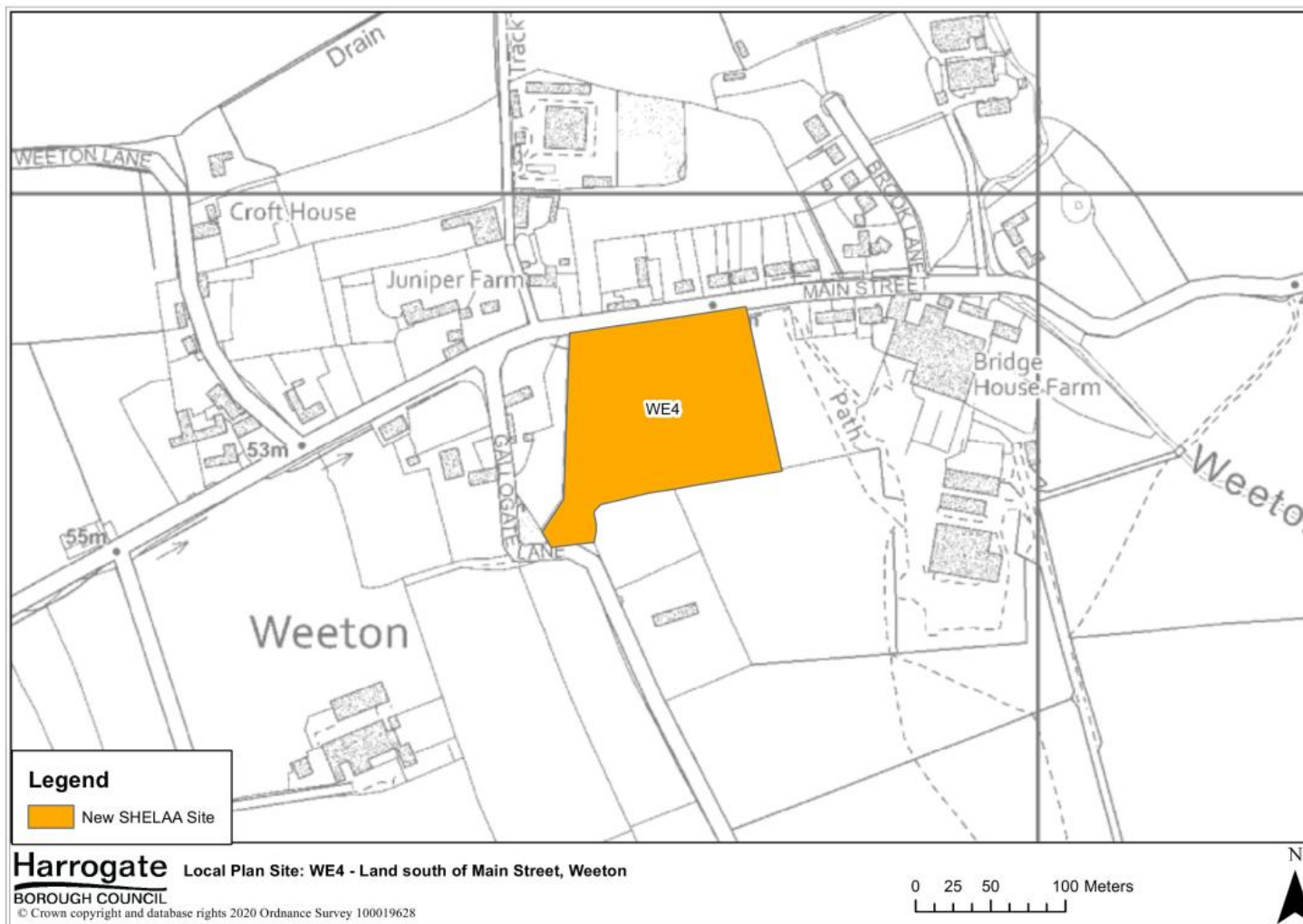
2020 New Sites Assessment 2

Site Ref: SC6			
Settlement: Scotton	Location: Land at Havikil Lane	Land Type: Greenfield	Site Area (ha): 7.4823
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 4.8635	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises four parcels of agricultural land to the southwest of the village. Havikil Lodge and residential development borders the site to the north. To the west is Havikil Lane and the B6165 Ripley Road forms the southern boundary. To the South of Ripley Road is woodland which is a Site of Importance for Nature Conservation (SINC) and also forms part of the Green Belt and Special Landscape Area. The site is outside the development limit as included in the HDLP 2020. The settlement hierarchy as set out in Policy GS2 defines Scotton as a smaller village where only small scale infill development on non-allocated (windfall) sites in accordance with GS3 : Development Limits will be supported. This large site on the edge of the village is therefore considered to be unsuitable 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.30 Site Ref: SC6

Weeton Site**WE4: Land south of Main Street**

2 2020 New Sites Assessment



Picture 2.24

2020 New Sites Assessment 2

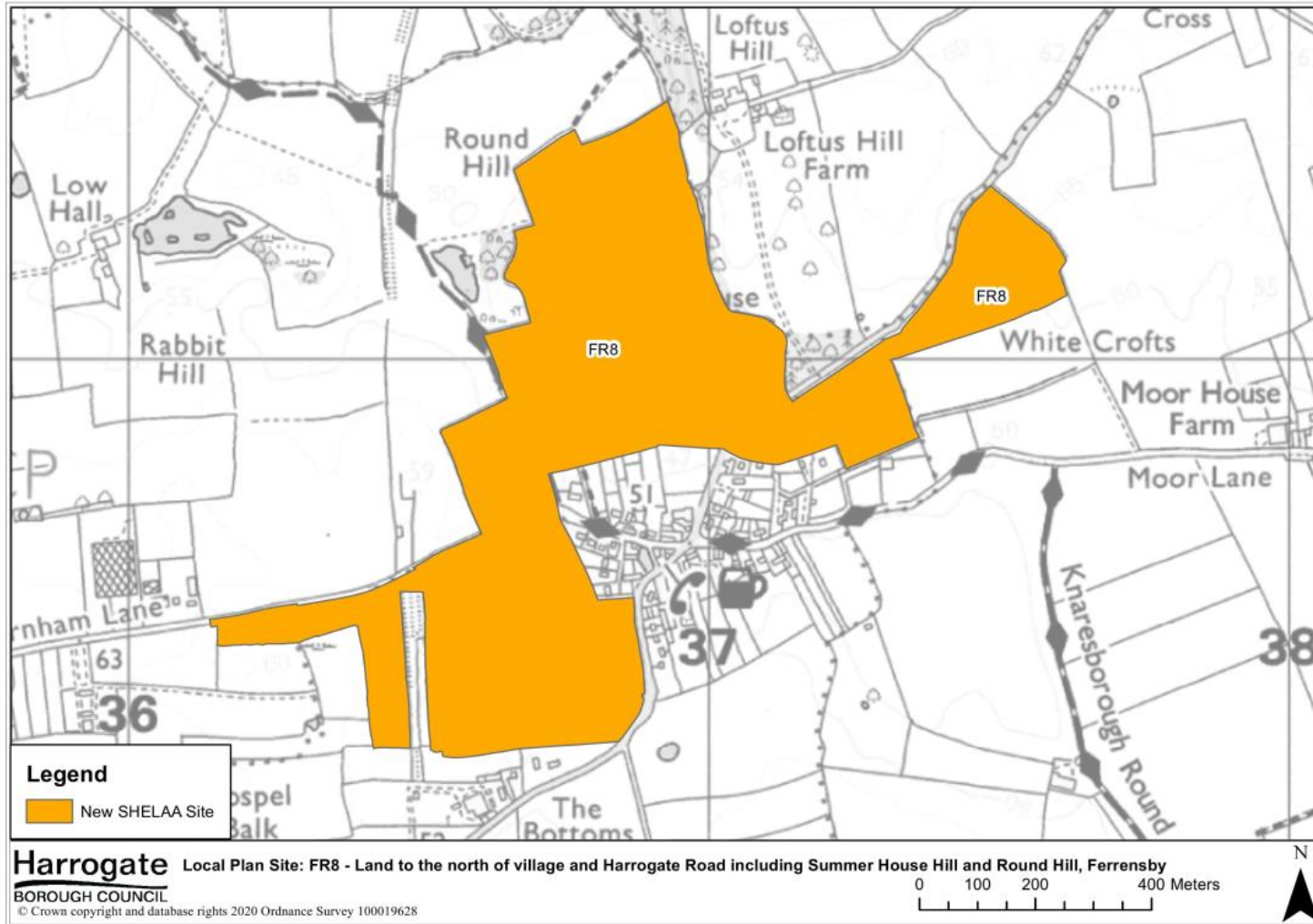
Site Ref: WE4			
Settlement: Weeton	Location: Land south of Main Street	Land Type: Greenfield	Site Area (ha): 1.5941
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 1.1955	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field to the south of Main Street together with a smaller strip of land to the west linking Main Street and Gallogate Lane. There is residential development to the north, Yew Tree Cottage to the west and Bridge House Farm 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 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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.31 Site Ref: WE4

2 2020 New Sites Assessment

Ferrensby Sites

FR8: Land to north of village and Harrogate Road, including Summer House Hill and Round Hill



Picture 2.25

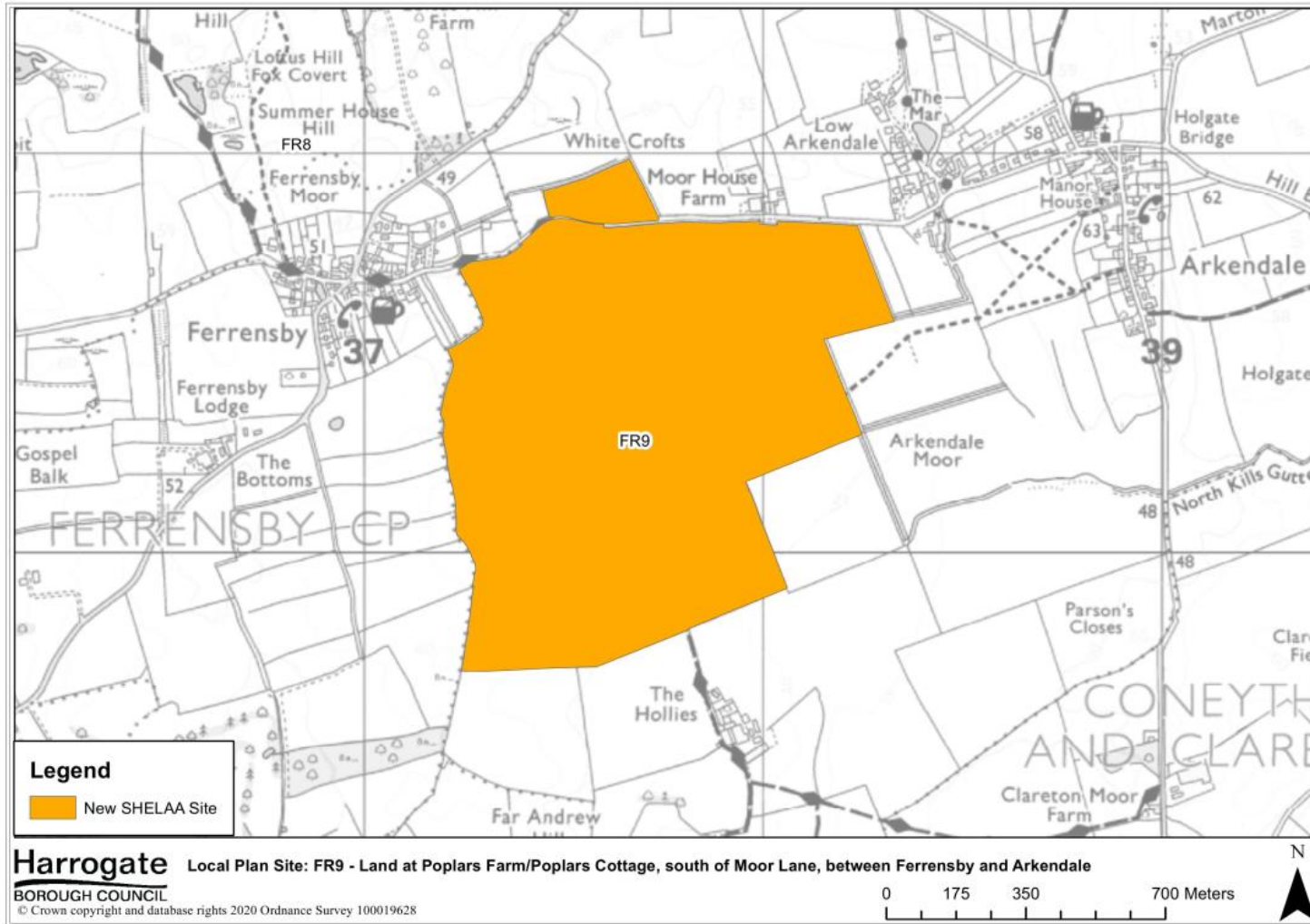
2020 New Sites Assessment 2

Site Ref: FR8			
Settlement: Ferrensby	Location: Land to north of village and Harrogate Road, including Summer House Hill and Round Hill	Land Type: Greenfield	Site Area (ha): 47:7749
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 26.2762	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This is a very large site which wraps around the built form of the village to the north and west and comprises a number of parcels of land in agricultural use. The A6055 and Farnham Lane border the site in several places and both dissect the site. A public right of way also crosses the site. This site is part of a Broad Location of Growth option assessed following a request for further work from the Inspector at the Harrogate District Local Plan Examination. Following the Inspector's Report on the Local Plan the broad location within which this site sits is not included in the local plan. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Ferrensby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

2 2020 New Sites Assessment

Table 2.32 Site Ref: FR8

FR9: Land at Poplar's Farm/Poplar's Cottages, south of Moor Lane and between Ferrensby and Arkendale



Picture 2.26

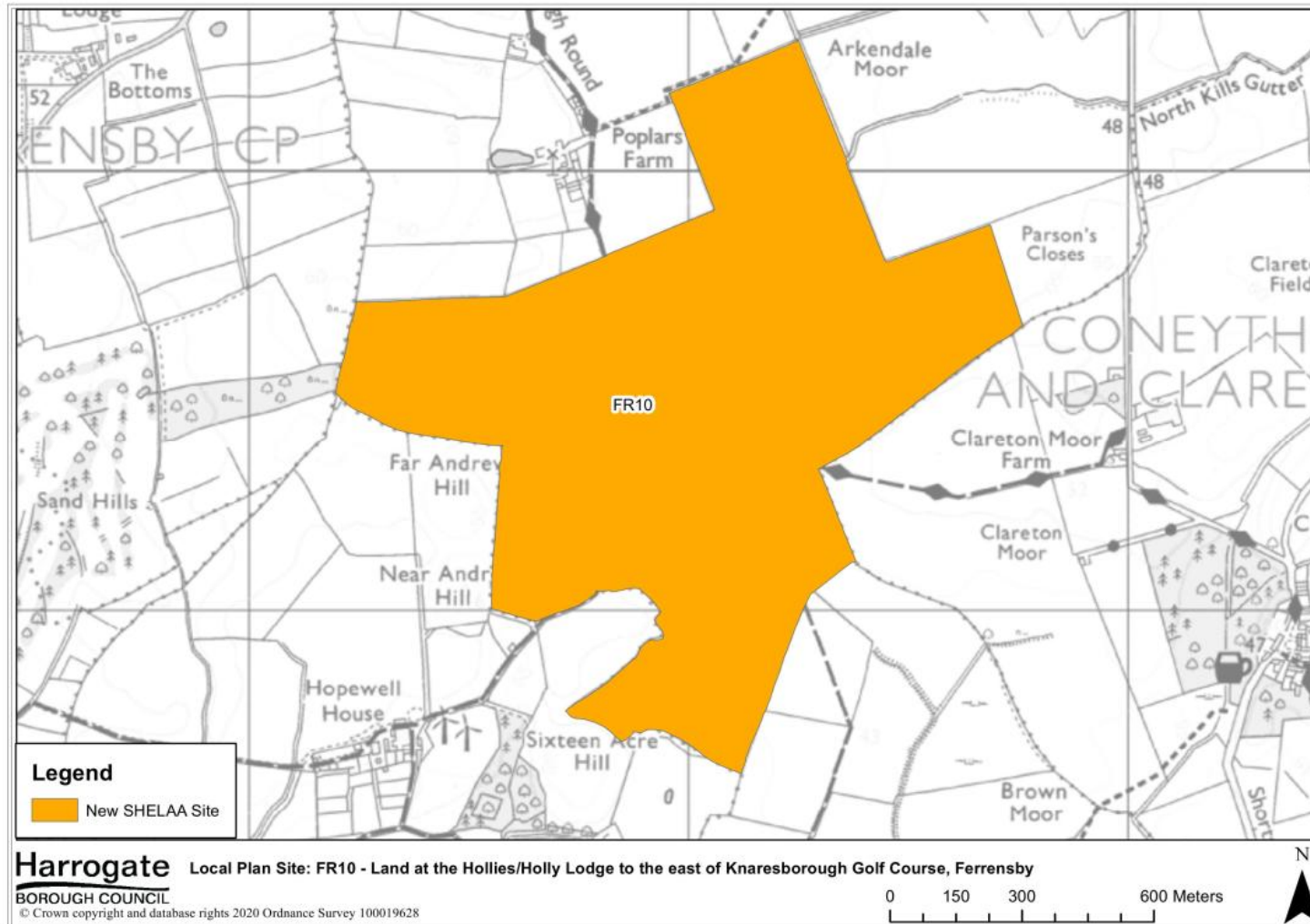
2020 New Sites Assessment 2

Site Ref: FR9			
Settlement: Ferrensby	Location: Land at Poplar's Farm/Poplar's Cottages, south of Moor Lane, between Ferrensby and Arkendale	Land Type: Greenfield	Site Area (ha): 97.0016
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 53.3509	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This is a very large site which wraps around the built form of the village to the north and west and comprises a number of parcels of land in agricultural use. The A6055 and Farnham Lane border the site in several places and both dissect the site. A public right of way also crosses the site. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Ferrensby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.33 FR9

2 2020 New Sites Assessment

FR10: Land at the Hollies/Hollies Lodge, to east of Knaresborough golf course



Picture 2.27

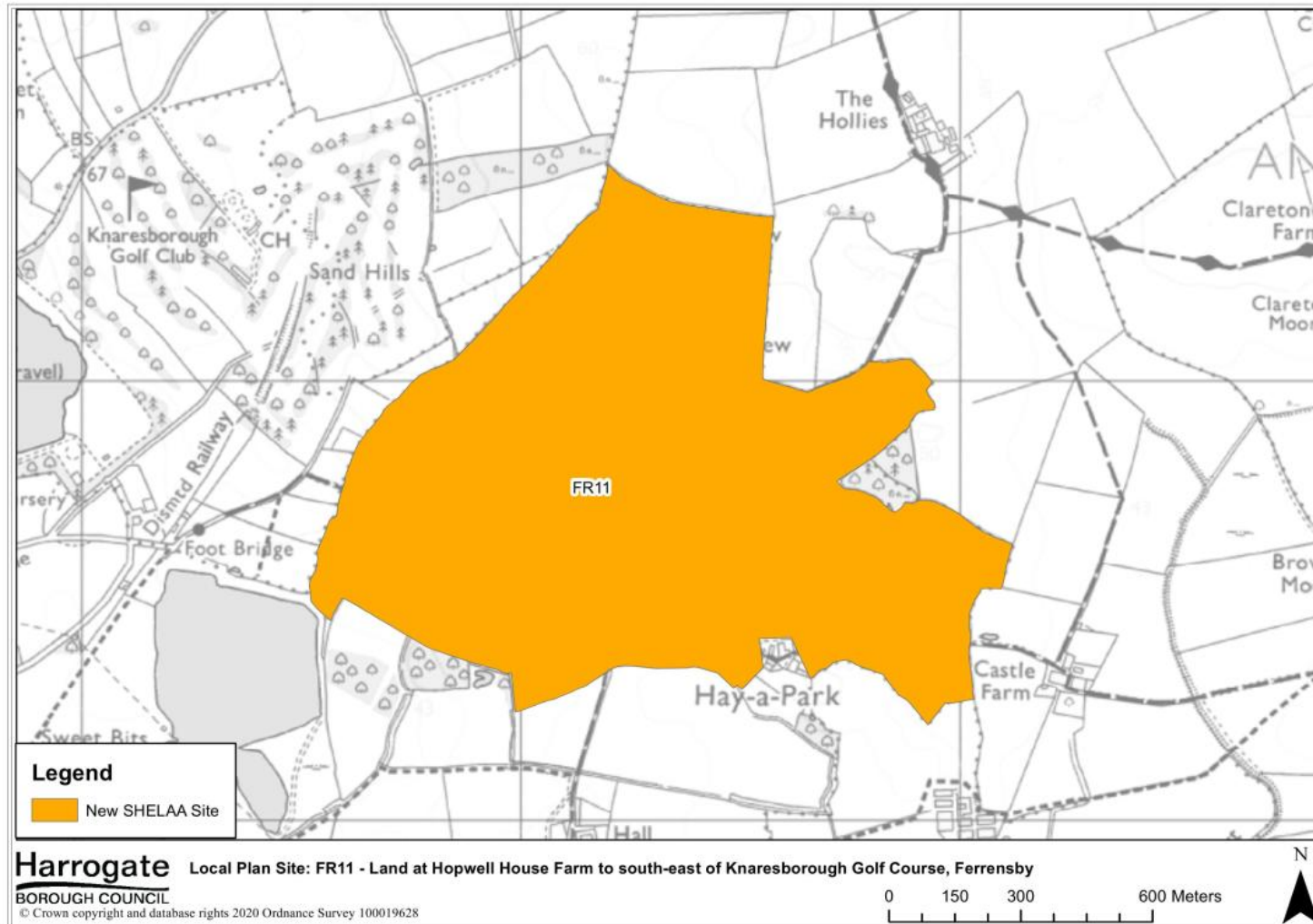
2020 New Sites Assessment 2

Site Ref: FR10			
Settlement: Ferrensby	Location: Land at the Hollies/Hollies Lodge, to east of Knaresborough golf course	Land Type: Greenfield	Site Area (ha): 111.4914
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 61.3203	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This is a large site to the north-west of Claretion Moor Farm. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Ferrensby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.34 FR10

2.1 FR11: Land at Hopewell House Farm to south-east of Knaresborough golf course

2 2020 New Sites Assessment



Picture 2.28

2020 New Sites Assessment 2

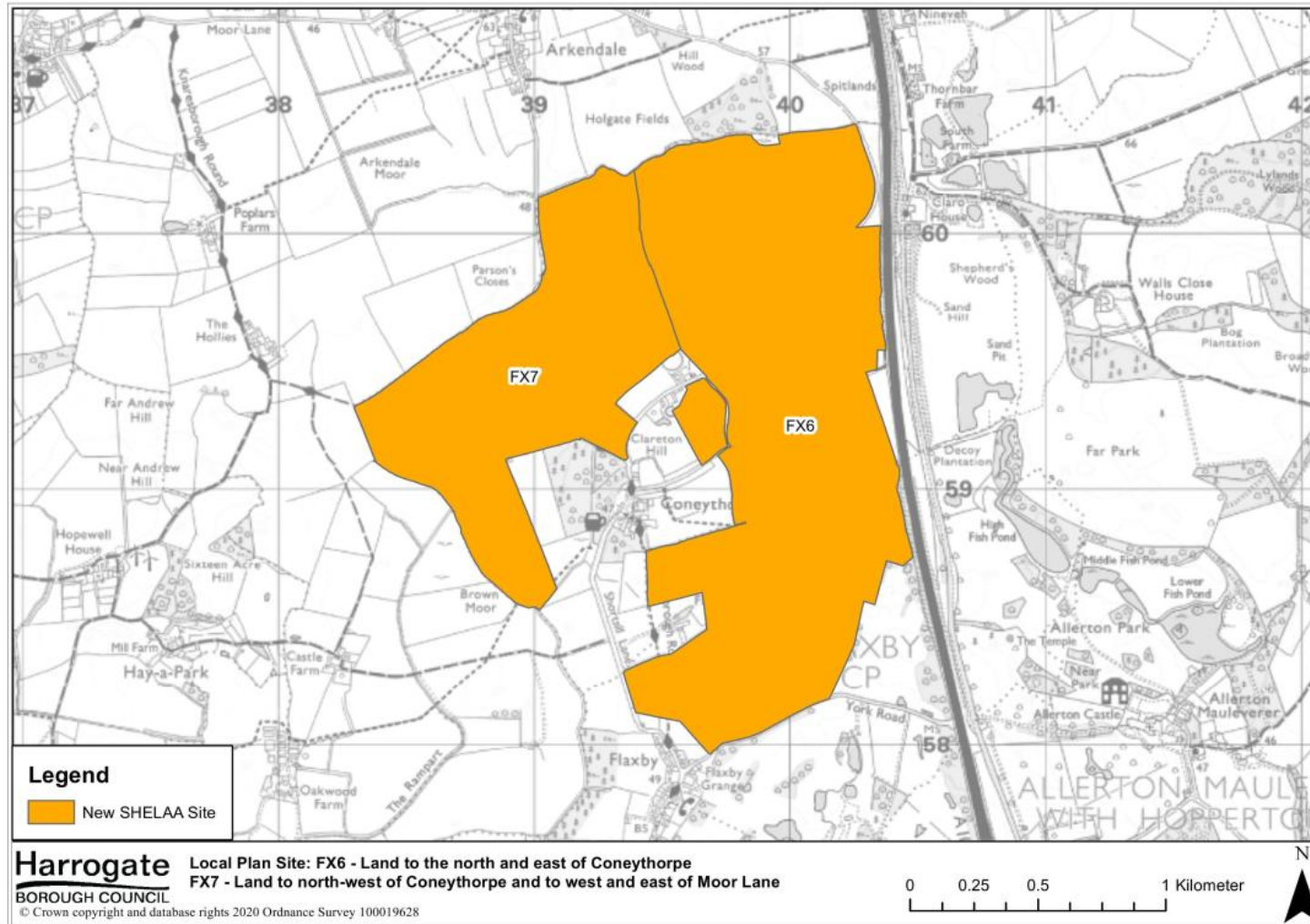
Site Ref: FR11			
Settlement: Ferrensby	Location: Land at Hopewell House Farm to south-east of Knaresborough golf course	Land Type: Greenfield	Site Area (ha): 113.2914
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 62.3103	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the south-east of Knaresborough golf course and west of Castle Farm. Central to the site is Hopewell House Farm which is surrounded by high quality agricultural land with limited highway access. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Ferrensby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.35 FR11

2 2020 New Sites Assessment

Flaxby Sites

FX6: Land to the north and east of Coneythorpe and FX7: Land to north-west of Coneythorpe and to west and east of Moor Lane



Picture 2.29

2020 New Sites Assessment 2

Site Ref: FX6			
Settlement: Flaxby	Location: Land to the north and east of Coneythorpe	Land Type: Greenfield	Site Area (ha): 183.6232
Source: Consultation (Broad locations of Growth)	Proposal: Residential	Size of net residential area (ha): 100.9928	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the east and north of Coneythorpe. To the east parts of the site are adjacent to the A1(M) beyond which is the A168, Allerton Waste Recovery Park and Hanson Ready-mixed Concrete. To the north-west the boundary lies adjacent to North Kills Gutter and to the north-east Spitlands Lane. Lidget Lane and Claretton Lane run in parallel across the site from south-west to north-east. The site comprises a number of fields in agricultural use with small areas areas of woodland, hedgerows and individual trees. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Flaxby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.36 Site Ref: FX6

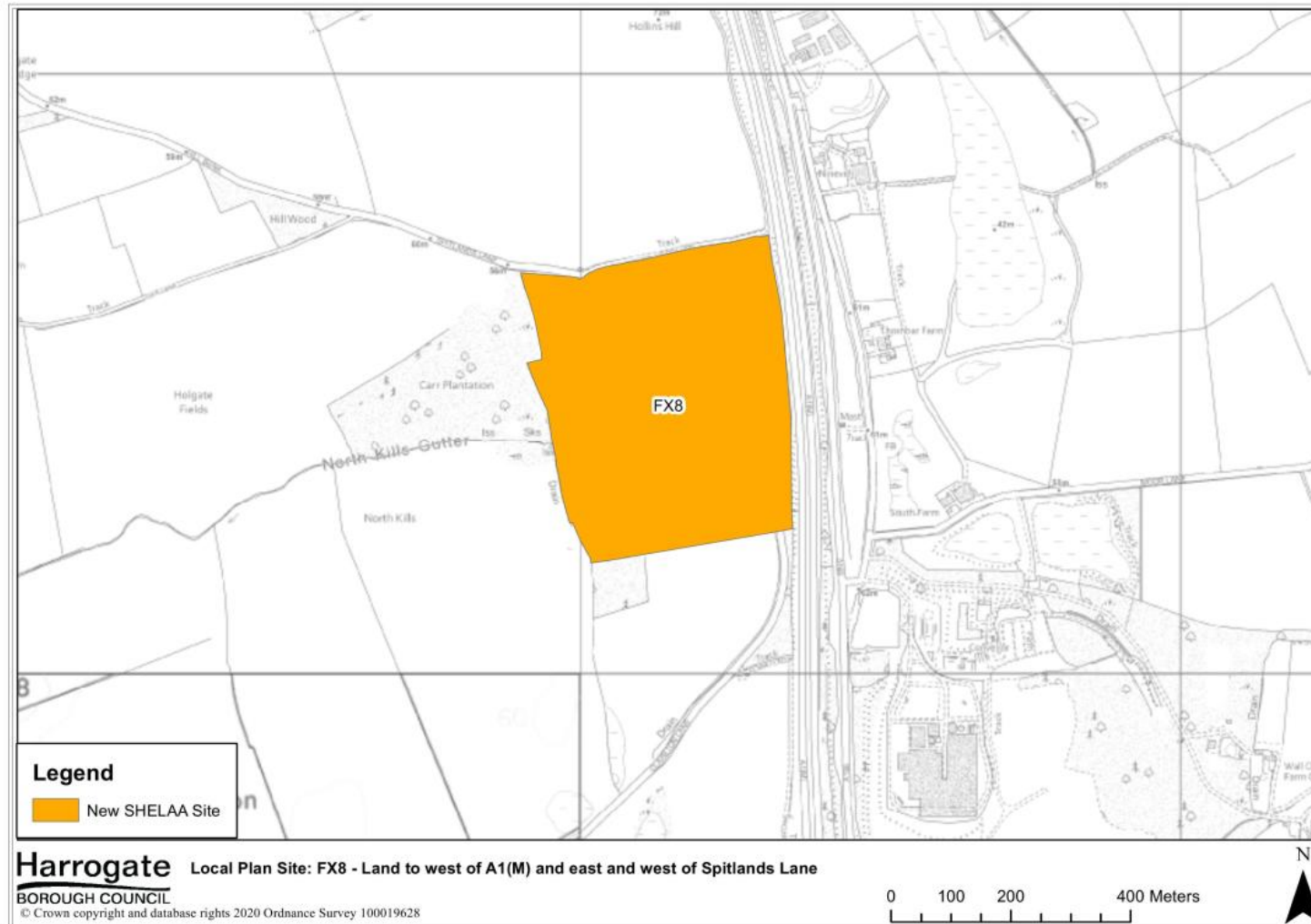
Site Ref: FX7			
Settlement: Flaxby	Location: Land to north-west of Coneythorpe and to west and east of Moor Lane	Land Type:	Site Area (ha): 92.6052
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 50.9329	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the west and north of Coneythorpe which is a conservation area. Moor Lane runs through the middle of the site from north to south. To the south the site is separated from the Coneythorpe by woodland. The site comprises agricultural buildings adjacent to Moor Lane and a number of agricultural fields defined by hedgerows which include individual trees. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Flaxby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			

2 2020 New Sites Assessment

Site Ref: FX7			
Settlement: Flaxby	Location: Land to north-west of Coneythorpe and to west and east of Moor Lane		Land Type:
Site Area (ha): 92.6052			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.37 FX7

FX8: Location: Land to west of A1(M) and east and west of Spitlands Lane



Picture 2.30

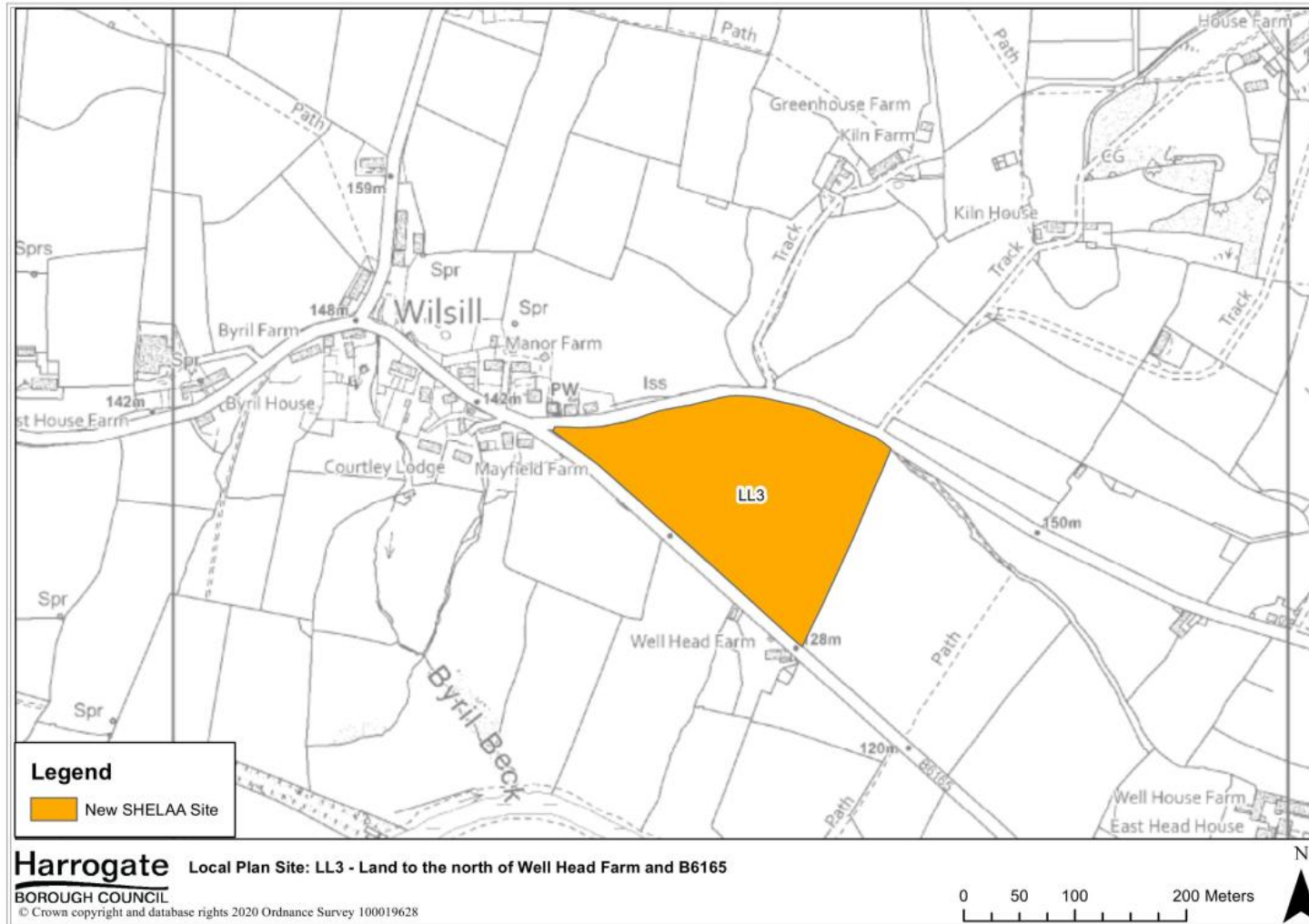
2 2020 New Sites Assessment

Site Ref: FX8			
Settlement: Flaxby	Location: Land to west of A1(M) and east and west of Spitlands Lane	Land Type: Greenfield	Site Area (ha): 19.3302
Source: Consultation (Broad locations of Growth)	Proposal: Residential	Size of net residential area (ha): 10.6316	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field in agricultural use. Spitlands Lane forms the boundary along the south western corner of the site. To the east is A1(M)/A168 beyond which is a small business/retail park. To the north and west hedgerows with some individual trees form the site's boundaries. An agricultural track bordered by hedgerows and individual trees defines the boundary to the south and runs northwards parallel to the A1(M). The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Flaxby as a settlement therefore the site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.38 Site Ref: FX8

Low Laithe Site

LL3: Land south-west of B6165



Picture 2.31

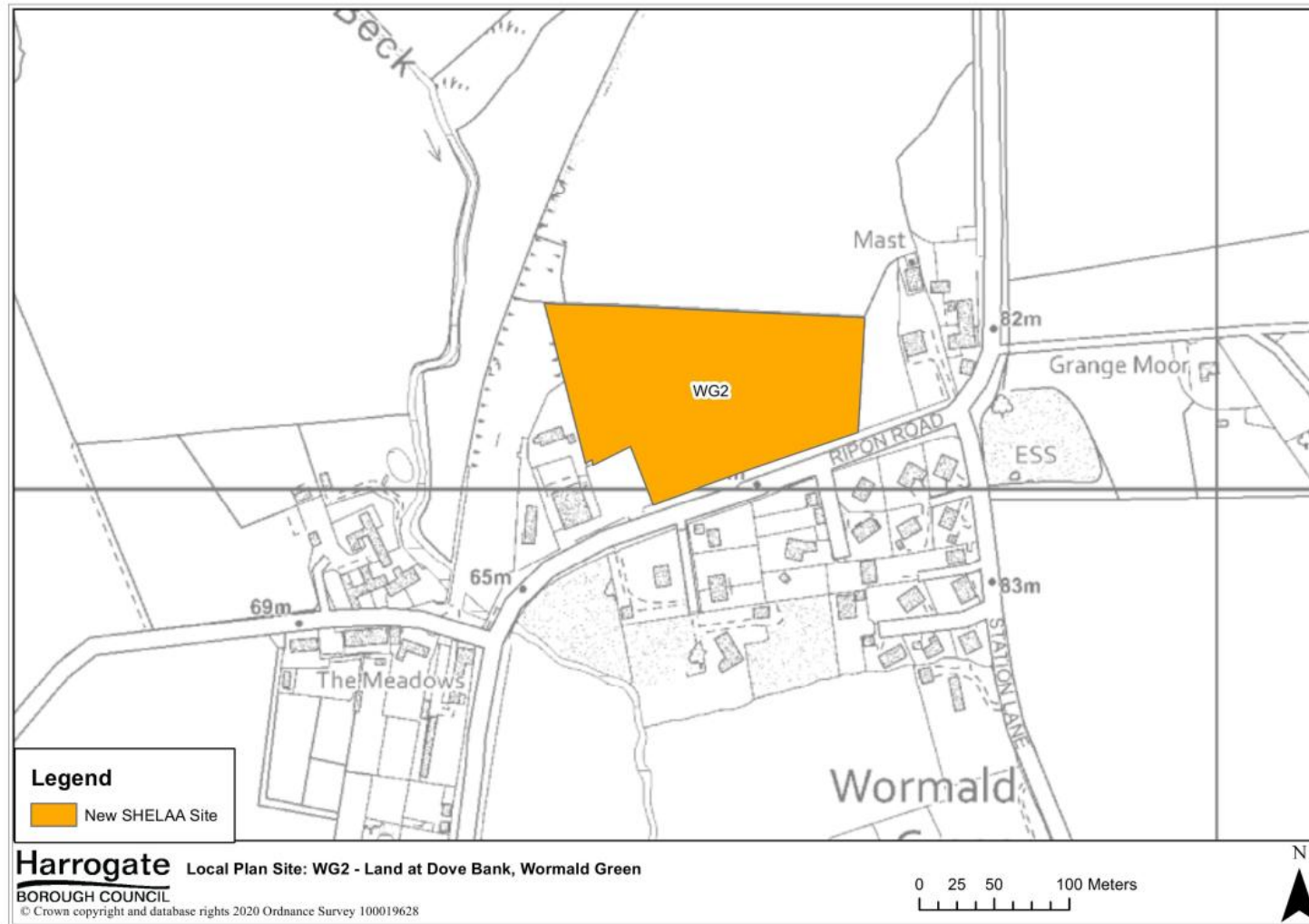
2 2020 New Sites Assessment

Site Ref: LL3			
Settlement: Low Laithe	Location: Land south west of B6165	Land Type: Greenfield	Site Area (ha): 3.4108
Source: Ad hoc submission	Proposal: Residential	Size of net residential area (ha): 2.558	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is in open countryside to the south of a group of dwellings known as Willshill, which lie to the north-east of Low Laithe. Triangular in shape, the site's southern boundary is adjacent to the A6165. The site slopes northwards to a minor road and is surrounded by dry-stone walls. There are mature trees to the south-east. Overhead cables cross part of the site to the north-west. There is an existing access point to the far north-west at the junction of the two roads. The site is agricultural grazing land in a prominent location within the AONB. The settlement hierarchy set out in HDLP 2020 Policy GS2 does not define Low Laithe as a settlement therefore the site is considered to be in open countryside and would not be considered as a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowners/agent		
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 2.39 Site Ref: LL3

Wormald Green Site**WG2: Land at Dove Bank, Wormald Green**

2020 New Sites Assessment 2



Picture 2.32

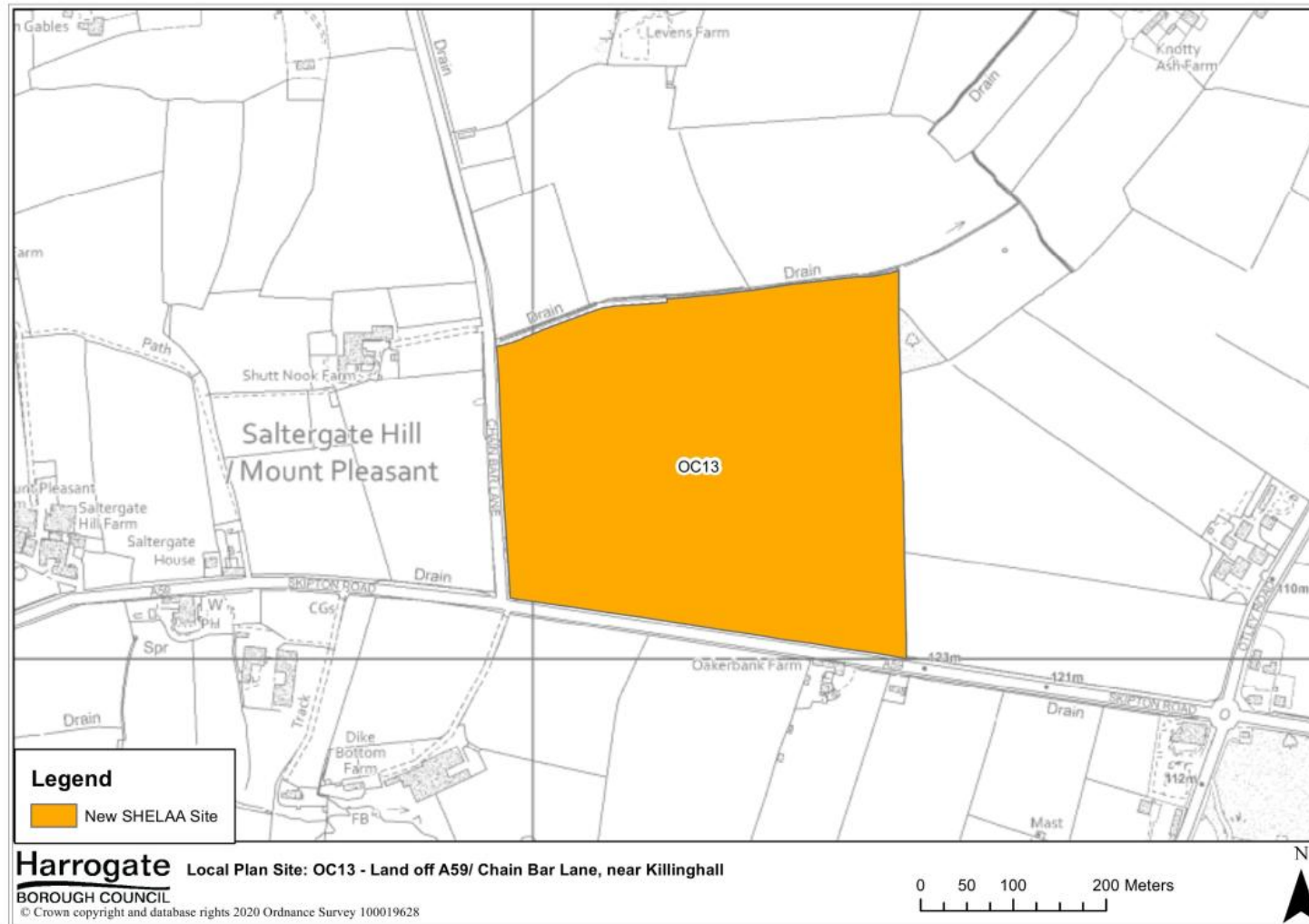
2 2020 New Sites Assessment

Site Ref: WG2			
Settlement: Wormald Green	Location: Land at Dove Bank	Land Type: Greenfield	Site Area (ha):2.0457
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 1.5343	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a large field to the north of the A61 Ripon Road. To the west is an open field and the railway embankment of the dismantled Harrogate to Ripon Railway. To the south west is Ash Cottage and the George Public House. To the east is a small field beyond which is residential development and a garage.		
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:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.40 Site Ref: WG2

Open Countryside Sites

OC13: Land off A59/Chain Bar lane, near Killinghall



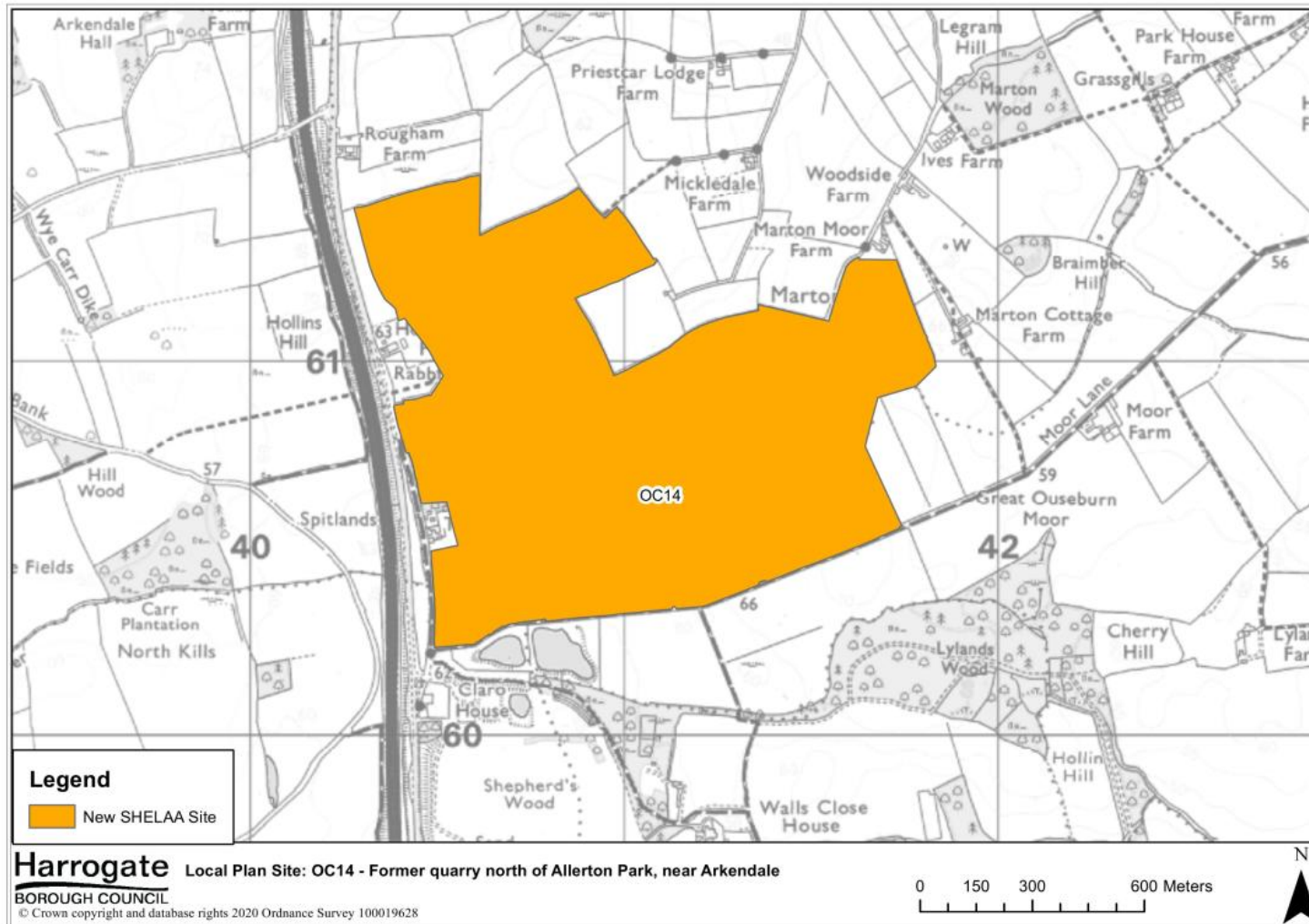
Picture 2.33

2 2020 New Sites Assessment

Site Ref: OC13			
Settlement: Open Countryside	Location: Land off A59/Chain Bar Lane, near Killinghall	Land Type: Greenfield	Site Area (ha): 15.2324
Source: Ad-hoc submission	Proposal: Residential	Size of net residential area (ha): 8.3778	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises two large agricultural fields located to the north-west of the built up area of Harrogate. The southern site boundary borders the A 59 Skipton Road. To the west the site boundary is adjacent to Chain Bar Lane. A Public Right of Way runs along the site's northern boundary. The site is detached from the northern edge of Harrogate and surrounded by agricultural land. Development would appear as isolated in the wider countryside. The site is considered to be in open countryside and would not be considered as 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.41 Site Ref: OC13

OC14 : Former Quarry north of Allerton Park, near Arkendale



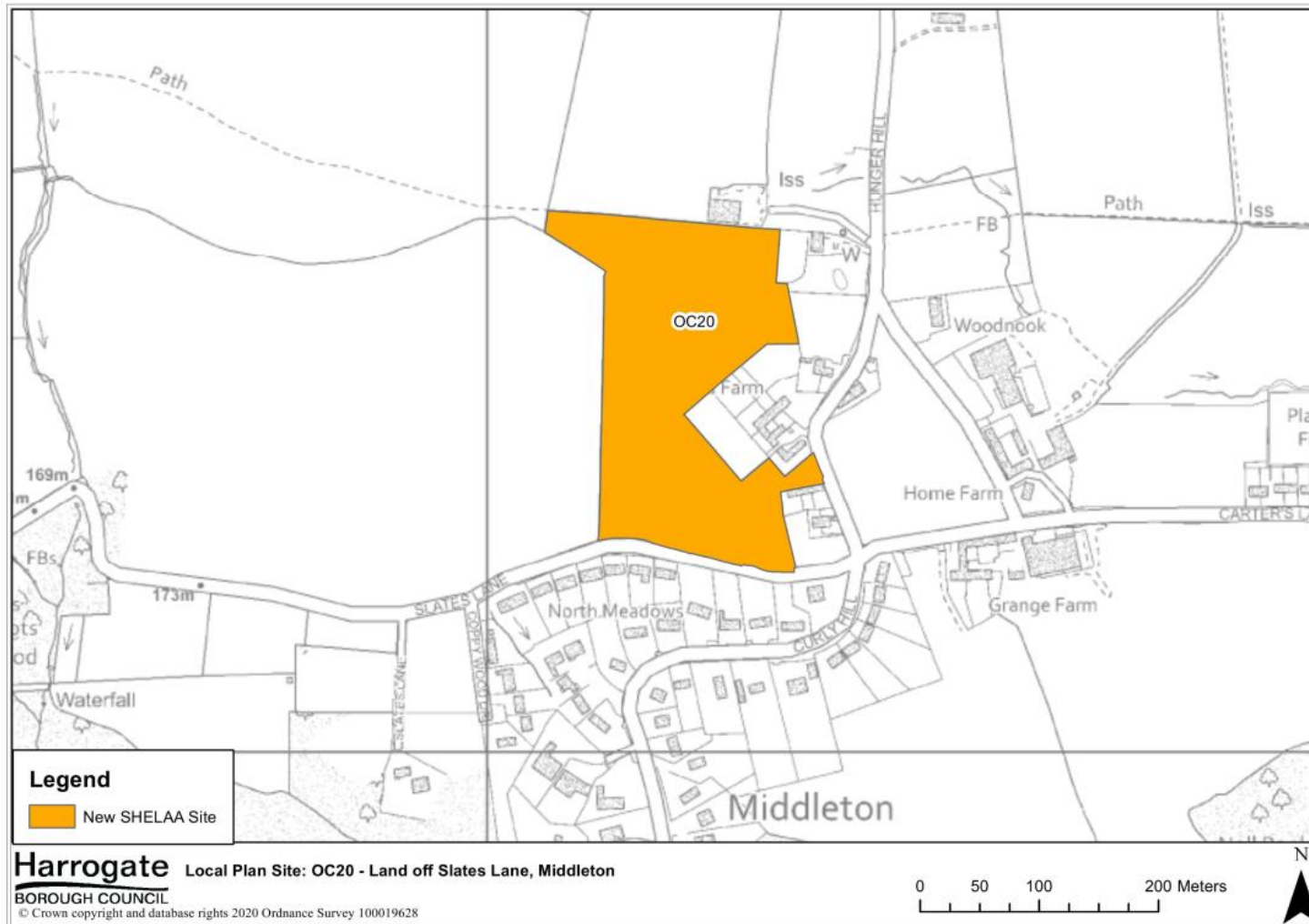
Picture 2.34

2 2020 New Sites Assessment

Site Ref: OC14			
Settlement: Arkendale	Location: Former Quarry north of Allerton Park, near Arkendale	Land Type: Greenfield	Site Area (ha): 116.4075
Source: Consultation	Proposal: Employment	Size of net residential area (ha): 64.024	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a former quarry with a number of ponds to the south and west. The site lies adjacent to a road running parallel with the A168 to the west of the A1(M). To the south is Moor Lane. This is a large site which would appear isolated in open countryside. The site is considered to be in open countryside and would not be considered as 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? 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 2.42 Site Ref: OC14

OC20 : Land off Slates Lane, Middleton



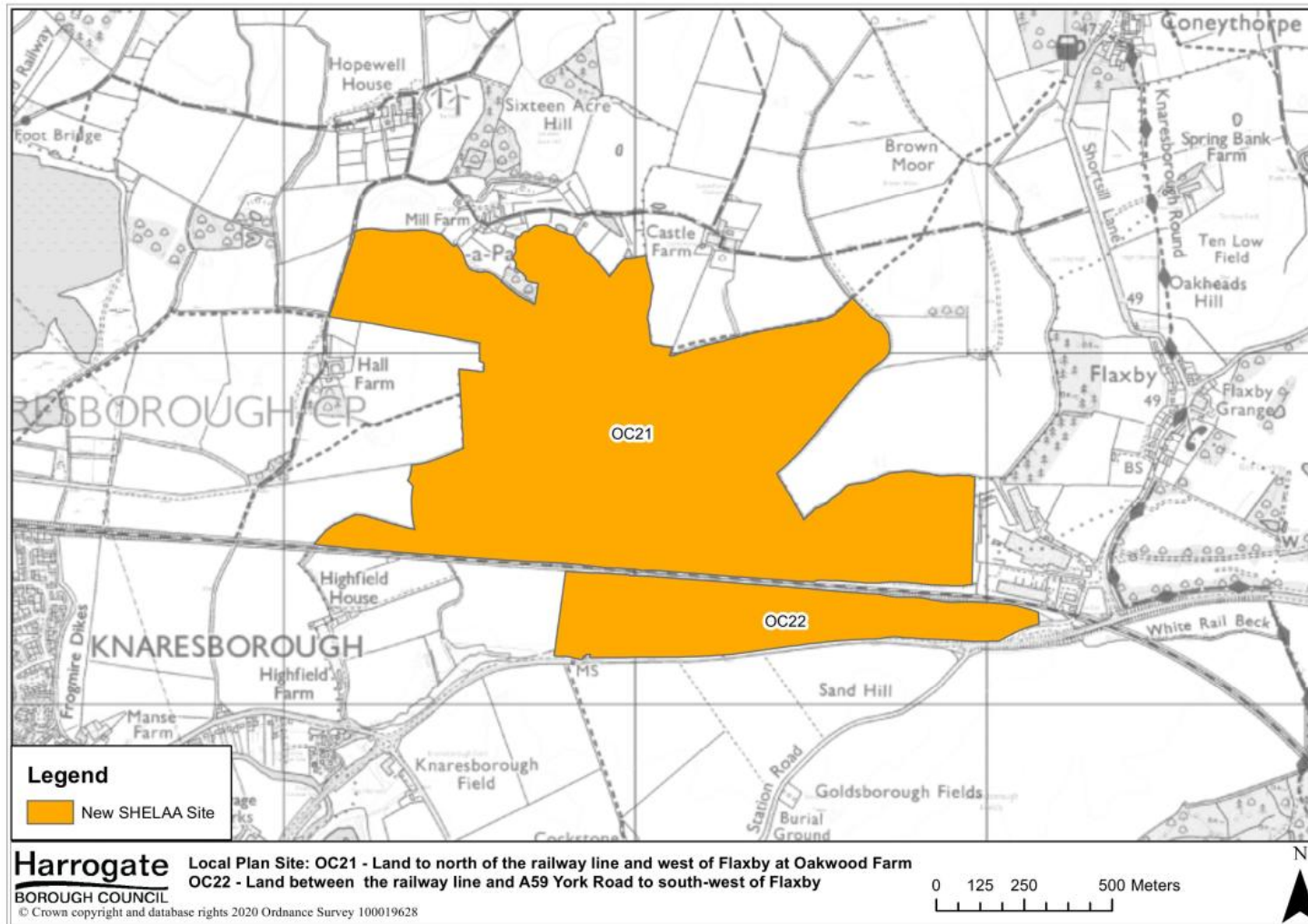
Picture 2.35

2 2020 New Sites Assessment

Site Ref: OC20			
Settlement: Open Countryside	Location: Land off Slates Lane, Middleton	Land Type: Greenfield	Site Area (ha): 3.9132
Source: Ad hoc submission	Proposal: Residential	Size of net residential area (ha): 2.9349	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the north of Slates Lane. To the south is suburban residential development which looks out across the Wharfe Valley and Ilkley. To the east on Hunger Hill are a number of older residential properties and a pond. The site comprises a number of parcels of agricultural land defined by hedgerows, dry stone walls and individual/ groups of mature trees. The site rises from Slates Lane and is undulating in places. There is open countryside to the west. The site is within Green Belt and therefore 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 and is being promoted by the landowners/agent.		
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 2.43 Site Ref: OC20

OC21: Land to north of the railway line and west of Flaxby at Oakwood Farm and OC22: Land between the railway line and A59 York Road to south-west of Flaxby to south-west of Flaxby



Picture 2.36

2 2020 New Sites Assessment

Site Ref: OC21			
Settlement: Open Countryside	Location: Land to north of the railway line and west of Flaxby at Oakwood Farm	Land Type: Greenfield	Site Area (ha): 109.6093
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 60.285	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site lies to the north of the Leeds- Harrogate-York railway line, to the west of Flaxby and south of Hay-a-park Lane. Within the site is Oak Farm and a number of residential properties. A number of drainage ditches, The Rampart (a drainage ditch) and a pond are within the site. The area is predominantly high quality agricultural land comprising a number of fields defined by hedgerows within which are occasional trees. The site is in open countryside and is not considered to 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 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 2.44 Site Ref: OC21

Site Ref: OC22			
Settlement: Open Countryside	Location: Land between the railway line and A59, York Road to south-west of Flaxby	Land Type: Greenfield	Site Area (ha): 22.5067
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 12.3787	Assumed density (dph): 25
Currently suitable? No	Suitability notes: A long triangular shaped site located between the Leeds-Harrogate-York Railway line and the A59 York Road to the south-west of Chippindale Foods and William Morrison's produce packing site. Part of the site to the west is crossed by The Rampart (a drainage ditch) along which there are a number of individual trees and a small woodland area in the south-west corner of the site. The site is divided into three agricultural units defined by hedgerows with the occasional tree. The site is considered to be in open countryside, detached from the eastern edge of Knaresborough, and would not be considered to 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 landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			

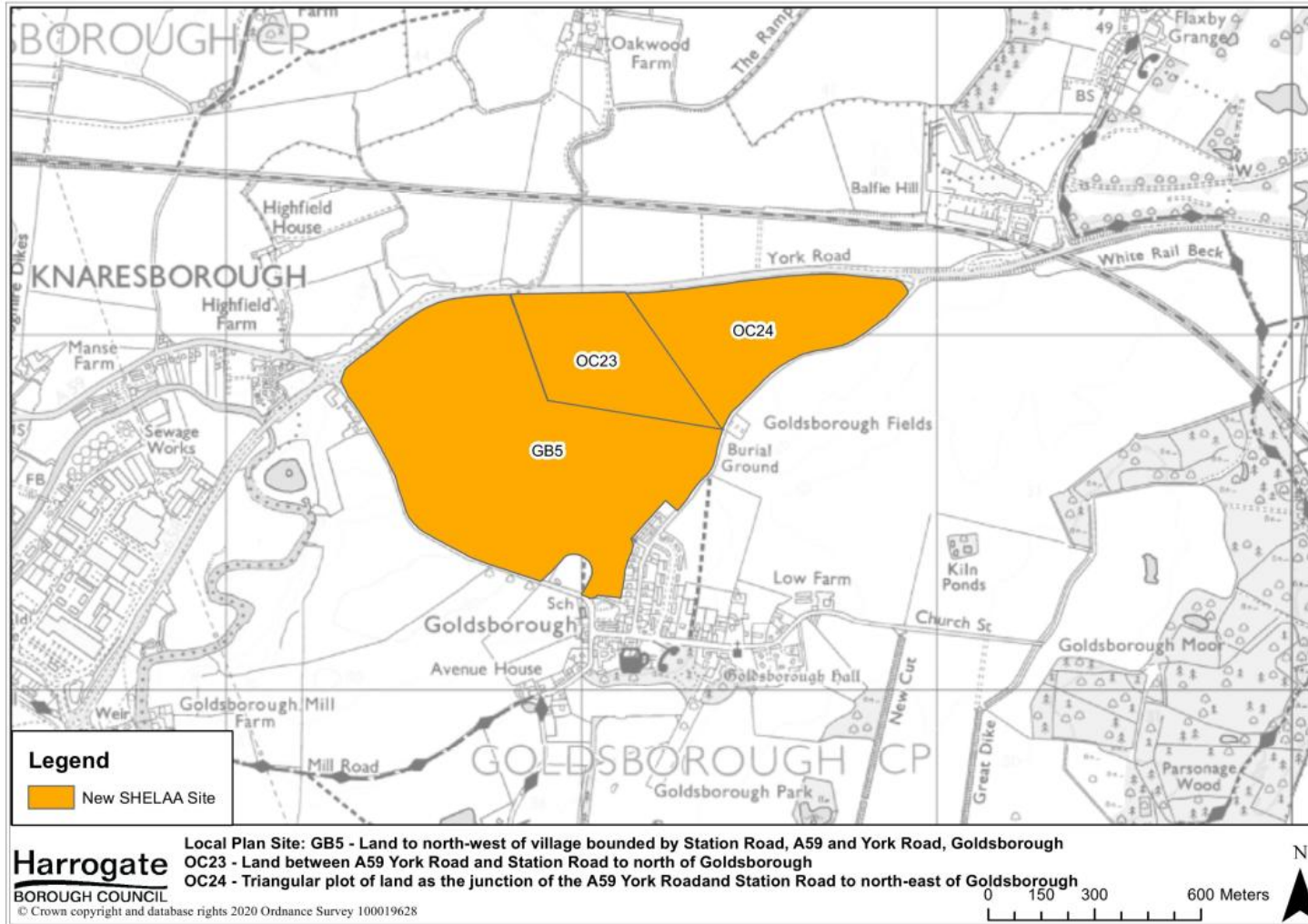
2020 New Sites Assessment 2

Site Ref: OC22			
Settlement: Open Countryside	Location: Land between the railway line and A59, York Road to south-west of Flaxby	Land Type: Greenfield	Site Area (ha):22.5067
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.45 Site Ref: OC22

2 2020 New Sites Assessment

OC23: Land between A59 York Road and Station Road to north of Goldsbrough and OC24: Triangular plot of land at the junction of the A59 York Road and Station Road to north-east of Goldsbrough



Picture 2.37

2020 New Sites Assessment 2

Site Ref: OC23			
Settlement: Open Countryside	Location: Land between A59 York Road and Station Road to north of Goldsborough	Land Type: Greenfield	Site Area (ha): 13.2709
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 7.2990	Assumed density (dph): 25
Currently suitable? No	Suitability notes: This is a diamond shaped site, located between the A59 and Station Road, north-east of Goldsborough. The site is in agricultural use and incorporates parts of two adjacent fields. Boundaries to the north, west and east are defined by hedgerows. The southern site boundary does not appear to be defined on the ground. The site is detached from the settlement of Goldsborough and is therefore considered to be in open countryside and not 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.46 Site Ref: OC23

Site Ref: OC24			
Settlement: Open Countryside	Location: Triangular plot of land at the junction of the A59 York Road and Station Road to north-east of Goldsborough	Land Type: Greenfield	Site Area (ha): 16.8841
Source: Consultation (Broad locations of growth)	Proposal: Residential	Size of net residential area (ha): 9.2863	Assumed density (dph): 25
Currently suitable? No	Suitability notes: Located on land between the A59 and Station Road, Goldsborough this triangular shaped site is in agricultural use. The site is divided into two fields by a hedge with a couple of individual trees. Hedgerows form the site boundaries with small groups of trees in each corner of the site. There is an agricultural access onto the A59 to the north west corner of the site. The burial ground on Station Road is opposite the site to the south. Detached from the settlement of Goldsborough, the site is considered to be in open countryside and not 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?			
For phasing years 0 - 5:	For phasing years 6 - 10:	For phasing years 11 - 15:	For phasing years 16 +:

Table 2.47 Site Ref: OC24

3 Next Steps

3 Next Steps

3.1 Following the adoption of the Harrogate District Local Plan work will start on a new full SHELAA to :

- prepare an updated methodology which will reflect the latest guidance included in the National Planning Policy Framework (NPPF 2019) and the associated PPG guidance.
- undertake consultation on a revised methodology.
- carry out survey work to identify additional potential sites in sustainable locations in town/city centres and land in the Council's ownership for inclusion in the study.
- undertake a further call for sites.
- produce an updated SHELAA for consultation to inform the evidence base to support a Local Plan Review.

