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1.0 INTRODUCTION

Harrogate District Local Development Framework

- 1.1 Harrogate Borough Council is preparing the Harrogate District Local Development Framework which will guide development and conservation in the District up to 2021 and beyond. This will comprise The Core Strategy (adopted 2009) and the Sites and Policies Development Plan Document (due to be adopted 2012).
- 1.2 The Core Strategy sets out a settlement hierarchy to guide the scale and location of new development within the district over the plan period. Up to 2023/24 the Core Strategy plans for the construction of 390 new homes per year throughout the District. The settlement hierarchy ranks settlements in terms of their relative size, function and access to services.

Sites and Policies DPD

- 1.3 The Sites and Policies DPD will make allocations of land for housing and employment uses that reflects the above hierarchy as well as setting out policies to protect the character and heritage of the District and ensure development is of an appropriate scale, type and design. Where required, allocations will also be made for a range of other uses including new transport infrastructure, new sport, open space and recreation facilities and sites for Gypsies' and Travellers'.
- 1.4 The Council has already undertaken public consultations during 2004, 2006 and 2008 on site options. This consultation focuses on Preferred Site Options for housing and employment development in the District's rural areas. Further consultations will be undertaken in 2011 for development options in the District's urban areas of Harrogate, Knaresborough and Ripon.

2.0 SETTLEMENT GROWTH IN RURAL AREAS

- 2.1 The focus for growth in the rural areas is the Group B settlements which comprise the market towns of Boroughbridge, Masham and Pateley Bridge and the District's villages that offer the best access to jobs, shops and services by non car transport. Identifying these areas as the focus for growth will ensure that the vitality and character of these settlements is maintained and enhanced.
- 2.2 In the District's smaller villages where access to jobs, shops and services is more restricted opportunities for new market and affordable housing will be limited to appropriate development within the existing built up area or as small schemes which 'round off' their existing built up area. Small scale extensions to the built up area will be allowed, but solely for local needs affordable housing.
- 2.3 Outside of these settlements, new build housing will be limited to small scale affordable housing schemes for local people and housing essential to the needs of agriculture and forestry.

- 2.4 At 31 March 2009, the number of new dwellings requiring land allocations to deliver the Core Strategy's housing requirement up to 2023/2024 was as follows:

	Borough- bridge	Masham	Pateley Bridge	Villages & Rural
a) Completions (1 April 2004 to 31 March 2009)	81	21 8		543
b) Adjusted permissions (1 April 2009)	22 25 6			516
c) Existing gross supply (a + b)	103 46 14			1059
d) Existing net supply (95% of c)	98 44		13	1006
Core Strategy Target Distribution	3.5% 2.0%		3.0%	21.5%
e) Total net dwelling requirement (2004 to 2024)	273 156		234	1677
f) New dwelling target (e - d) (1 April 2009)	175 112		221	671

In addition there is also a need to find 3 hectares of employment land in Boroughbridge to meet the Core Strategy requirement.

3.0 SELECTION OF PREFERRED SITE OPTIONS

- 3.1 In identifying Preferred Site Options to meet the growth requirements in the rural areas the Council has sought to achieve the following overarching objectives:
1. To provide as many villages as possible with some housing growth in order to maintain and enhance their vitality and character
 2. To provide more land in Group B and C villages than is required and thereby provide some flexibility and choice for consultation
 3. To meet the Core Strategy housing requirement for the Group B settlements of Boroughbridge, Masham and Pateley Bridge and in Boroughbridge to meet its employment requirement
- 3.2 Sustainability Appraisal has formed a key part of the assessment. Full details of the site selection process, including how the findings of the Sustainability Appraisal have been taken into account, can be found in 'Harrogate District Sites and Policies DPD: Selection of Preferred Site Options – A Methodology Paper'. More information on the Sustainability Appraisal can be found in 'Sustainability Appraisal – Initial Findings'.
- 3.3 Table 3.1 shows how the selection of the Preferred Options compares to the identified growth requirement.

Table 3.1: Estimated Yield from Preferred Options

Settlement Requirement		Preferred Options Estimated Yield
Boroughbridge	175 new dwellings 3ha of employment land	238 dwellings ¹ In excess of 3ha
Pateley Bridge	221 new dwellings	163dwellings
Masham	112 new dwellings	99 dwellings
Group B and C Villages	671 new dwellings	912 dwellings ²

¹ Made up of a recently granted permission at Farnells Technology Park (and land to the rear) together with the Preferred Site Option. ² Excludes new housing in Pannal as this will contribute to the combined housing requirement for Harrogate, including Pannal

- 3.4 A range of information is provided on the site options that have been assessed and covers:
- **Site details:** Reference nos, name and address, site description and development potential. The potential yield at this stage should be taken as indicative and may be subject to change as a result of further work. It also provides details on relevant planning history (note this is taken as at October 2009 and there may be further updates required to this in the future)
 - **Suitability:** This identified key constraint policies and designations
 - **Physical Issues:** This covers a range of matters and includes ground conditions and flood risk
 - **Other Issues:** This includes a summary comment from the Council's Heritage and Design Function, where appropriate. Their detailed appraisals can be found on the Council's website. This section also looks at Traffic Issues.
 - **Summary:** This provides a round up of the key constraints and opportunities and for Preferred Site Options it sets out some preliminary Development Guidelines.

4.0 CONSULTATION

- 4.1 The Council is carrying out a Rural Areas Consultation for a period of 8 weeks running from **1 October to 26 November 2010**. During this time we are seeking your views on:
- The Preferred Site Options
 - Other site options referred to in this report
 - Other sites not referred to in this report that you think are suitable for housing, employment development or other development, for example community facilities.
- 4.2 Your views should be submitted to the Council before **4.30pm on Friday 26 November 2010**. Please submit your comments using the consultation questionnaire:
- By email to ldf@harrogate.gov.uk
 - By post to FREEPOST HG11, Department of Development Services, Harrogate Borough Council, West Grove Road, Harrogate, HG1 2ZR (*No stamp required*)
- 4.3 You can also visit one of our exhibitions where you can find out more about these sites and discuss issues with the Council's Planners

12 Oct 2010	Boroughbridge Coronation Hall, Small Hall	3.00pm- 7.30pm
14 Oct 2010	Killinghall Village Hall, Small Hall	3.00pm- 7.00pm
19 Oct 2010	Great Ouseburn Village Hall, Main Hall	3.00pm- 7.30pm
21 Oct 2010	Pateley Bridge Memorial Hall	3.00pm- 7.30pm
26 Oct 2010	Pannal Memorial Hall	3.00pm- 7.30pm
28 Oct 2010	Masham Town Hall, Small Hall	3.00pm- 7.30pm
2 Nov 2010	Green Hammerton , Village Hall	3.00pm-7.00pm

- 4.4 In addition to this Consultation Report, a number of other documents which may be of interest have been published. All of the reports can be found on the Council's website.
- 4.5 The remainder of this Report provides information on the sites that the Council has assessed in identifying Preferred Options. It sets out:
- A list of those sites that were screened out at Stage 1 of the selection process with reasons why further assessment work has not been undertaken.
 - A list of those settlements where, based on the approach to site selection, it has not been possible to identify any Preferred Options.
 - Settlement Maps showing all site options (both Preferred Options and Other Site Options)
 - By settlement, information on the Preferred Options first, followed by details of those sites not chosen as Preferred Options

Sites Screened out from Further Assessment

Settlement	Site Code	Address	Reason for Screening the Site
Beckwithshaw	RL2055	Land at Beechfield Farm, Beckwithshaw	Site lies within the statutory Green Belt, and should not be allocated for land allocation as a rural exception site under the Core Strategy Policy SG2. Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Birstwith	RL1028	Wreaks Road, Birstwith	Site cannot be satisfactorily accessed.
Birstwith	RL1033	Riversmead, Birstwith	Site size would need to be reduced below the allocated size to avoid loss of recreational and amenity open space as proposed in Saved Policies R1 and HD12 and land mark woodlands.
Birstwith	RL2053	Wreaks Mill, Birstwith	Site lies within the functional flood plain (zone 3b).
Bishop Monkton	RL13	Site adjacent to 4, Vic. Terr., Bishop Monkton	Site is not large enough to accommodate 10 or more dwellings in Group A settlements, or 5 or more dwellings in Group B and C settlements.
Bishop Monkton	RL134	Land at Lawnfield Drive, Bishop Monkton	Site lies within the functional flood plain (zone 3b).
Bishop Monkton	RL135	Land at Boroughbridge Road, Bishop Monkton	Site size would need to be reduced below the allocated size to avoid loss of recreational and amenity open space as proposed in Saved Policies R1 and HD12 and land mark woodlands.
Bishop Monkton	RL1044	Land to rear of Renton Close, Bishop Monkton	Site lies within the functional flood plain (zone 3b).
Bishop Monkton	RL1045	Land north of Boroughbridge Road, Bishop Monkton	Site lies within the functional flood plain (zone 3b).
Bishop Monkton	RL2029	Land north of Hall Farm, Bishop Monkton	Site lies within the functional flood plain (zone 3b).
Boroughbridge	B2000	Bar House, Roecliffe Lane, Boroughbridge	The site would only be adjacent to the development limit and not allocated.
Boroughbridge	B2001	Poultry Houses, Leeming Lane, Langthorpe	Site does not lie adjacent to the development limit of the A, B or C settlement (Core Strategy Policy SG2).
Boroughbridge	B2003	Boroughbridge Police Station, Boroughbridge	Site is not large enough to accommodate 10 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group A settlements.
Boroughbridge	RL130	Bell Close Farm, Minskip	Site does not lie adjacent to the development limit of the A, B or C settlement (Core Strategy Policy SG2).

Boroughbridge	RL1140	Bellwood House, Minskip Road	Site does not lie adjacent to the development limit A, B or C settlement (Core Strategy Policy SG2).
Burton Leonard	RL73	Land at Burton Leonard	Site size would need to be reduced below the allocation to avoid loss of recreational and amenity open space as proposed in Saved Policies R1 and HD12 and land mark woodlands.
			Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Burton Leonard	RL114	Apron Lane, Burton Leonard	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
			Site does not lie adjacent to the development limit A, B or C settlement (Core Strategy Policy SG2).
			The site would only be adjacent to the development limit if the land was allocated.
Burton Leonard	RL115	Station Lane, Burton Leonard	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Burton Leonard	RL133	Land at Burton Leonard	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
			Site size would need to be reduced below the allocation to avoid loss of recreational and amenity open space as proposed in Saved Policies R1 and HD12 and land mark woodlands.
Burton Leonard	RL1021	Adjacent to water works, Station Lane	Site is not large enough to accommodate 10 or more dwellings in Group B and 5 or more dwellings in Group C.
Burton Leonard	RL1031	Land adj Birkhills, Burton Leonard	Site is not large enough to accommodate 10 or more dwellings in Group B and 5 or more dwellings in Group C.
Burton Leonard	RL1041	Barn and yard adjacent Flats House, Scarah Lane,	Site is not large enough to accommodate 10 or more dwellings in Group B and 5 or more dwellings in Group C.
Burton Leonard	RL1049	Land adjacent to Meadow Court/Thorn Bank,	Site is not large enough to accommodate 10 or more dwellings in Group B and 5 or more dwellings in Group C.
Burton Leonard	RL1085	Land south of Straight Lane, Burton Leonard	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Burton Leonard	RL2032	Land to rear of Birkhills, Burton Leonard	Site cannot be satisfactorily accessed.
			Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Burton Leonard	RL2056	Land at Field House, Burton Leonard	Site is not large enough to accommodate 10 or more dwellings in Group B and 5 or more dwellings in Group C.
Burton Leonard	RL3032	Land at Flats House, Burton Leonard	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.

Darley	RL97	Station Road, Darley	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
Darley	RL98a	Sheepcote Lane, Darley	The site would only be adjacent to the development limit allocated.
			Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Darley	RL1138	Rear of Friends Meeting House, Darley	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
Darley	RL2004	Land at Prospect View Farm, Darley	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
Darley	RL2005	Land South of Sheepcote Lane, Darley	Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Dishforth	RL6	Land adjoining development limit of Dishforth	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
Dishforth	RL6a	Land at grid ref 438100 472901, Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
			Site cannot be satisfactorily accessed.
Dishforth	RL1039	Land south of Moor Lane, Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Dishforth	RL1087	Land adjacent Grangefields, Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Dishforth	RL1088	Land to the north of Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Dishforth	RL1089	Land to the rear of Crown Farm, Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Dishforth	RL1135	Barker's Farm Fold Yard, Lingham Lane	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Dishforth	RL1152	Land to the North of Topcliffe Road, Dishforth	Site's development, by virtue of its scale and location, would be inconsistent with the role, form and character of the settlement.
Follifoot	RL1018	Rear of Moordale Lodge, Follifoot	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
Follifoot	RL1097	Land east of the Church, Follifoot	Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Follifoot	RL1098	Landwest of the Radcliffe Arms, Follifoot	Site size would need to be reduced below the allocated loss of recreational and amenity open space as per Saved Policies R1 and HD12 and land mark wood
Follifoot	RL1099	Land north of the Radcliffe Arms,	Site size would need to be reduced below the allocated

			Follifoot	loss of recreational and amenity open space as per Saved Policies R1 and HD12 and land mark wood
	Follifoot	RL1100	Land rear of Park House, Follifoot	Site size would need to be reduced below the allocated loss of recreational and amenity open space as per Saved Policies R1 and HD12 and land mark wood
	Glasshouses	RL1008	Land opposite Harewell Close, Glasshouses	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Glasshouses	RL1036	High Plain Dam, Glasshouses	Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2). The site would only be adjacent to the development if allocated.
				Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements, or 5 or more dwellings in Group B and C settlements.
	Goldsborough	RL102a	Land at Cockstone Farm, Goldsborough	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Goldsborough	RL1048	Midgeley Lane, Goldsborough	Site size would need to be reduced below the allocated loss of recreational and amenity open space as per Saved Policies R1 and HD12 and land mark wood
	Grewelthorpe	RL503	Land at Wapping, Grewelthorpe	Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and C settlements.
	Grewelthorpe	RL1006	Land at Grewelthorpe	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Grewelthorpe	RL1007	Land adjacent to the pond, Grewelthorpe	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Grewelthorpe	RL1058	Land south of Beckside House	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Grewelthorpe	RL1059	Land at Hill Top Farm	The landowner has indicated that the site is not available for development.
				Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Grewelthorpe	RL1060	Land east of Old Vicarage	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Grewelthorpe	RL1136	Land at north end of Grewelthorpe	Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
	Hampsthwaite	RL37a	Land at Hampsthwaite	Site cannot be satisfactorily accessed.
	Hampsthwaite	RL1106	Land at East of Church Lane, Hampsthwaite	Site lies within the functional flood plain (zone 3b)

				Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
				The site would only be adjacent to the development limit if allocated.
Hampsthwaite	RL1112	Land off Hollins Lane, Hampsthwaite		
Killinghall	RL1015(1)	Land at Manor Dairy Farm, Killinghall		The landowner has indicated that the site is not available for development.
Killinghall	RL2027	Land at Killinghall Quarry, Killinghall		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
				The site would only be adjacent to the development limit if allocated.
Kirk Deighton	RL1056	Land north of Esk Gardens, Kirk Deighton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Deighton	RL2050a	Land North of Schoolhouse Terrace, Kirk Deighton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Deighton	RL2050b	Land South of Schoolhouse Terrace, Kirk Deighton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Hammerton	RL101	Land at Kirk Hammerton		Site's development, by virtue of its scale and location, would be a material change in the role, form and character of the settlement.
Kirk Hammerton	RL1000	Land south of Crooked Lane, Kirk Hammerton		Site's development, by virtue of its scale and location, would be a material change in the role, form and character of the settlement.
Kirk Hammerton	RL2035	Land adjacent to Kirk Hammerton Primary School		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Hammerton	RL2036	Land West of Parker Lane, Kirk Hammerton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Hammerton	RL2037	West End Play Area, Kirk Hammerton		Site is not large enough to accommodate 10 or more dwellings in Group A, or 5 or more dwellings in Group B and C.
Kirk Hammerton	RL2038	OS Field 125, Kirk Hammerton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Kirk Hammerton	RL2041	Land adjacent to West End Play Area, Kirk Hammerton		Site is not large enough to accommodate 10 or more dwellings in Group A, or 5 or more dwellings in Group B and C.
Kirk Hammerton	RL2058	Land at Station Road, Kirk Hammerton		Site is not large enough to accommodate 10 or more dwellings in Group A, or 5 or more dwellings in Group B and C.
Kirkby Malzeard	RL5	Land to north of Main Street, Kirkby Malzeard		Site cannot be satisfactorily accessed.
				Site's development, by virtue of its scale and location, would be a material change in the role, form and character of the settlement.
Kirkby Malzeard	RL1120	Land west of Church Lane, Kirkby Malzeard		Site is not large enough to accommodate 10 or more dwellings in Group A, or 5 or more dwellings in Group B and C.

				Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2). The site would only be adjacent to the development allocated.
Kirkby Malzeard	RL2001	Wensleydale Creamery, Kirkby Malzeard		Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Kirkby Malzeard	RL2051	Land West of Hill Crest Farm, Kirkby Malzeard		Site is not large enough to accommodate 10 or more dwellings in Group B and settlements, or 5 or more dwellings in Group B and settlements.
Kirkby Overblow	RL2003	Land at Walton Head Lane, Kirkby Overblow		The site would only be adjacent to the development allocated.
Lofthouse	RL1110	Park House, Lofthouse		Site lies within the statutory Green Belt, and should not be allocated for land allocation as a rural exception site under Part 2 of the Green Belt Regulations 2006. Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2). Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement. The site would only be adjacent to the development allocated.
Lofthouse	RL1151	Land to the rear of Village Hall, Lofthouse		Site is not large enough to accommodate 10 or more dwellings in Group B and settlements, or 5 or more dwellings in Group B and settlements.
Markington	RL1042	Land at The Barrows, Markington		Site lies within the functional flood plain (zone 3b) and is not suitable for development. Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2). Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Markington	RL2052	Land adjacent to Brook House, Markington		Site lies within the functional flood plain (zone 3b) and is not suitable for development.
Masham	M4	Leyburn Road		Site size would need to be reduced below the allocated size to avoid the loss of recreational and amenity open space as proposed in the Saved Policies R1 and HD12 and land mark woodland. Site's development, by virtue of its scale and location, would not be in keeping with the role, form and character of the settlement.
Masham	M8	Swinburn Road		Site lies within the functional flood plain (zone 3b) and is not suitable for development.
Masham	M1003	Land off Leyburn Road, Masham		Site cannot be satisfactorily accessed. The site would only be adjacent to the development allocated.

				Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
				Site lies within the functional flood plain (zone 3b).
	Masham	M1005	Land south of Swinton Road, Masham	Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Masham	M1006	Marfield, Masham	Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Masham	M2000	St. Columba's Church, Thorpe Road, Masham	Site is not large enough to accommodate 10 or more dwellings in Group B and would result in the loss of recreational and amenity open space as proposed in the Core Strategy Saved Policies R1 and HD12 and land mark woodland.
				Site size would need to be reduced below the allocated area to avoid the loss of recreational and amenity open space as proposed in the Core Strategy Saved Policies R1 and HD12 and land mark woodland.
	Melmerby	RL1038	East of Grange Terrace, Melmerby	Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Melmerby	RL1078	Grange Farm, Melmerby	Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Pannal	H35	Follifoot Road , Pannal	Site lies within the statutory Green Belt, and should not be allocated for land allocation as a rural exception site under Part 2 of the Green Belt Regulations 2003.
	Pannal	H49	Pannal Grange, Pannal Green	The landowner has indicated that the site is not available for development.
	Pannal	H1024	Dunlopillo extension	Site lies within the statutory Green Belt, and should not be allocated for land allocation as a rural exception site under Part 2 of the Green Belt Regulations 2003.
				Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Pannal	RL2012	Crimple Valley Garden Centre, Harrogate	Site does not lie adjacent to the development limit of a settlement (A, B or C settlement (Core Strategy Policy SG2)).
	Pannal	RL2042	Land at Walton Head Farm, Pannal	Site lies within the statutory Green Belt, and should not be allocated for land allocation as a rural exception site under Part 2 of the Green Belt Regulations 2003.
				Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Pannal	RL2073	Land to the South of Almsford Bank	Site's development, by virtue of its scale and location, will not be detrimental to the role, form and character of the settlement.
	Pateley Bridge	P1000	Land off Bridgehousegate, Pateley Bridge	Site cannot be satisfactorily accessed.
				Site is not large enough to accommodate 10 or more dwellings in Group B and would result in the loss of recreational and amenity open space as proposed in the Core Strategy Saved Policies R1 and HD12 and land mark woodland.
	Pateley Bridge	P1003	Off Mill Lane, Pateley Bridge	Site cannot be satisfactorily accessed.
	Pateley Bridge	P1004	Nydsley, Mill Lane, Pateley Bridge	Site is not large enough to accommodate 10 or more dwellings in Group B and would result in the loss of recreational and amenity open space as proposed in the Core Strategy Saved Policies R1 and HD12 and land mark woodland.

				Site cannot be satisfactorily accessed.
Pateley Bridge	P1004a	Nydsley, Mill Lane, Pateley Bridge		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
Pateley Bridge	P1005	Land at Southlands, Pateley Bridge		The landowner has indicated that the site is not available for development.
Pateley Bridge	P2001	Pateley Bridge Police Station, Pateley Bridge		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
Scotton	RL125	Land off Main Street, Scotton		Site's development, by virtue of its scale and location, would be detrimental to the role, form and character of the settlement.
Scotton	RL1001	Land off New Road, Scotton		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Sharow	RL121	Land N of St. John's Church, Sharow		Site cannot be satisfactorily accessed.
Sharow	RL1019	Land at junction of New Road and Back Lane,		Site's development, by virtue of its scale and location, would be detrimental to the role, form and character of the settlement.
Sicklinghall	RL2045	Land at Dairy Farm, Sicklinghall		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
				Site cannot be satisfactorily accessed.
Skelton on Ure	RL556	Land at S end of Skelton on Ure		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
Spofforth	RL1143a	Land to South of Massey Fold, Spofforth		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
Spofforth	RL1143b	Land to North of Massey Fold, Spofforth		Site is not large enough to accommodate 10 or more dwellings, or 5 or more dwellings in Group B and
Spofforth	RL1150	Land at East Park Road, Spofforth		The landowner has indicated that the site is not available for development.
Spofforth	RL2021	Land to rear of East Park Road, Spofforth		Site cannot be satisfactorily accessed.
Spofforth	RL2044	Land at Hall Cottages, Spofforth		Site does not lie adjacent to the development limit of A, B or C settlement (Core Strategy Policy SG2).
Spofforth	RL2070	Land adjacent to Spofforth Castle, Spofforth		Site size would need to be reduced below the allowed loss of recreational and amenity open space as per Saved Policies R1 and HD12 and land mark wood
Staveley	RL1113	Land between Minskip Road and Low Field Lane		Site's development, by virtue of its scale and location, would be detrimental to the role, form and character of the settlement.
Staveley	RL1113a	Land between Minskip Road and Low Field Lane		Site's development, by virtue of its scale and location, would be detrimental to the role, form and character of the settlement.
Staveley	RL1148	Staveley Mill Farm, Staveley		Site's development, by virtue of its scale and location, would be detrimental to the role, form and character of the settlement.

				Site lies within the functional flood plain (zone 3b)
Staveley	RL1148(1)	Staveley Mill Farm, Staveley		Site's development, by virtue of its scale and location, will not be in keeping with the role, form and character of the settlement.
Staveley	RL1149	Land to the West of The Paddocks, Staveley		Site does not lie adjacent to the development limit of the settlement (Core Strategy Policy SG2).
Summerbridge	RL2015	Fire Station, Summerbridge		Site is not large enough to accommodate 10 or more dwellings in Group B and
Tockwith	RL1002	Tockwith Methodist Church, Tockwith		Site is not large enough to accommodate 10 or more dwellings in Group B and
Tockwith	RL1062	Tockwith Village Hall, Tockwith		Site is not large enough to accommodate 10 or more dwellings in Group B and
				Site does not lie adjacent to the development limit of the settlement (Core Strategy Policy SG2).
Tockwith	RL2049	Land to the rear of Rivendell Cottage, Tockwith		The site would only be adjacent to the development limit of the settlement.
Wath	RL3015	Land at Tanfield Lane, Wath		Site is not large enough to accommodate 10 or more dwellings in Group B and

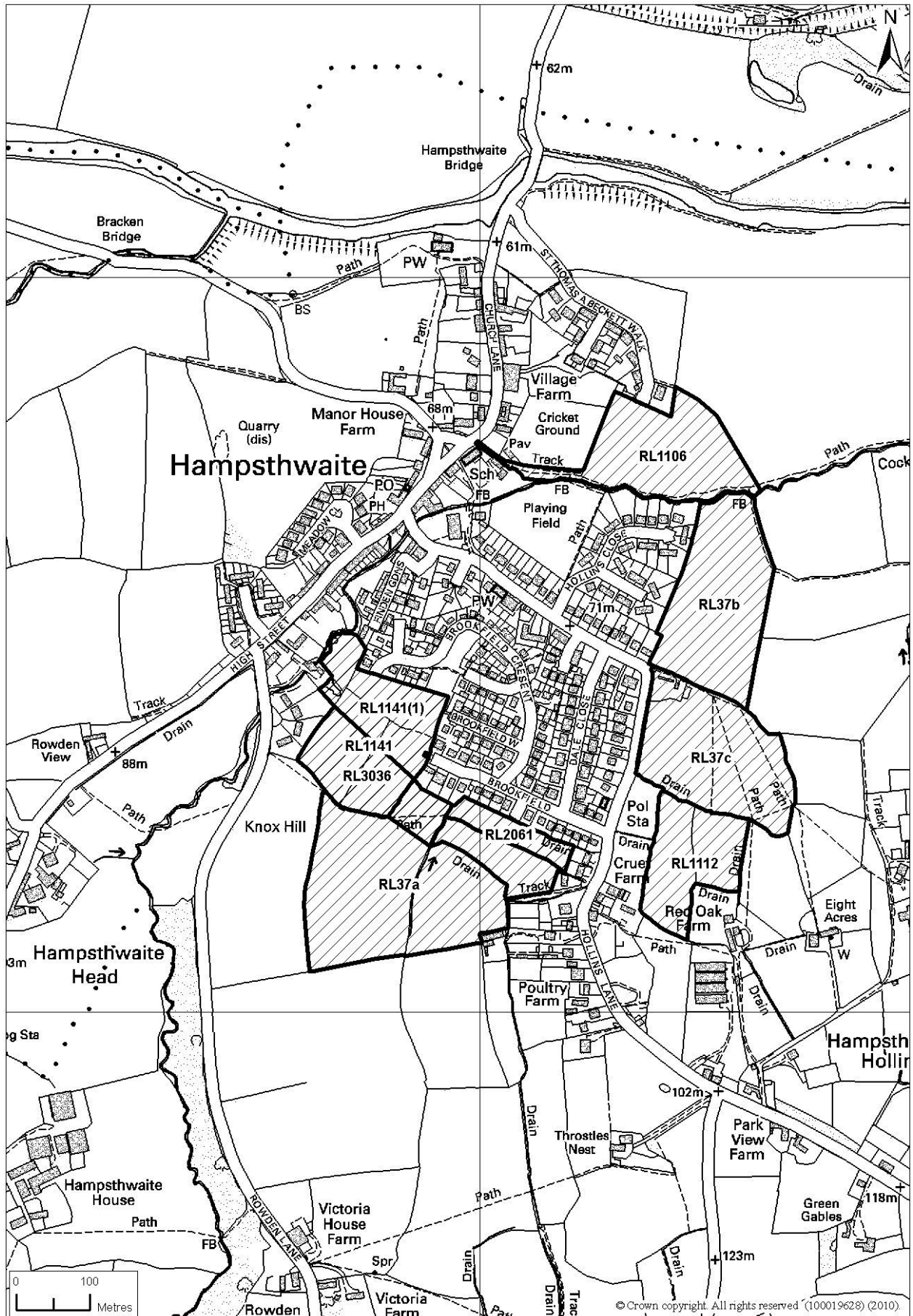
In addition a number of sites have been granted planning permission and these are not considered in detail

Settlement	Site Code	Address
Boroughbridge	B12	Farnell Technology Park and land to the rear
Boroughbridge	B17	Bar Lane, Boroughbridge
Boroughbridge	RL39	Land at Minskip
Green Hammerton	RL15	Ebor View, Green Hammerton
Pannal	H1071	Land off Princess Royal Way and Spacey Houses
Spofforth	RL1150	Land at East Park Road, Spofforth

LIST OF SETTLEMENTS WITH NO PREFERRED OPTIONS

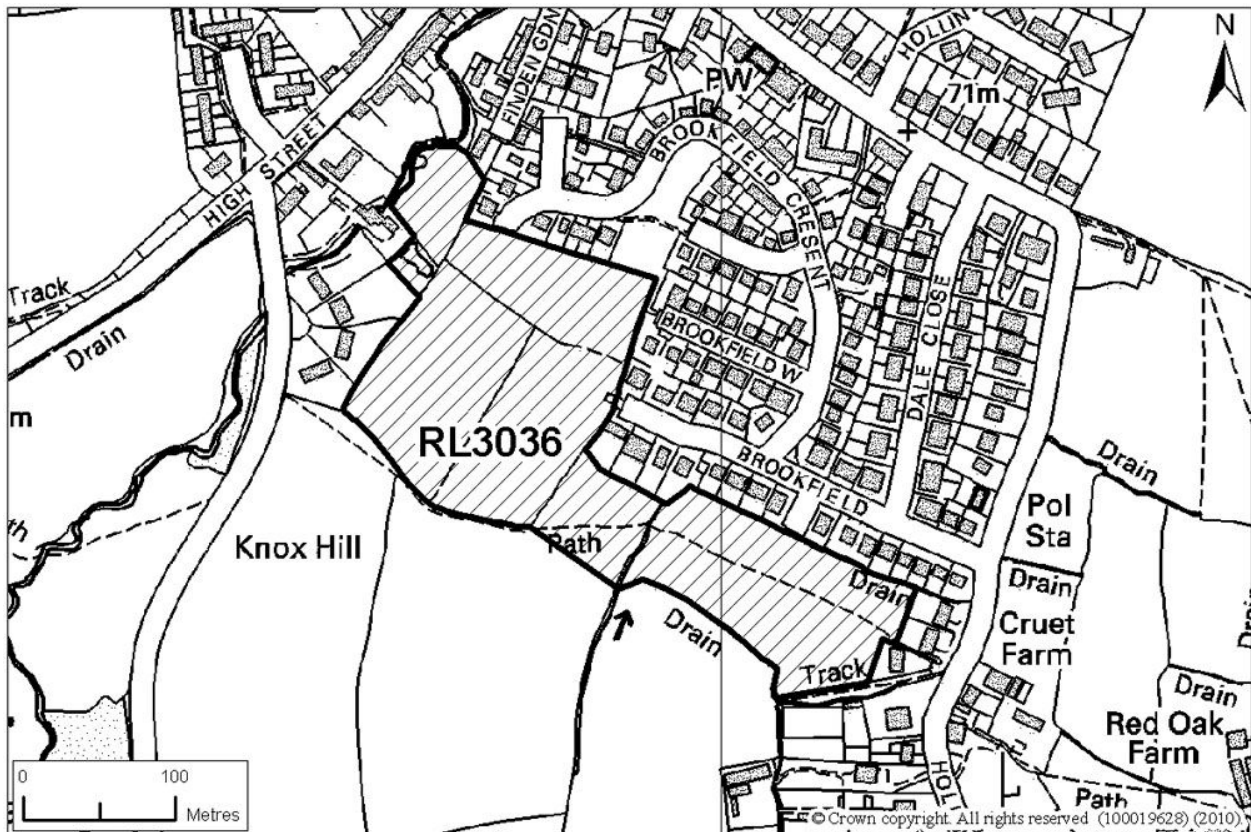
For the following settlements the Council has been unable to identify preferred site options for development:

- Aldborough
- Askwith
- Beckwithshaw
- Burnt Yates
- Glasshouses
- Grantley
- Grewelthorpe
- Kirk Hammerton
- Kirkby Overblow
- Little Ouseburn
- Markington
- Marton cum Grafton
- North Stainley
- Rainton
- Ramsgill
- Ripley
- Roecliffe
- Sawley
- Sharrow
- Spofforth
- Wath
- Whixley



Preferred Options Sites - Hampsthwaite
RL3036 - Land South of Brookfield, Hampsthwaite

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL3036 - Land South of Brookfield, Hampsthwaite	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

This is a large site, and is formed by the amalgamation of sites RL141, RL2061 and a small portion of RL37a (as well as a small area of new land). The site is all agricultural land and has some individual trees covered by a Tree Preservation Order within it, and a public right of way crossing it. The site borders the conservation area and a Listed Building set within a small/medium garden to the northwest. There is also a small pond on this side of the site.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 4.62 ha **Net Area:** 3.33 ha **Net Density:** 30.03 dw/ha **Capacity:** 100 dwellings

RELEVANT HISTORY

No relevant site history has been identified.

Preferred Options Sites - Hampsthwaite
RL3036 - Land South of Brookfield, Hampsthwaite

SUITABILITY

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	SG2	Settlement Growth: Hierarchy and Limits
Local Plan	HD13	Heritage and Design: Trees and Woodlands
Local Plan	HD3	Heritage and Design: Control of Development in Conservation Areas
Local Plan	R11	Recreation: Rights of Way

DESIGNATIONS AND ISSUES

Category	Description
Landscape	Tree Preservation Order
Recreation	Public Right of Way
Conservation	Conservation Area
Conservation	Listed Buildings

PHYSICAL

GROUND CONDITIONS

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zones 1 and 3b.

OTHER ISSUES

COMMENTS FROM HERITAGE AND DESIGN

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable.
HBC - Ecology	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development.
HBC - Landscape	Moderate adverse effect – some adverse effects but could be mitigated.

CYCLE OPTIONS

There are no applicable options for this site.

TRAFFIC ISSUES

Access can be made to the 'Brookfield' estate on either Brookfield, Brookfield Garth or Brookfield Crescent.

LOCAL PLAN HISTORY

Site part of larger site "Hampst2 - Land south of Brookfield" which was put forward for housing. The inspector stated that the loss of green field land would be objectionable, rather than harm the form and structure of the village.

SUMMARY NOTES

Development of the site may result in the loss of some Grade 3 agricultural land. The site adjoins the Hampsthwaite Conservation Area. The site lies immediately adjacent to the 'Brookfield' housing development, and access could be gained from the existing road network. NYCC advise that an additional 104 houses would generate 26 pupils and based on current pupil forecasts, would be likely to require an additional classroom. Yorkshire Water have commented that there are no major sewerage issues in Hampsthwaite, however the village is served by the Killinghall Water Treatment Works, which has limited capacity for expansion.

OTHER SITE SPECIFIC ISSUES

No other site specific issues have been identified.

DEVELOPMENT GUIDELINES

What might this development look like?

If this site were to be developed, as well as a general requirement for high quality and locally distinctive building design and the protection of important hedgerows and trees, the Council's preliminary thoughts are that it should:

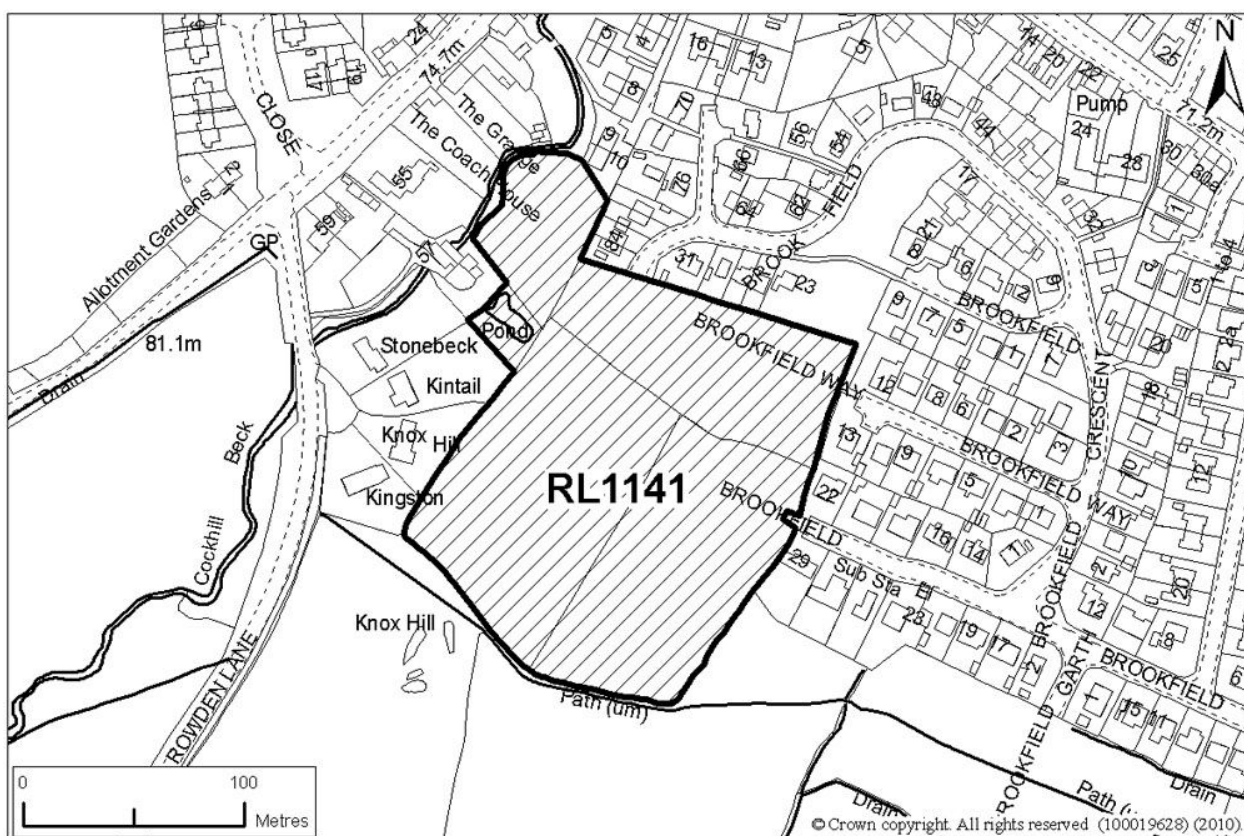
1. provide about 100 dwellings, to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%).
2. provide vehicular, cycle and pedestrian access to the site from various points at the ends of Brookfield Garth, Brookfield, and Brookfield Crescent. Pedestrian access can also be made to the site from the surrounding network of footpaths.
3. establish gaps and 'green corridors' through the development to maintain views out of the open countryside. The northwest corner of the site should also be left clear of development to protect the adjacent Conservation Area and Listed Building, to avoid flood risk, and to maintain the ecological resource.

Flooding from all sources will need to be addressed in accordance with local and national policy and guidance.

The Council's normal requirement would be that all dwellings built on this site before 2016 should achieve Level 4 of the Code for Sustainable Homes, and all dwellings built in and after 2016 should achieve Level 6 (zero carbon) of the Code for Sustainable Homes

Other Site Options - Hampsthwaite
RL1141 - Land adjacent to Brookfield, Hampsthwaite

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL1141 - Land adjacent to Brookfield, Hampsthwaite	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural - Best and Good	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

This large greenfield site lies on the edge of the village. The majority of the site is open land in agricultural use. The site broadly comprises four fields, separated by indistinct hedges. There is also a further area to the north-west which contains a number of new and more mature trees, plus a pond. The ground level slopes gently uphill to the south. The site adjoins late 20th century residential development to the north and is bound by hedgerows and fencing. The site is crossed by a PROW. The site can be accessed via 'Brookfield' and 'Brookfield Way' to the east and 'Brookfield Crescent' to the north. The Hampsthwaite Conservation Area abutts the northwestern part of the site.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 2.87 ha	Net Area: 2.15 ha	Net Density: 30.23 dw/ha	Capacity: 65 dwellings
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RELEVANT HISTORY

No relevant site history has been identified.

Other Site Options - Hampsthwaite
RL1141 - Land adjacent to Brookfield, Hampsthwaite

SUITABILITY

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	SG2	Settlement Growth: Hierarchy and Limits
Core Strategy	SG3	Settlement Growth: Conservation of the Countryside, including Green Belt

DESIGNATIONS AND ISSUES

Category	Description
Conservation	Conservation Area

PHYSICAL

GROUND CONDITIONS

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zones 1 and 3b. The north east extremity of the site is within zone 3b.

OTHER ISSUES

COMMENTS FROM HERITAGE AND DESIGN

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable.
HBC - Ecology	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development.
HBC - Landscape	Moderate adverse effect – some adverse effects but could be mitigated.

CYCLE OPTIONS

There are no applicable options for this site.

TRAFFIC ISSUES

Access can be made to the 'Brookfield' estate on either Brookfield or Brookfield Crescent.

Other Site Options - Hampsthwaite
RL1141 - Land adjacent to Brookfield, Hampsthwaite

SUMMARY

LOCAL PLAN HISTORY

Site part of larger site "Hampst2 - Land south of Brookfield" which was put forward for housing. The inspector stated that the loss of green field land would be objectionable, rather than harm to the form and structure of the village.

SUMMARY NOTES

Development of the site may result in the loss of some Grade 3 agricultural land. The site adjoins the Hampsthwaite Conservation Area. The site lies immediately adjacent to the 'Brookfield' housing development, and access could be gained from the existing road network.

OTHER SITE SPECIFIC ISSUES

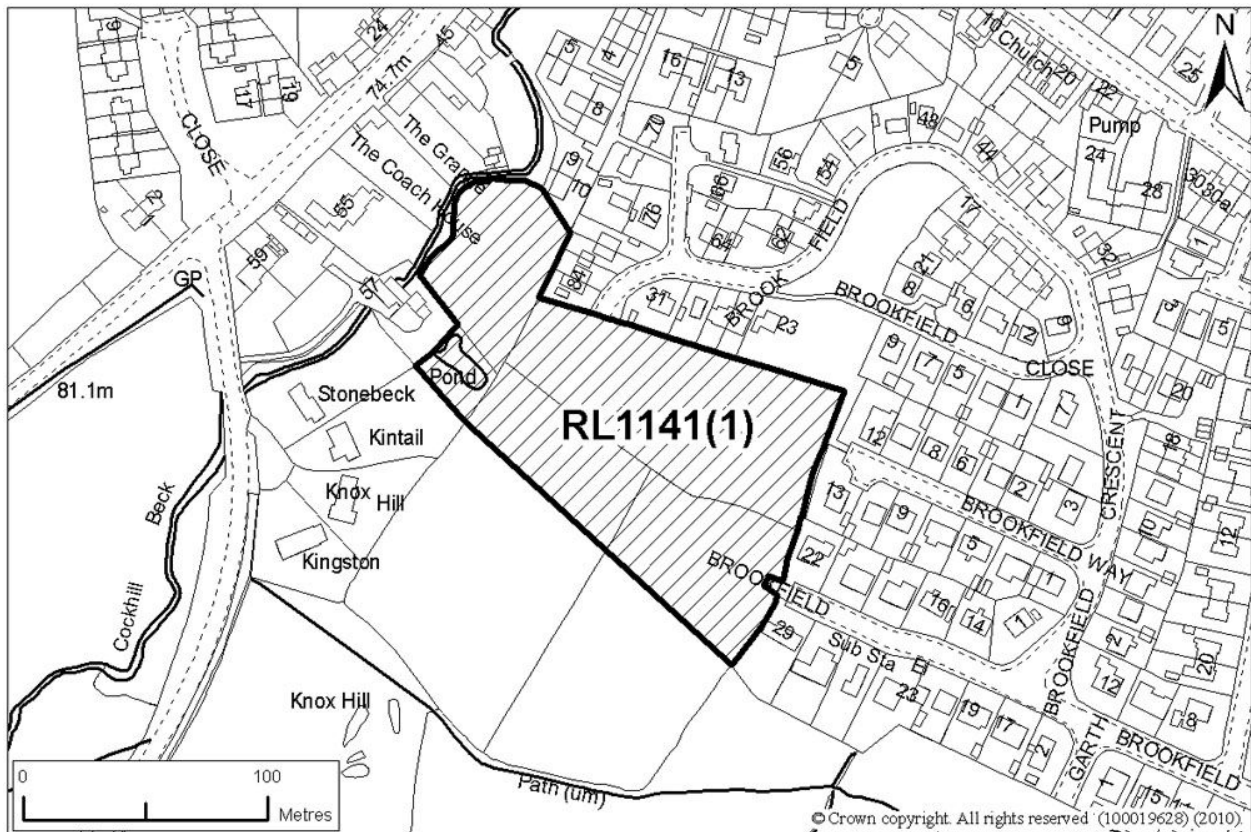
No other site specific issues have been identified.

DEVELOPMENT GUIDELINES

No development guidelines have been produced.

Other Site Options - Hampsthwaite
RL1141(1) - Land adjacent to Brookfield, Hampsthwaite

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL1141(1) - Land adjacent to Brookfield, Hampsthwaite	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural - Best and Good	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

This large greenfield site lies on the edge of the village. The majority of the site is open land in agricultural use. However, the north-western section contains a number of new and more mature tree, plus a pond. The ground level slopes gently uphill to the south. The site adjoins late 20th century residential development to the north and is bound by hedgerows and fencing. The southern extent of the site does not follow a physical boundary. The Hampsthwaite Conservation Area abuts the north western boundary of the site. The north western extremity of the lies also lies within flood zone 3b.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 1.59 ha	Net Area: 1.43 ha	Net Density: 32.87 dw/ha	Capacity: 47 dwellings
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RELEVANT HISTORY

No relevant site history has been identified.

Other Site Options - Hampsthwaite
RL1141(1) - Land adjacent to Brookfield, Hampsthwaite

SUITABILITY

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	SG2	Settlement Growth: Hierarchy and Limits
Core Strategy	SG3	Settlement Growth: Conservation of the Countryside, including Green Belt

DESIGNATIONS AND ISSUES

Category	Description
Conservation	Conservation Area

PHYSICAL

GROUND CONDITIONS

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zones 1 and 3b. The north western extremity of the site lies within flood zone 3b.

OTHER ISSUES

COMMENTS FROM HERITAGE AND DESIGN

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development is unlikely to have a detrimental impact on the historic environment or on local character.
HBC - Ecology	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development.
HBC - Landscape	Moderate adverse effect – some adverse effects but could be mitigated.

CYCLE OPTIONS

TRAFFIC ISSUES

Access can be made to the 'Brookfield' estate on either Brookfield or Brookfield Crescent.

Other Site Options - Hampsthwaite
RL1141(1) - Land adjacent to Brookfield, Hampsthwaite

SUMMARY

LOCAL PLAN HISTORY

Site part of larger site "Hampst2 - Land south of Brookfield" which was put forward for housing. The inspector stated that the loss of green field land would be objectionable, rather than harm to the form and structure of the village.

SUMMARY NOTES

This is a large greenfield site, immediately adjacent to a late twentieth century housing development. Site is within ALC 3, and is generally flat with a few mature trees within it. It adjoins the Hampsthwaite Conservation Area. There is scope to access the site from either Brookfield or Brookfield Crescent

OTHER SITE SPECIFIC ISSUES

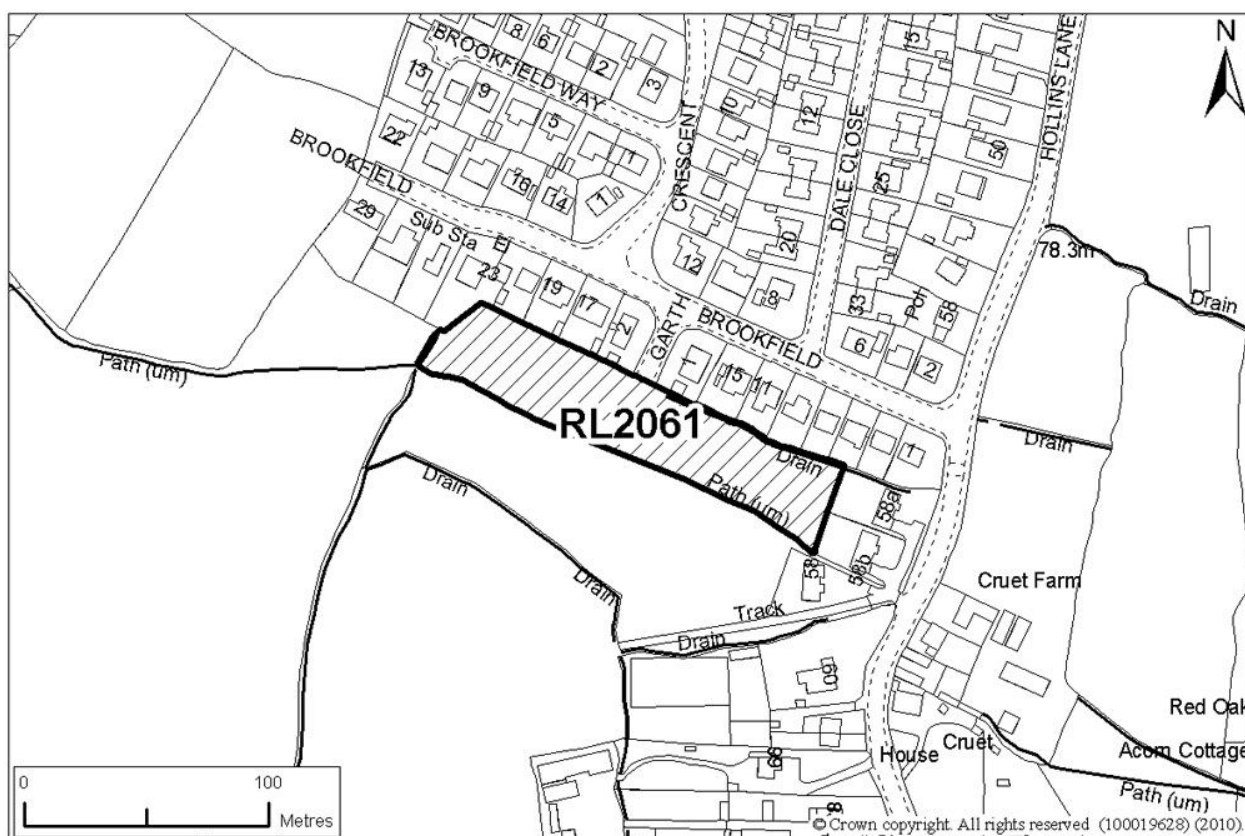
No other site specific issues have been identified.

DEVELOPMENT GUIDELINES

No development guidelines have been produced.

Other Site Options - Hampsthwaite
RL2061 - Land at Brookfield Garth, Hampsthwaite

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL2061 - Land at Brookfield Garth, Hampsthwaite	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural - Best and Good	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

The site is a flat field of scrub land. The southern boundary is defined by the remnants of a former hedgerow, although this is very patchy. The northern boundary comprises of various fences and vegetation marking the rear garden boundaries of the houses on 'Brookfield', and the eastern boundary is similar. The western boundary is a hedgerow. A public footpath runs parallel (east-west) to the site to the south. There are various scattered mature trees on the site. The land to the south slopes gently upwards. The site is accessed via the end of the cul-de-sac of 'Brookfield Garth'.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 0.55 ha	Net Area: 0.5 ha	Net Density: 32 dw/ha	Capacity: 16 dwellings
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RELEVANT HISTORY

No relevant site history has been identified.

Other Site Options - Hampsthwaite
RL2061 - Land at Brookfield Garth, Hampsthwaite

SUITABILITY

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	HLP3	Affordable Housing Provision: Rural Exception Sites
Core Strategy	SG3	Settlement Growth: Conservation of the Countryside, including Green Belt

DESIGNATIONS AND ISSUES

No designations or issues have been identified.

PHYSICAL

GROUND CONDITIONS

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zone 1.

OTHER ISSUES

COMMENTS FROM HERITAGE AND DESIGN

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development is unlikely to have a detrimental impact on the historic environment or on local character.
HBC - Ecology	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development.
HBC - Landscape	Slight adverse effect – relatively few landscape constraints.

CYCLE OPTIONS

There are no applicable options for this site.

TRAFFIC ISSUES

Access can be gained via the gates at the end of Brookfield Garth.

LOCAL PLAN HISTORY

Site part of larger site "Hampst2 - Land south of Brookfield" which was put forward for housing. The inspector stated that the loss of green field land would be objectionable, rather than harm to the form and structure of the village.

SUMMARY NOTES

The site lies immediately adjacent to existing residential development and there there is an existing access to the site. The site lies outside the existing development limit of Hampsthwaite. The site is in single ownership and has been put forward by the owners, and is therefore considered to be available. The development of the site may result in a loss of Grade 3 agricultural land.

OTHER SITE SPECIFIC ISSUES

No other site specific issues have been identified.

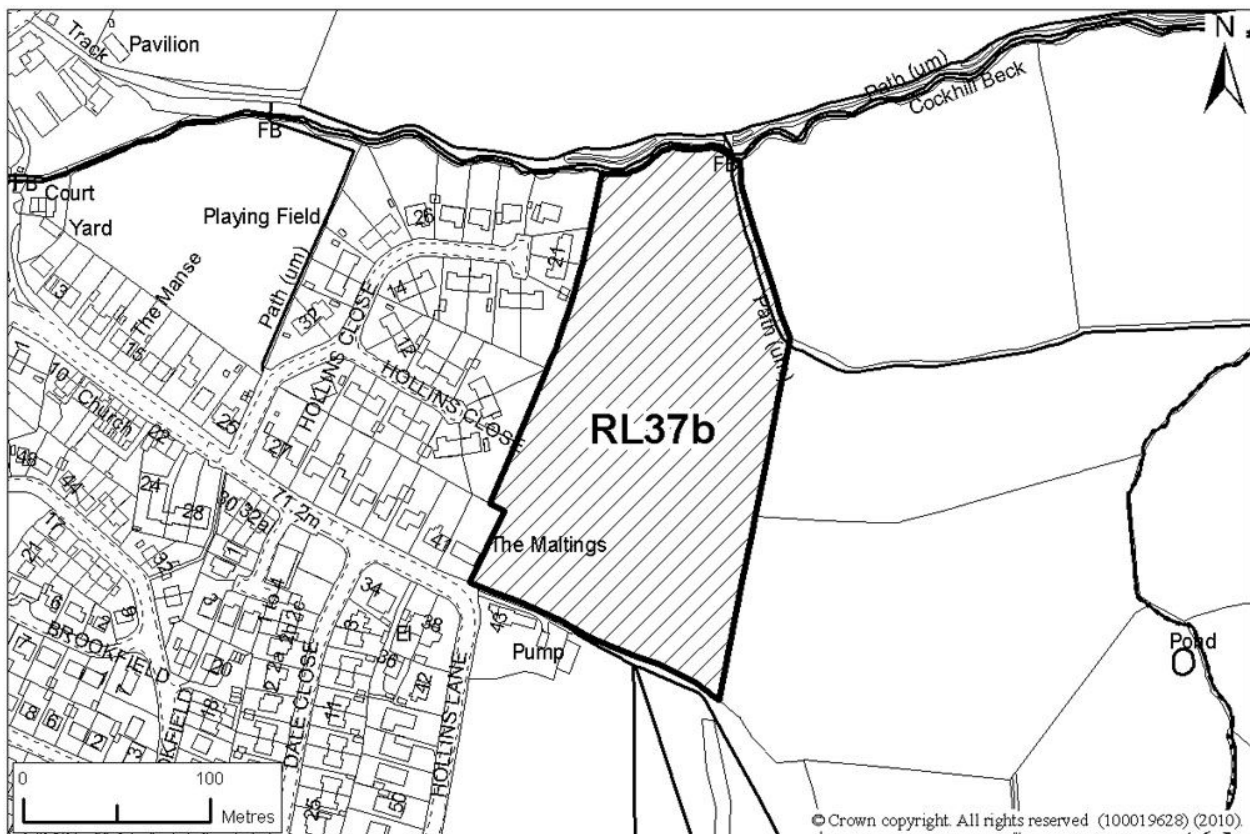
DEVELOPMENT GUIDELINES

No development guidelines have been produced.

Other Site Options - Hampsthwaite

RL37b - Land at Hampsthwaite

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL37b - Land at Hampsthwaite	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural - Best and Good	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

This site comprises a grassy field which slopes downhill from south to north, towards Cockhill Beck. Its boundaries include stone walls (west, south and partly to east), hedgerows (north and east) and trees (north along Cockhill Beck). The site is surrounded primarily by agricultural land, with residential development to the west (Hollins Close). It is affected by a public right of way (PROW). The northern extremity of the site lies within flood zone 3b. The site is accessed via a field gate in its south west corner off Hollins Lane.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 3.1 ha **Net Area:** 2.32 ha **Net Density:** 40.09 dw/ha **Capacity:** 93 dwellings

RELEVANT HISTORY

<u>Date</u>	<u>Case Number</u>	<u>Description</u>	<u>Decision</u>
09/10/2006	06/03126/FUL	Erection of a pair of attached bungalows to replace existing bungalow. (Site Area 0.10 ha) (Revised Scheme).	WDN
15/11/2005	05/05131/FUL	Erection of 1 new dwelling (site area 0.0495ha).	WDN

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	HLP3	Affordable Housing Provision: Rural Exception Sites
Core Strategy	SG2	Settlement Growth: Hierarchy and Limits
Core Strategy	SG3	Settlement Growth: Conservation of the Countryside, including Green Belt

DESIGNATIONS AND ISSUES

No designations or issues have been identified.

PHYSICAL**GROUND CONDITIONS**

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zones 1 and 2. A very small part of the site to the north is within flood zone 3b. This could be set out as open space.

OTHER ISSUES**COMMENTS FROM HERITAGE AND DESIGN**

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable.
HBC - Ecology	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development.
HBC - Landscape	Moderate adverse effect – some adverse effects but could be mitigated.

CYCLE OPTIONS

There are no applicable options for this site.

TRAFFIC ISSUES

There is an existing access gate at the south western corner of the site.

LOCAL PLAN HISTORY

No Local Plan history has been identified.

SUMMARY NOTES

The development of the site may result in the loss of Grade 3 Agricultural Land. The site lies immediately adjacent to existing residential development (Hollins Close). North Yorkshire County Council Highways Authority indicated that they have no objections, but would need to be consulted again. The site lies outside the existing development limit of Hampsthwaite.

OTHER SITE SPECIFIC ISSUES

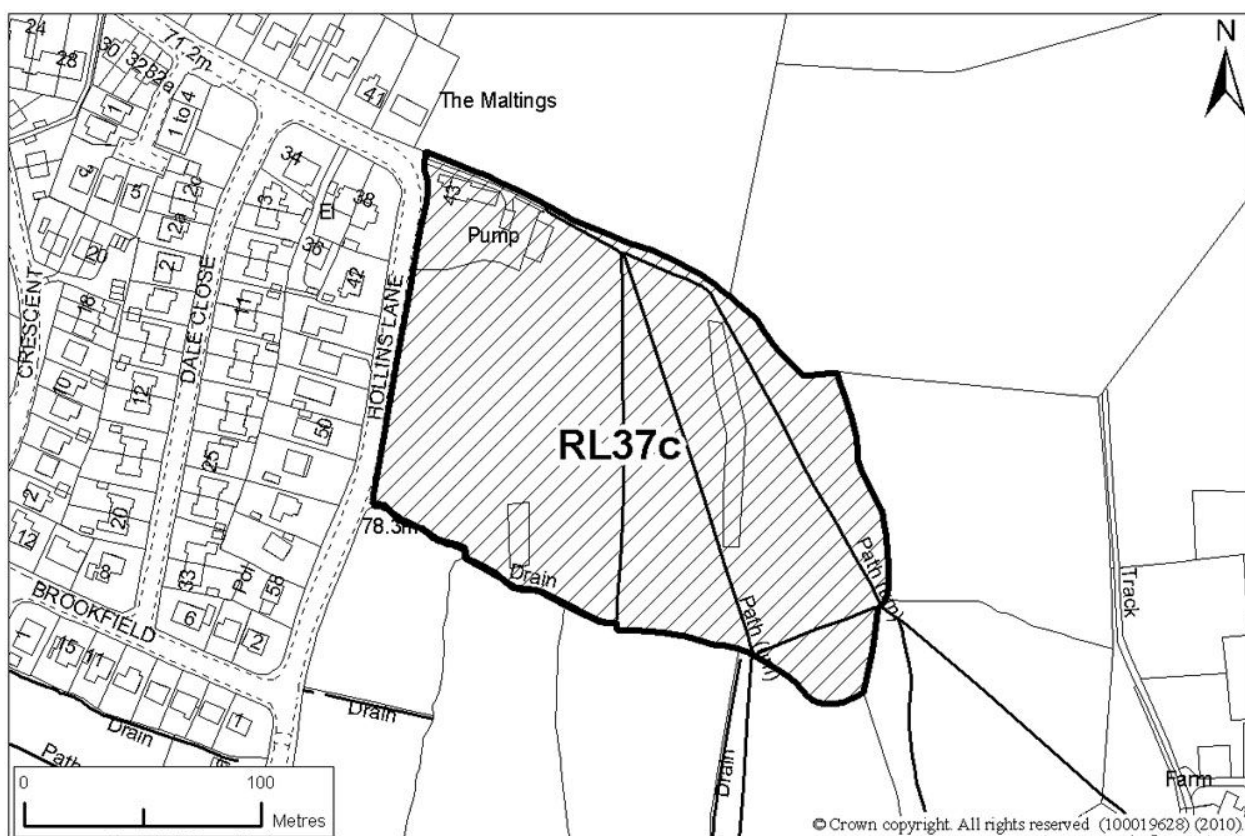
The public right of way in the north eastern part of the site would need to be retained.

DEVELOPMENT GUIDELINES

No development guidelines have been produced.

Other Site Options - Hampsthwaite
RL37c - Land adjacent to Hollins Lane

SITE MAP



SITE DETAILS

CORE FACTS

Name:	RL37c - Land adjacent to Hollins Lane	Settlement:	Hampsthwaite
Land Type:	Greenfield	Grouping:	B Villages
Existing Use:	Agricultural - Best and Good	Proposed Use:	Housing - Market and Affordable

DESCRIPTION

The majority of this site comprises flat grassy fields, including many good mature deciduous trees such as Oak and Sycamore. The north-west corner of the site is occupied by Farleigh House and its gardens. Other buildings shown on the plan do not exist on the ground. The northern part of the site is crossed by a PROW from east to west. Hollins Lane runs along the site's western boundary, beyond which lies late C.20th residential development. Otherwise the site is surrounded by agricultural land.

POTENTIAL RESIDENTIAL YIELD

Gross Area: 3.05 ha **Net Area:** 2.29 ha **Net Density:** 30.13 dw/ha **Capacity:** 69 dwellings

RELEVANT HISTORY

Date	Case Number	Description	Decision
19/10/1995	95/00484/FUL	Conversion of farm building to the North East of farmhouse into 1 No residential unit with integral double garage and access road	WDN
19/10/1995	95/00485/FUL	Demolition of derelict farm buildings to the South West of the farmhouse and erection of 1 No residential unit with separate double garage and access road	WDN
22/08/1979	79/12329/FUL	Erecting two metre high stone wall.	PER

KEY CONSTRAINT POLICIES

Source	Policy	Description
Core Strategy	SG2	Settlement Growth: Hierarchy and Limits
Core Strategy	SG3	Settlement Growth: Conservation of the Countryside, including Green Belt
Core Strategy	SG4	Settlement Growth: Design and Impact

DESIGNATIONS AND ISSUES

Category	Description
Recreation	Public Right of Way

PHYSICAL

GROUND CONDITIONS

There are no known problems with ground conditions.

HAZARDOUS INSTALLATIONS

There are no known hazardous installations on or near the site.

POLLUTION/CONTAMINATION

There are no known pollution or contamination issues on the site.

REMEDIATION

There are no known remediation issues with this site.

DEMOLITION

There are no buildings on the site requiring demolition.

FLOOD ZONES

The site intersects with Flood Zone 1.

OTHER ISSUES

COMMENTS FROM HERITAGE AND DESIGN

(Full reports are available via our website)

Organisation	Comments
HBC - Conservation & Design	Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable.
HBC - Ecology	High adverse effects on designated sites and/or priority habitats and species.
HBC - Landscape	High adverse effect – only appropriate if other factors are strongly in favour.

CYCLE OPTIONS

There are no applicable options for this site.

TRAFFIC ISSUES

The only existing vehicular access into the site is at the north west corner, which currently serves as the driveway to the existing dwelling.

LOCAL PLAN HISTORY

No Local Plan history has been identified.

SUMMARY NOTES

Site is within ALC 3. A public right of way runs along the northern boundary and through the site. There is a substantial stone built dwelling in the north western corner of the site. There are numerous high quality mature trees along the boundaries and within the site. The only existing vehicular access into the site is at the north west corner, which currently serves as the driveway to the existing dwelling.

OTHER SITE SPECIFIC ISSUES

No other site specific issues have been identified.

DEVELOPMENT GUIDELINES

No development guidelines have been produced.
