



HARROGATE DISTRICT SITES & POLICIES DPD

Employment Land Provision in Urban Areas

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PLANNING DIVISION
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Harrogate
BOROUGH COUNCIL

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1.0 BACKGROUND

- 1.1 The Council's Employment Land Review (ELR) concluded that overall there was sufficient quantity of employment land to meet the minimum forecast requirement of 7 hectares in the District but that there was a mismatch in the distribution of supply and there are other qualitative issues which restrict availability. It went on to recommend that consideration be given to increasing currently available land supply in Harrogate town and future longer term supply in Boroughbridge through the LDF process to provide a more geographically balanced employment land portfolio to the scale of local populations and sub-markets.
- 1.2 The ELR concluded that available employment land to serve Harrogate is limited for a town of its size and the role it plays in the District's economy and that existing supply in the Harrogate town and Knaresborough sub areas are generally focussed towards larger scale requirements. It recommended that there is a need to make provision for all employment sectors to robustly meet future requirements and latent demand and to make sure that this provision can accommodate a range of user requirements and deliver opportunities for Small Medium Enterprises (SME's).
- 1.3 The ELR also concluded that there was sufficient land available to meet the needs of the Ripon area, particularly as there is land available at Melmerby Industrial estate, which is included within the Ripon Sub-area.

2.0 MEETING THE REQUIREMENT IN HARROGATE AND KNARESBOROUGH

- 2.1 The Core Strategy makes provision for some 45 hectares of employment land to be achieved through the development of land already committed for employment use together with the provision of new employment land. The Core Strategy identifies that committed land in the urban areas (Harrogate, Knaresborough and Ripon) is some 28.61 hectares with a new employment land requirement of 5ha to serve Harrogate.
- 2.2 The Council's Economic Development Unit estimated that this will meet the short-term need identified in the ELR and equates to around 5 years supply. This should be provided on appropriate sites in both Harrogate and Knaresborough, reflecting the way the two towns operate as a single labour market.
- 2.3 The Core Strategy notes that there is a need to keep the longer term supply of land under review. This paper sets out information to inform this review.
- 2.4 In addition PPS4 Planning for Sustainable Economic Growth requires that measures are in place to support existing business sectors, taking account of whether they are expanding or contracting.

Existing Supply

- 2.5 Existing employment land supply is made up of allocated land, development under construction and also committed land. Many of the commitments and allocations identified in the Local Plan for Harrogate and Knaresborough have largely been built out with only 1ha available (allocated without permission) at St James Park, Knaresborough.
- 2.6 In terms of existing supply in Ripon, there is 6ha of land available (without permission) with most of this located at Melmerby Industrial Estate (5.8ha) and a small amount at Hutton Bank (0.2ha).

- 2.7 In drawing its conclusions the ELR made an assessment of supply set against forecast requirement (at a District Level). Supply comprises:
- Employment Allocations (sites without planning permission which are allocated in the adopted Local Plan)
 - Commitments (Gains)(sites with extant planning permission or under construction at the time of the study)
 - Pending losses (existing employment sites with an extant permission/under construction for alternative use)
 - Commitments (Net) (commitment gains minus pending losses)
- 2.8 Following the same principles as the ELR, table 1 below sets out the supply position taking account of land lost as a result of the preferred options and the gains as a result of permissions

	Hgte/Knares	Ripon
Adopted Local Plan Allocations	1ha	6ha
Commitments (Gains)*	5.36ha	5.3ha
Pending Losses ¹	11.22ha	4.02ha
Commitments (Net) ²	-5.86	1.28
Net Land Supply ³	-4.86ha	7.28ha
Core Strategy Requirement	5ha	0ha
Surplus or deficit ⁴	-9.86	7.28ha

¹ Employment Sites identified as Preferred Options for housing

² Gains minus losses

³ Employment Allocations plus Commitments (Net)

⁴ Net land supply minus Core Strategy Requirement

*This figure just includes those permissions on HDLP committed and allocated sites

- 2.9 In terms of land that is available, 3.2ha of the land committed in Harrogate/ Knaresborough is actually under construction including 1.6ha at Cardale Park for the new Harrogate Police Station and 1.5ha at St James Park, Knaresborough.

Future Supply

- 2.10 A number of sites were specifically suggested to the Council as offering the opportunity to meet employment land requirements in Harrogate and Knaresborough. In addition those sites that had been suggested for housing development were also appraised to ascertain whether they offered the potential to provide employment uses. This appraisal was only undertaken for Harrogate and Knaresborough, as a specific need was not identified in the Core Strategy for new land within Ripon. In drawing conclusions about the potential of these sites, the following matters were taken into consideration:
- Site should be capable of accommodating at least 1ha of employment land
 - Potential offered by extending existing employment sites
 - Sites that have a good road frontage on to main transport routes
 - Sites that offer potential for railway related business development
 - The site is within a 5 minute walk of a bus stop offering a 15 minute frequency to a major public transport interchange
- 2.11 When making an assessment on site as to whether an employment use would be appropriate issues such as compatibility with existing surrounding land uses (including

potential impact on residential amenity), access arrangements, impact on the character and appearance of the area were also taken into account.

- 2.12 Appendix 1 sets out the assessment undertaken on the suitability of land around Harrogate and Knaresborough to accommodate employment related development. This deals with sites suggested to the Council whether for employment or housing. Additional land has also been examined and ruled out variously for the following reasons: the land does not immediately adjoin the development limit: land lies in Flood Zone 3b: land provides for important views as denoted in the Conservation Area Appraisal: development would impact on a Scheduled Ancient Monument. Further details of sites assessed and decision-making rationale can be found in the Urban Areas Consultation: Assessment of Site Options and the Selection of Preferred options – A Methodology Paper.
- 2.13 In order to meet the identified employment land requirement for the urban areas, the following sites are recommended for allocation:
- H1004 – Hornbeam Park, Harrogate (1.74ha)
 - H27(a) – Land to south of Cardale Park, Harrogate (5.42ha)
 - K2b Land at Manse Farm, Knaresborough (3ha) or K2b(2) Land at Manse Farm, Knaresborough (5ha)
 - RL2019 Land South of Barker Business Park, Melmerby (4ha)
- 2.14 The extension to Melmerby Industrial estate has been made because it is a strategic site, important to the District and the sub area of Ripon. Melmerby Industrial estate supports a number of businesses relating to food production, some of which are looking to expand. The Core Strategy does not identify a specific employment land requirement for Ripon but Policy JB1 looks to provide support for important food clusters and therefore this allocation will ensure than an appropriate range of premises can be provided.
- 2.15 The allocation at Manse Farm, Knaresborough forms part of a larger mixed-use urban extension. In the case of this extension, developers will be expected to prepare a detailed master plan in consultation with the local community to ensure the comprehensive development of the site.
- 2.16 The Core Strategy acknowledges that the longer term supply of employment land would need to be kept under review and therefore the allocation here of 10.16ha/12.16ha (dependent upon the site options to be taken forward in the draft plan) is intended to meet this longer term need by adding flexibility for potential need towards the end of the plan period and provide for the expansion plans for local businesses.

EMPLOYMENT LAND IN HARROGATE AND KNARESBOROUGH

Site Selection Methodology

- 1 Core Strategy policy JB3 requires the provision of 5ha of new employment land in the settlements of Harrogate / Knaresborough.
- 2 In the selection process for preferred options for new employment land in Harrogate / Knaresborough, all parcels of land that have been promoted during the preparation of the LDF in the two settlements, or identified through site surveys, have been considered for employment use.
- 3 The following criteria have been taken into account in site selection:
 - Is the site capable of accommodating 1ha of employment land?
 - Is there potential offered by extending existing employment sites?
 - Does the site have a good road frontage on to a main transport route?
 - Does the sites offer potential for railway related business development?
 - Is the site within a 5 minute walk of a bus stop offering a 15 minute frequency to a major public transport interchange (RSS requirement)?
- 4 Table 1 below shows the results of this site selection process for sites in Harrogate and Table 2 for Knaresborough. The following symbols are used in the table:

✓	Site meets criterion
x	Site does not meets criterion
●	High adverse effect
●	Medium adverse effect
●	Low adverse effect
SO	Screened Out from assessment – no effect identified
emp use	Site is already in employment use

Table 1: Potential employment sites in Harrogate

Site	Description	1. Size	2. Extension	3. Road frontage	4. Railway	5. 5 minute walk to bus stop	Landscape appraisal	Conservation appraisal	Ecological appraisal
H2	Land West of Oaker Bank	✓	x	x	x	x	●	●	●
H3	Land North of Penny Pot Lane	✓	x	x	x	x	●	●	●
H4a	Bilton Triangle, N of Granby Farm	✓	x	x	x	x	●	●	●
H4b	Bilton Triangle, N of Kingsley Farm	✓	x	x	x	x	●	●	●
H4c	Bilton Triangle, W of Longlands Farm	✓	x	x	✓	✓	●	SO	●
H7	Starbeck Highways Dept	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H8(1)	Land North of Skipton Road, Harrogate	✓	x	✓	x	✓	●	SO	●
H8	Land to N of A59, Skipton Rd.	✓	x	✓	x	✓	●	●	●
H9(1)	Land to East of Otley Road, Killinghall	✓	x	✓	x	x	●	●	●
H9	Land to N of A59 & E of Otley Rd.	✓	x	✓	x	✓	●	●	●
H14	Hornbeam Park	✓	✓	x	x	x	●	●	●
H15	Knox Hill Farm, Ripon Rd.	✓	x	✓	x	✓	●	●	●
H15a	Knox Hill Farm, Ripon Rd.	✓	x	✓	x	✓	●	●	●
H15b	Knox Hill Farm, Ripon Rd.	✓	x	x	x	x	●	●	●
H17	Land at Penny Pot Lane	✓	x	x	x	x	●	●	●
H18	Land N of Eastville Cottage, Ripon Road		x	✓	x	✓	●	●	●
H19	Nitter Hill, Penny Pot Lane	✓	x	x	x	x	●	●	●
H19a	Nitter Hill, Penny Pot Lane	✓	x	x	x	x	●	●	●
H21	Fulwith Mill Lane	✓	x	x	x	x	●	●	●
H22	Grange Farm, Skipton Road	✓	x	✓	x	✓	●	●	●
H25	Land at Harlow Hill, E of Crag Lane	✓	x	✓	x	x	●	●	●
H27	Land at Jackland House Farm	✓	✓	x	x	x	●	●	●
H27(1)	Land at Jackland House Farm	✓	✓	x	x	x	●	SO	●
H29	Land at Kingsley Road	✓	x	x	x	x	●	SO	●
H31	Land SE of Showground	✓	x	✓	x	x	●	●	●
H32	Land at Cardale Park West	✓	✓	✓	x	x	●	SO	●
H32(1)	Land at Cardale Park West	✓	✓	✓	x	x	●	●	●
H37	Land SW of Cornwall Road	✓	x	x	x	x	●	●	●
H39	B.T. Training Centre St. George's Walk	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use

H40	Convent of the Holy Child	✓	x	✓	x	x	●	●	●
H60	Hornbeam Park, Harrogate	✓	✓	x	x	x	●	●	●
H77	Land at Beckwith Head	✓	x	x	x	x	●	SO	●
H100	Land at Bilton	✓	x	x	x	x	●	●	●
H102	Kingsley Farm, Bilton Triangle	✓	x	x	x	x	●	●	●
H104	Land at Cornwall Road	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H105(1)	Land West of Harlow Moor Road	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H105	Land West of Harlow Moor Road	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H106	Claro Road (RUFC)	✓	x	x	x	x	●	SO	●
H107	Station Parade	✓	x	✓	x	✓	SO	●	●
H107a	Station Parade & Copthall Bridge House, Harrogate	✓	x	✓	x	✓	SO	●	●
H108	Rossett Manor, Leadhall Lane	x	x	x	x	x	SO	●	●
H110(1)	White's Removals, Mornington Terrace	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H110	White's Removals, Mornington Terrace	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H400	Land S of Bogs Lane	✓	x	x	x	x	●	●	●
H1000	Land at Kingsley Drive	✓	x	x	x	x	●	SO	●
H1002	Harrogate DRA Sports Club, Starbeck	x	x	x	x	✓	SO	●	●
H1004	Harrogate College, Hornbeam Park	✓	✓	x	x	x	●	●	●
H1012	Knapping Mount, Harrogate	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H1013	Spa Lane, Harrogate	x	x	x	x	✓	●	●	●
H1015	Rear of 7 Rossett Drive, Harrogate	x	x	x	x	x	SO	●	●
H1016	Bachelor Gardens	✓	x	x	x	✓	●	●	●
H1017	Grove Park Centre	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H1020	Woodfield House & Woodleigh Family Centre	x	x	x	x	x	SO	●	●
H1021	Harrogate & Meadowbank Centres, Starbeck	x	x	✓	x	✓	SO	●	●
H1022	Harrogate Racquets Club, Firs Rd	x	x	x	x	x	SO	●	●
H1023	Spa Tennis Club, Kent Drive, Harrogate	x	x	x	x	x	SO	●	●
H1027	Claro Road Depot, Claro Road	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H2002	Harrogate Police Station, Harrogate	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
H2003	Land at Harrogate Grammar School, Harrogate	✓	x	x	x	x	SO	●	●
H3002	Land North of Crimple Farm	✓	x	x	x	x	●	●	●
H3003	Land at Firs Grove	✓	x	x	x	x	●	SO	●

H3004	Land South West of Throstle Nest Drive	✓	x	x	x	x	●	SO	●
H3005	Land at Castlehill Farm, Harrogate	✓	x	x	x	x	●	●	●
H3006	Extension North of Skipton Road	✓	x	✓	x	✓	SO	●	●
H3007	Extension North of Penny Pot Lane	✓	x	x	x	x	●	●	●
H3008	Extension at Cardale Park	✓	✓	✓	x	x	●	●	●
H3010	Land South of Queen Ethelburgha's Estate	✓	x	x	x	x	●	SO	●
H3011	Killinghall Moor Country Park	✓	x	x	x	x	●	SO	●
H3012	Oakdake Golf Course	✓	x	x	x	x	●	●	●
H3013	Land North of Masterfield Close	✓	x	x	x	x	●	SO	●
H3014	School Playing Fields off Claro Park	✓	✓	x	x	x	●	SO	●
H3015	Land adjacent to Hookstone Beck	✓	x	✓	x	x	●	●	●
H3016	College Playing Fields, Hornbeam Park	✓	✓	✓	x	x	●	●	●
H3017	Land East of Leadhall Lane and Church Lane	✓	x	x	x	x	●	●	●
H3018	Land South of Whinney Lane	✓	x	x	x	x	●	●	●
H3019	Harrogate Town Football Club	✓	x	✓	x	x	SO	SO	●

Table 2: Potential employment sites in Knaresborough

Site	Description	1. Size	2. Extension	3. Road frontage	4. Railway	5. 5 minute walk to bus stop	Landscape appraisal	Conservation appraisal	Ecological appraisal
K2b	Manse Farm, East of Knaresborough	✓	x	✓	✓	x	●	●	●
K4	Land at Boroughbridge Road	✓	x	x	x	x	●	SO	●
K7	Land west of A6055, north of Knaresborough	✓	x	x	x	x	●	●	●
K9	Boroughbridge Road	✓	x	x	x	x	●	SO	●
K9(1)	South of Bar Lane & North of Hazelheads Lane	x	x	x	x	x	●	SO	●
K16	Former Cattle Market	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
K18	Former Timber Yard, Hambleton Grove	emp use	emp use	emp use	emp use	emp use	emp use	emp use	emp use
K19	67, Wetherby Road	x	x	x	x	x	●	●	●
K1002	Former Nursery, Halfpenny Lane	x	x	x	x	x	●	●	●
K1003	Halfpenny Lane extension	✓	x	x	x	x	●	●	●
K1007	4 Stockwell Lane	x	x	x	x	x	●	●	●
K2001	Land to South of Market Flat Lane, Scriven	✓	x	x	x	x	●	●	●
K2005	Community Education Centre, Chain Lane	x	x	x	x	x	●	●	●
K3000	Land North of Ripley Road	✓	x	x	x	x	●	●	●
K3001	Land North of Water Lane	x	x	x	x	x	●	SO	●
K3002	Land South of Water Lane	✓	x	x	x	x	●	SO	●
K3003	Land at Abbey Road	x	x	x	x	x	●	●	●
K3005	Land South of Wetherby Rd	x	x	✓	x	x	●	●	●