

Harrogate District Sites & Policies DPD

Flood Risk Sequential Test

September 2011

PLANNING DIVISION

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CONTENTS

Introduction	Page 2
Harrogate (inc Pannal)	Page 6
Knaresborough (inc Scriven)	Page 15
Ripon	Page 18
Boroughbridge (inc Langthorpe)	Page 21
Masham	Page 23
Pateley Bridge (inc Briedgehousegate)	Page 25
Villages & Countryside	Page 27
Overall Conclusions	Page 49

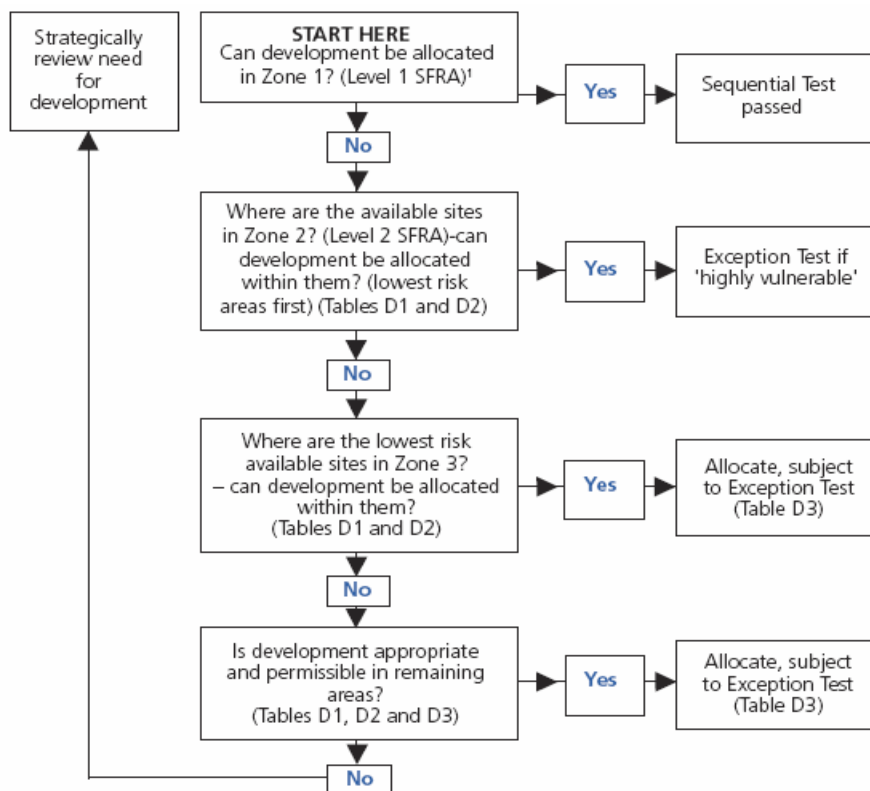
1.0 INTRODUCTION

1.1 National planning policy in Planning Policy Statement Note 25: Development and Flood Risk (PPS25) requires local planning authorities to take a sequential risk based approach to determining the suitability of land for development in flood risk areas. When an authority is allocating land for development in a Local Development Document (LDD), it should first apply the 'sequential test' to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed (paragraph 16). The Sequential Test ensures that the selection of land to be allocated in the Local Development Framework for homes and jobs takes full account of the flood risk of land.

Applying the Sequential Test within Harrogate District

1.2 In accordance with paragraph 4.20 of PPS 25 practice guide Harrogate Borough Council must demonstrate that, when allocating land for development, it has considered the range of possible options in conjunction with the flood zone information from the Strategic Flood Risk Assessment (SFRA) and vulnerability of development and has applied the Sequential Test, and where necessary the Exception Test, in the site allocation process (see Figure 1 below). Evidence should be provided through the Sustainability Appraisal process.

Figure 1: Application of the Sequential Test at local level for LDD preparation



Notes: ¹Other sources of flooding need to be considered in Flood Zone 1. Tables D1, D2 and D3 are set out in PPS25 Annex D

1.3 If, following application of the Sequential Test it is not possible, consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the Exception Test can be applied. The Exception Test provides a method of managing flood risk while still allowing necessary development to occur.

Sites and Policies Development Plan Document

1.4 The Sites and Policies Development Plan Document (DPD) forms part of the Harrogate District LDF. The DPD is required by national policy to ensure sufficient land is available for new housing over a 15-year period. Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites have been identified and have been broadly distributed in accordance with the settlement growth strategy set out in the adopted Core Strategy:

Settlement Area	Approximate number of dwellings required to 2024
Harrogate (including Pannal)	2434
Knaresborough (including Scriven)	712
Ripon	150
Boroughbridge (including Langthorpe)	175
Masham	112
Pateley Bridge (including Bridgehousegate)	221
Villages & countryside	671

1.5 A large number of sites have been proposed for allocation in the DPD by landowners, developers etc. Of these sites, only a proportion will be allocated in order to meet the District’s housing requirement of 390 dwellings (net) per year during the plan period. A small number of sites will also be allocated for employment use, to support and promote the District’s economy during the plan period and beyond.

North West Yorkshire Strategic Flood Risk Assessment (SFRA) – Level 1

1.6 Harrogate Borough Council together with Craven and Richmondshire Councils commissioned JBA Consulting to undertake the North West Yorkshire SFRA. The SFRA includes an assessment of the vulnerability to flooding of many of the sites options suggested to the Council for consideration as site allocations for housing or employment.

1.7 As well as flooding from rivers the North West Yorkshire SFRA also identifies the risk of flooding from surface water, sewers, groundwater, canals and reservoirs. The SFRA also defines flood zone 3b (the functional floodplain) and contains information on the effects of climate change and data on depth and hazard of flooding. The Level 1 SFRA, including associated mapping, can be viewed on the Council’s website: <http://www1.harrogate.gov.uk/sfra/>

1.8 Where there is doubt about whether a preferred site would pass the Exceptions Test (referred to in 1.11 below) the site will need to be the subject of a more detailed Level 2 SFRA. The Level 2 SFRA would need to be carried out by the Council before Publication of the draft Sites and Policies DPD.

Applying the Sequential Test

- 1.9 The Sequential Test uses the information contained in the Council's SFRA and Environment Agency flood risk maps to ensure that unless there are good planning reasons, development should take place in those areas of the District which are at least/low risk from flooding (Flood Zone 1). If however, there is a lack of suitable alternative sites in those areas at least/low risk from flooding, then the Sequential Test allows the local planning authority to assess and if necessary allocate land for development in those areas of moderate risk from flooding (Flood Zone 2). Furthermore, if having assessed all sites in low and moderate flood risk areas, the local planning authority cannot allocate sufficient land for its development needs, then it may still be able to allocate land for development in areas at high risk from flooding (Flood Zone 3a).
- 1.10 The Sequential Test forms one part of the evidence base for selecting preferred options and this report should be read alongside the '*Selection of Preferred Site Options – A Methodology Paper*' which sets out other planning reasons why a site that is at low risk from flooding has been rejected over a site that is in moderate to high risk of flooding. In assessing the various sites the selection methodology considers the following matters:
- Outcome of the sustainability appraisal;
 - Accessibility of sites to jobs, shops and services by non car modes of transport; and
 - Impact on the form and character of the settlement and development constraints (physical and policy).

Applying the Exceptions Test

- 1.11 If there is a need to allocate higher flood risk land then a further test, referred to as an Exception Test, must be passed. All of the following three elements of the Exception Test have to be passed for development to be allocated or permitted:
- a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk.
 - b) The site should be previously developed land or, if it is not previously developed land, that there are no reasonable alternative sites.
 - c) The development will be safe without increasing flood risk elsewhere and where possible reduce flood risk overall

This Report

- 1.12 The main body of the Sequential Test follows in the form of a number of schedules for each of the District's main settlements and those selected villages with the best access to jobs, shops and services (classified as Group B and C villages). Each schedule contains the following information on all the site options assessed for the relevant settlement:
- LDF Site Reference Number
 - Site Address
 - Land Use
 - Total Site Area
 - Percentage of site within Flood Zones 1, 2, 3a and 3b

- 1.13 The site assessments identify the risk from flooding of sites identified for new homes and jobs. If the dwelling requirement for each settlement / area can be met on land at low risk from flooding then there should be no need to develop land of a higher risk from flooding.
- 1.14 Each set of schedules is prefaced with details of the Core Strategy dwelling requirements for that particular settlement/area and at the end is followed by a conclusion. The conclusion lists those sites that have been identified as preferred options for new homes and new jobs following application of the sequential test and the site selection methodology process, highlighting where further work under the Exception Test is required.

2.0 HARROGATE (INCLUDING PANNAL)

- 2.1 The Core Strategy indicates that around 48% of the District housing growth will take place within the Harrogate (including Pannal) area during the plan period.
- 2.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 2434 dwellings up to 2024 for Harrogate (including Pannal). A need to allocate land for employment use has also been identified in this area.
- 2.3 88 sites have been considered for possible allocation in the Sites and Policies DPD in Harrogate (including Pannal). These sites are listed in the tables below. 75 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

HARROGATE N E	H4a Bilton Triangle, N of Granby Farm	H4b Bilton Triangle, N of Kingsley Farm	H29 Land at Kingsley Road
Land Use	Housing	Housing	Mixed Use
Total Site Area (ha)	4.22	7.55	3.57
% of Site in Flood Zone 1	100	100	88.91
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	11.09
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H4c Bilton Triangle, W of Longlands Farm	H7 Starbeck Highways Depot	H15 Knox Hill Farm, Ripon Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	25.02	0.62	23.8
% of Site in Flood Zone 1	100	100	90.08
% of Site in Flood Zone 2	0	0	0.12
% of Site in Flood Zone 3a	0	0	9.80
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H400 Land S of Bogs Lane	H100 Land at Bilton	H102 Kingsley Farm, Bilton Triangle
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.83	3.16	7.82
% of Site in Flood Zone 1	100	98.74	100
% of Site in Flood Zone 2	0	0.44	0
% of Site in Flood Zone 3a	0	0.83	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H107 Station Parade	H1000 Land at Kingsley Drive	H1002 Harrogate DRA Sports Club, Starbeck
Land Use	Mixed Use	Housing	Housing
Total Site Area (ha)	0.84	7.91	0.87
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H1012 Knapping Mount	H1016 Bachelor Gardens	H1017 Grove Park Centre
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.99	1.93	0.31
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H1020 Woodfield House and Woodleigh Family Centre	H110(1) White's Removals, Morningson Terrace	H1027 Claro Road Depot
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.53	0.34	1.53
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H2002 Harrogate Police Station	H107a Station Parade and Cophall Bridge House	H15a Knox Hill Farm, Ripon Road
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	0.54	1.57	1.93
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H15b Knox Hill Farm, Ripon Rd.	H3013 Land North of Masefield Close	H3014 School Playing Fields off Claro Park
Land Use	Housing	Housing	Housing
Total Site Area (ha)	5.98	6.14	3.16
% of Site in Flood Zone 1	98.47	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	1.53	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H106 Claro Road	H1012a Knapping Mount	H4a(1) Bilton Triangle, N of Granby Farm
Land Use	Housing	Housing	Housing
Total Site Area (ha)	4.4	1.16	2.18
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N E	H102(1) Kingsley Farm, Bilton Triangle	H29(1) Land at Kingsley Road
Land Use	Housing	Housing
Total Site Area (ha)	3.82	0.76
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

HARROGATE S E	H40 Convent of the Holy Child	H60 Hornbeam Park	H1004 Harrogate College, Hornbeam Park,
Land Use	Housing	Employment	Employment
Total Site Area (ha)	2.48	2.07	1.74
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S E	H14 Hornbeam Park	H1021 Harrogate and Meadowbank Centres, Starbeck	H3002 Land North of Crimple Farm
Land Use	Housing	Housing	Housing
Total Site Area (ha)	4.26	0.31	3.89
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S E	H3015 Land adjacent to Hookstone Beck	H3016 College Playing Fields, Hornbeam Park	H3019 Harrogate Town Football Club
Land Use	Housing	Housing	Housing
Total Site Area (ha)	8.51	5.52	1.19
% of Site in Flood Zone 1	82.92	100	100
% of Site in Flood Zone 2	8.54	0	0
% of Site in Flood Zone 3a	8.54	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S E	H21 Fulwith Mill Lane	H31 Land SE of Showground
Land Use	Housing	Employment
Total Site Area (ha)	1.61	11.46
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

HARROGATE S W	H27 Land at Jackland House Farm	H32 Land at Cardale Park West	H77 Land at Beckwith Head
Land Use	Employment	Housing	Housing
Total Site Area (ha)	19.16	14.36	2.07
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S W	H27(1) Land at Jackland House Farm	H39 B.T. Training Centre St. George's Walk	H1022 Harrogate Racquets Club, Firs Rd
Land Use	Employment	Housing	Housing
Total Site Area (ha)	4.33	3.42	0.5
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S W	H3008(1) Extension at Cardale Park	H1015 Rear of 7 Rossett Drive	H3003 Land at Firs Grove
Land Use	Mixed Use	Housing	Housing
Total Site Area (ha)	58.96	0.33	2.12
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S W	H3004 Land South West of Throstle Nest Drive	H32(2) Land at Cardale Park West	H3005 Land at Castlehill Farm
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.13	36.21	2.17
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S W	H32(1) Land at Cardale Park West	H2003 Land at Harrogate Grammar School	H3017 Land East of Leadhall Lane and Church Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	35.08	1.21	14.46
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE S W	H3018 Land South of Whinney Lane	H27a Land to South of Cardale Park	H3008 Land at Cardale Park West
Land Use	Housing	Employment	Housing
Total Site Area (ha)	8.34	5.42	81.1
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H3 Land North of Penny Pot Lane	H2 Land West of Oaker Bank	H17 Land at Penny Pot Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	27.5	28.1	10.3
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H18 Land N of Eastville Cottage, Ripon Road	H19 Nitter Hill, Penny Pot Lane	H22 Grange Farm, Skipton Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.42	1.13	7.28
% of Site in Flood Zone 1	100	97.75	52.21
% of Site in Flood Zone 2	0	0.01	3.93
% of Site in Flood Zone 3a	0	2.24	43.86
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H25 Land at Harlow Hill, E of Crag Lane	H8 Land to N of A59, Skipton Rd.	H9 Land to N of A59 and E of Otley Rd.
Land Use	Housing	Housing	Mixed Use
Total Site Area (ha)	9.8	15.51	27.92
% of Site in Flood Zone 1	100	99.41	100
% of Site in Flood Zone 2	0	0.02	0
% of Site in Flood Zone 3a	0	0.57	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H37 Land SW of Cornwall Road	H104 Land at Cornwall Road	H105 Land West of Harlow Moor Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	13.29	3.85	1.12
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H1023 Spa Tennis Club, Kent Drive	H105(1) Land West of Harlow Moor Road	H9(1) Land to East of Otley Road
Land Use	Mixed Use	Housing	Mixed Use
Total Site Area (ha)	0.62	1.54	1.92
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H3006 Extension North of Skipton Road	H3007 Extension North of Penny Pot Lane	H3010 Land South of Queen Ethelburgha's Estate
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	72.51	125.87	21
% of Site in Flood Zone 1	99.88	100	100
% of Site in Flood Zone 2	0.13	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H19a Nitter Hill, Penny Pot Lane	H8(1) Land North of Skipton Road	H3011 Killinghall Moor Country Park
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	2.53	16.36	15.13
% of Site in Flood Zone 1	66.17	100	100
% of Site in Flood Zone 2	0.10	0	0
% of Site in Flood Zone 3a	33.73	0	0
% of Site in Flood Zone 3b	0	0	0

HARROGATE N W	H3012 Oakdale Golf Course	H3021 Land North of Skipton Road	H3(1) Land North of Penny Pot Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	56.27	16.46	22.9
% of Site in Flood Zone 1	91.19	100	100
% of Site in Flood Zone 2	8.81	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

PANNAL	RL2024 Land Hillfoot Lane, Daw Cross	RL2073a Land South and West of Crimple Valley Garden Centre	RL2073b Land opposite Fieldhurst, Leeds Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.57	17.87	4.27
% of Site in Flood Zone 1	100	62.65	99.94
% of Site in Flood Zone 2	0	19.57	0.03
% of Site in Flood Zone 3a	0	17.78	0.03
% of Site in Flood Zone 3b	0	0	0

PANNAL	H74a Dunlopillo Site	RL74 Dunlopillo Site	RL2023 Land adjacent to Low Garth, Daw Cross
Land Use	Employment	Employment	Housing
Total Site Area (ha)	6.79	6.64	0.66
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

Conclusion

- 2.4 Following application of the sequential test and the site selection process there are sufficient housing sites available in Harrogate (and Pannal) within Flood Zone 1, or on sites where the developable area can be adjusted and limited to that in Flood Zone 1 to be considered suitable for identification as Preferred Options for housing to meet the housing requirement for the town. Therefore, in order for these sites to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 2.5 Informed by the Sequential Test and the site selection methodology, these sites are considered to be available as employment allocations and all of them lie within Flood Zone 1. Therefore, in order for these sites to be allocated it is not necessary for the Exception Test to be applied.
- 2.6 Preferred options for new homes and new jobs in Harrogate (and Pannal) and listed in the table below.

Preferred options for new homes and new jobs in Harrogate (and Pannal)		
H400	Harrogate NE	Land S of Bogs Lane
H2002	Harrogate NE	Harrogate Police Station
H107a	Harrogate NE	Station Parade and Cophall Bridge House
H1012a	Harrogate NE	Knapping Mount
H4a(1)	Harrogate NE	Bilton Triangle, North of Granby Farm
H102(1)	Harrogate NE	Kingsley Farm, Bilton Triangle
H29(1)	Harrogate NE	Land at Kingsley Road
H18	Harrogate NW	Land N of Eastville Cottage, Ripon Road
H25	Harrogate NW	Land at Harlow Hill, East of Crag Lane
H104	Harrogate NW	Land at Cornwall Road
H1023	Harrogate NW	Spa Tennis Club, Kent Drive
H105(1)	Harrogate NW	Land West of Harlow Moor Road
H3021	Harrogate NW	Land North of Skipton Road
H3(1)	Harrogate NW	Land North of Penny Pot Lane
H1004	Harrogate SE	Harrogate College, Hornbeam Park
H39	Harrogate SW	B.T. Training Centre St. George's Walk
H1022	Harrogate SW	Harrogate Racquets Club, Firs Road
H3003	Harrogate SW	Land at Firs Grove
H3005	Harrogate SW	Land at Castlehill Farm
H3008	Harrogate SW	Extension at Cardale Park
H27a	Harrogate SW	Land to South of Cardale Park
H32(2)	Harrogate SW	Land at Cardale Park West
RL2073b	Pannal	Land opposite Fieldhurst, Leeds Road, Pannal
H74a	Pannal	Dunlopillo Site, Pannal

3.0 KNARESBOROUGH (INCLUDING SCRIVEN)

- 3.1 The Core Strategy indicates that around 14% of the Districts housing growth will take place within the Knaresborough (including Scriven) during the plan period (2004 – 2024).
- 3.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 712 dwellings up to 2024 for Knaresborough (including Scriven). A need to allocate land for employment use has also been identified in this area.
- 3.3 19 sites have been considered for possible allocation in the Sites and Policies DPD in Knaresborough (including Scriven). These sites are listed in the tables below. 15 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

KNARESBOROUGH	K4 Land at Boroughbridge Road	K2b Manse Farm	K7 Land W of A6055 N of Knaresborough
	Employment	Mixed Use	Housing
Land Use			
Total Site Area (ha)	2.87	41.44	11.17
% of Site in Flood Zone 1	100	94.89	100
% of Site in Flood Zone 2	0	1.17	0
% of Site in Flood Zone 3a	0	3.93	0
% of Site in Flood Zone 3b	0	0	0

KNARESBOROUGH	K18 Former Timber Yard, Hambleton Road	K2b(2) Manse Farm	K19 Wetherby Road
	Housing	Housing	Housing
Land Use			
Total Site Area (ha)	0.29	58.4	0.85
% of Site in Flood Zone 1	100	92.32	5.38
% of Site in Flood Zone 2	0	4.18	40.98
% of Site in Flood Zone 3a	0	3.5	26.75
% of Site in Flood Zone 3b	0	0	26.90

KNARESBOROUGH	K9 S of Bar Lane & N of Hazelheads Lane	K16 Former Cattle Market, Stockwell Road	K1002 Former nursery, Halfpenny Lane
	Housing	Housing	Housing
Land Use			
Total Site Area (ha)	5.74	0.79	0.48
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KNARESBOROUGH	K1003 Land at Halfpenny Lane, North Lane	K9(1) S of Bar Lane and N of Hazelheads Lane	K2001 Land to South of Market Flat Lane, Scriven
Land Use	Housing	Housing	Housing
Total Site Area (ha)	5.65	0.72	1.95
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KNARESBOROUGH	K2005 Community Education Centre, Chain Lane	K3000 Land North of Ripley Road	K3001 Land North of Water Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.55	11.87	0.75
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KNARESBOROUGH	K3002 Land South of Water Lane	K3003 Land at Abbey Road	K3005 Land South of Wetherby Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.98	0.67	4.12
% of Site in Flood Zone 1	100	98.78	100
% of Site in Flood Zone 2	0	1.22	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KNARESBOROUGH	K1007 Stockwell Lane
Land Use	Housing
Total Site Area (ha)	0.24
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

Conclusion

- 3.4 Following application of the sequential test and the site selection process there are sufficient housing sites available in Knaresborough (including Scriven) within Flood Zone 1, or on sites where the developable area can be adjusted and limited to that in Flood Zone 1 to be considered suitable for identification as Preferred Options for housing to meet the housing requirement for the town. Therefore, in order for these sites to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 3.5 Informed by the Sequential Test and site selection methodology, these sites are considered to be available as employment allocations. The developable area of these sites lies within Flood Zone 1. Therefore, in order for the site to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 3.6 Preferred options for new homes and new jobs in Knaresborough (including Scriven) are listed in the table below.

Preferred options for new homes and new jobs in Knaresborough (including Scriven)		
K2b	Knaresborough	Manse Farm
K2b(2)	Knaresborough	Manse Farm
K9(1)	Knaresborough	S of Bar Lane and N of Hazelheads Lane
K16	Knaresborough	Former Cattle Market, Stockwell Road
K18	Knaresborough	Former Timber Yard, Hambleton Road

4.0 RIPON

- 4.1 The Core Strategy indicates that around 8% of the District housing growth will take place within Ripon during the plan period (2004 – 2024).
- 4.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 150 dwellings up to 2024 for Ripon.
- 4.3 21 sites have been considered for possible allocation in the Sites and Policies DPD in Ripon. These sites are listed in the table below. 9 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

RIPON	R6 Snow Close Farm	R2a Land at Littlethorpe Manor	R7 Springfield Close Farm
Land Use	Housing	Housing	Housing
Total Site Area (ha)	26.05	1.19	3.19
% of Site in Flood Zone 1	97.54	100	100
% of Site in Flood Zone 2	2.46	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

RIPON	R11 Gas Works, Stonebridgegate	R10 Land at Ripon Auction Mart, North Road	R3 Ripon Grammar School, land off Kirkby Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.62	2.62	2.97
% of Site in Flood Zone 1	96.73	0	75.94
% of Site in Flood Zone 2	3.27	31.79	24.06
% of Site in Flood Zone 3a	0	68.21	0
% of Site in Flood Zone 3b	0	0	0

RIPON	R1006 Land off Knaresborough Road, Ripon	R1004 The Wolseley Centre, Harrison Way	R42 Land off Tower Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.58	1.04	1.29
% of Site in Flood Zone 1	100	0	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	99.98	0
% of Site in Flood Zone 3b	0	0.02	0

RIPON	R1001 Dallamires, Ripon	R400 Land at Whitcliffe Lane, Ripon	R16 Ash Grove Industrial Estate
Land Use		Housing	Housing
Total Site Area (ha)	3.14	45.52	1.5
% of Site in Flood Zone 1	50	100	94.72
% of Site in Flood Zone 2	25	0	5.28
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	25	0	0

RIPON	R17 Old Goods Yard, Hutton Bank	R32 Land at Bishopton	R2000 Ripon Police Station
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.4	8.82	0.62
% of Site in Flood Zone 1	96.36	41.95	98.85
% of Site in Flood Zone 2	2.24	5.16	1.15
% of Site in Flood Zone 3a	1.40	52.89	0
% of Site in Flood Zone 3b	0	0	0

RIPON	R1005 Land off North Road	R44 Ripon Fire Station, Stonebridgegate	R42a Land off Tower Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.39	0.31	1.12
% of Site in Flood Zone 1	9.13	28.68	100
% of Site in Flood Zone 2	90.87	69.01	0
% of Site in Flood Zone 3a	0	2.31	0
% of Site in Flood Zone 3b	0	0	0

RIPON	R23 Red House, Palace Road	R36 Land at Mallorie Park Drive	R3005 The Cathedral Choir School
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.67	1.01	4.08
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

Conclusion

- 4.4 Following application of the sequential test and the site selection process there are six housing sites in Ripon considered suitable for selection as preferred options. Of these, four lie solely within Flood Zone 1. Therefore, in order for these sites to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 4.5 However, two of these sites are affected by Flood Zones 2 and 3a. These are sites R10 and R17. They are both brownfield and lie within the development limit. Whilst last in employment use, in all other respects they meet the site selection methodology criteria.
- 4.6 In the case of Site R17 only 3.64% of the site is affected by flood zones 2 and 3. The North West Yorkshire SFRA concluded that this site could be allocated subject to adjustment of the site boundary and/or design layout to avoid areas of flood risk. This could be achieved by including flood risk areas as open space. Therefore, it is not considered necessary to apply the Exceptions Test to Site R17. At the planning application stage the applicant will need to carry out a detailed site specific Flood Risk Assessment.
- 4.7 With regard to Site R10 a more detailed Level 2 SFRA will need to be carried out before a decision is made about whether to include it as an allocation within the Publication draft of the Sites and Policies DPD.
- 4.8 Preferred options for new homes and new jobs in Ripon are listed in the table below.

Preferred options for new homes in Ripon		
R7	Ripon	Springfield Close Farm
R10	Ripon	Land at Ripon Auction Mart, North Road
R17	Ripon	Old Goods Yard, Hutton Bank
R23	Ripon	Red House, Palace Road
R42a	Ripon	Land off Tower Road
R3005	Ripon	The Cathedral Choir School

5.0 BOROUGHBRIDGE (INCLUDING LANGTHORPE)

- 5.1 The Core Strategy indicates that around 3.5% of the District housing growth will take place within Boroughbridge (including Langthorpe) during the plan period (2004 – 2024).
- 5.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 175 dwellings up to 2024 for Boroughbridge (including Langthorpe). A need to allocate land for employment use has also been identified in this area.
- 5.3 10 sites have been considered for possible allocation in the Sites and Policies DPD in Boroughbridge (including Langthorpe). These sites are listed in the tables below. 3 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

BOROUGHBRIDGE	B5 Land N of Skelton Road	B18 Brickyard Road	B2 Land South of Roecliffe Lane
Land Use	Housing	Employment	Housing
Total Site Area (ha)	0.31	11.21	3.84
% of Site in Flood Zone 1	100	94.03	92.65
% of Site in Flood Zone 2	0	5.97	0.65
% of Site in Flood Zone 3a	0	0	6.70
% of Site in Flood Zone 3b	0	0	0

BOROUGHBRIDGE	B6 Aldborough Gate	B4 Three Arrows Field	B8 Land North of Milby Cut
Land Use	Housing	Housing	Housing
Total Site Area (ha)	6.96	5.39	5.54
% of Site in Flood Zone 1	100	77.30	68.66
% of Site in Flood Zone 2	0	22.70	10.84
% of Site in Flood Zone 3a	0	0	20.50
% of Site in Flood Zone 3b	0	0	0

BOROUGHBRIDGE	B11(1) Riverside Sawmills	B11 Riverside Sawmills	B2002 Old Hall Caravan Park, Langthorpe
Land Use	Housing	Housing	Housing
Total Site Area (ha)	3.93	2.68	2.89
% of Site in Flood Zone 1	28.43	27.76	100
% of Site in Flood Zone 2	58.02	55.99	0
% of Site in Flood Zone 3a	13.55	16.25	0
% of Site in Flood Zone 3b	0	0	0

BOROUGHBRIDGE		B18(a) Land East of the Railway, Brickyard Road
Land Use		Employment
Total Site Area (ha)		9.98
% of Site in Flood Zone 1		94
% of Site in Flood Zone 2		6
% of Site in Flood Zone 3a		0
% of Site in Flood Zone 3b		0

Conclusion

- 5.4 Following application of the sequential test and the site selection process there is one housing site in Boroughbridge considered suitable for selection as a preferred option for housing. This site is B11(1) and is affected by Flood Zones 2 and 3a. Following assessment of the site options within this report, the flood zones within Boroughbridge have been remodelled by the Environment Agency. The extent of the flood zones at site B11(1) has decreased significantly and now only partially affects the north of the site. Access to the site is not affected by flood zone 2 or 3. It is considered that if this site is taken forward for development the design and site layout could avoid development within flood zones 2 and 3a.
- 5.5 Informed by the Sequential Test and site selection methodology, site B18a is considered to be available as an employment allocation. 5.97% of the site is affected by flood zone 2. The part of the site affected includes the access off Brickyard Road. Planning permission was recently approved for employment use on this site. The application was accompanied by a detailed Flood Risk Assessment, which concluded that application of the Sequential Test was unnecessary. The Flood Risk Assessment was subject to consultation with the Environment Agency, who concluded that they had no objections to development of the site for employment use provided that conditions (related to surface water drainage) are implemented. Therefore, application of the Exceptions Test is not considered necessary for this site.
- 5.6 Preferred options for new homes and new jobs in Boroughbridge are listed in the table below.

Preferred options for new homes and new jobs in Boroughbridge		
B11(1)	Boroughbridge	Riverside Sawmills
B18a	Boroughbridge	Land East of the Railway, Brickyard Road

6.0 MASHAM

- 6.1 The Core Strategy indicates that around 2% of the District housing growth will take place within Masham during the plan period (2004 – 2024).
- 6.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 112 dwellings up to 2024 for Masham.
- 6.3 10 sites have been considered for possible allocation in the Sites and Policies DPD in Masham. These sites are listed in the tables below. 4 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

MASHAM	M7 Jameson's Warehouse and Office, Leyburn Road	M1002 Westholme Road	M5 Fearby Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.24	1.59	0.84
% of Site in Flood Zone 1	93.94	64.03	0.74
% of Site in Flood Zone 2	6.06	32.13	84.06
% of Site in Flood Zone 3a	0	3.84	15.20
% of Site in Flood Zone 3b	0	0	0

MASHAM	M6 Westholme Road	M1 Auction Mart, Leyburn Road	M3 Thorpe Road
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	1.09	1.04	0.28
% of Site in Flood Zone 1	0	0	100
% of Site in Flood Zone 2	63.90	7.95	0
% of Site in Flood Zone 3a	36.10	92.05	0
% of Site in Flood Zone 3b	0	0	0

MASHAM	M1001 Thorpe Road	M1004 Land east of Thorpe Road	M3001 Land at Ibbetson Close
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.35	3.61	1.31
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MASHAM		M3002 Land West of The Oaks
Land Use		Housing
Total Site Area (ha)		2.66
% of Site in Flood Zone 1		21.07
% of Site in Flood Zone 2		61.86
% of Site in Flood Zone 3a		17.07
% of Site in Flood Zone 3b		0

Conclusion

- 6.4 Following application of the sequential test and the site selection process there are two housing sites considered worthy of further consideration as preferred options for housing in Masham.
- 6.5 One of these sites lies solely within Flood Zone 1. Therefore, in order for this site to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 6.6 However, site M3002 is affected by Flood Zones 2 and 3a. The site is well related to the existing settlement and in all other respects it meets the site selection methodology criteria. Before a decision can be made about whether or not this site can be allocated it will need to pass the Exception Test. This site will be subject to a more detailed assessment as part of the Level 2 SFRA to establish whether it passes the Exceptions Test, and in particular to determine if development would be safe.
- 6.7 Preferred options for new homes and new jobs in Masham are listed in the table below.

Preferred options for new homes in Masham		
M3001	Masham	Land at Ibbetson Close
M3002	Masham	Land West of The Oaks

7.0 PATELEY BRIDGE (INCLUDING BRIDGEHOUSEGATE)

- 7.1 The Core Strategy indicates that around 3% of the District housing growth will take place within Pateley Bridge (including Bridgehousegate) during the plan period (2004 – 2024).
- 7.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 221 dwellings up to 2024 for Pateley Bridge (including Bridgehousegate).
- 7.3 10 sites have been considered for possible allocation in the Sites and Policies DPD in Pateley Bridge (including Bridgehousegate). These sites are listed in the table below. 7 of the sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

PATELEY BRIDGE	P6 Coal Yard, Greenwood Road	P2 Pateley Bridge Highways Depot	P1 Land off Church Lane
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	0.53	0.66	1.15
% of Site in Flood Zone 1	69.49	0	100
% of Site in Flood Zone 2	30.51	18.44	0
% of Site in Flood Zone 3a	0	81.56	0
% of Site in Flood Zone 3b	0	0	0

PATELEY BRIDGE	P3 Land at Low Wath Road	P5 Land opposite Nidderdale High School	P1001 Land at Low Wath Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.42	2.83	0.53
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

PATELEY BRIDGE	P5a Land opposite Nidderdale High School	P3000 Land South of Church Lane	P3a Land at Ashfield Court Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.3	1.82	2.85
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

PATELEY BRIDGE	P3001 Coal Yard and Highways Depot
Land Use	Mixed Use
Total Site Area (ha)	1.19
% of Site in Flood Zone 1	32.57
% of Site in Flood Zone 2	36.52
% of Site in Flood Zone 3a	30.91
% of Site in Flood Zone 3b	0

Conclusion

- 7.4 Following application of the sequential test and the site selection process there are two housing sites and 1 mixed use site (housing and employment) considered worthy of further consideration as preferred options in Pateley Bridge.
- 7.5 Two of these sites lie solely within Flood Zone 1. Therefore, in order for these sites to be allocated in the DPD, it is not necessary for the Exception Test to be applied.
- 7.6 However, site P3001 is affected by Flood Zones 2 and 3a. This is a brownfield site and lies within the development limit. Whilst currently in employment use, in all other respects it meets the site selection methodology criteria. Before a decision can be made about whether or not this site can be allocated it will need to pass the Exception Test. This site (including access to the site) will be subject to a more detailed assessment as part of the Level 2 SFRA to establish whether it passes the Exceptions Test, and in particular to determine if development would be safe.
- 7.7 Preferred options for new homes and new jobs in Pateley Bridge (including Bridgehousegate) are listed in the table below.

Preferred options for new homes in Pateley Bridge (including Bridgehousegate)		
P3a	Pateley Bridge	Land at Ashfield Court Road
P5a	Pateley Bridge	Land opposite Nidderdale High School
P3001	Pateley Bridge	Coal Yard and Highways Depot

8.0 VILLAGES AND COUNTRYSIDE

- 8.1 The Core Strategy indicates that around 21.5% of the District housing growth will take place within the villages and countryside during the plan period (2004 – 2024).
- 8.2 Taking into account completions since 1st April 2004 and outstanding commitments, preferred option sites need to be identified to accommodate around 671 dwellings up to 2024 for Villages and Countryside.
- 8.3 202 sites have been considered for possible allocation in the Sites and Policies DPD in Villages and Countryside. These sites are listed in the tables below. 187 of these sites are solely within Flood Zone 1 and the remainder are affected to a greater or lesser degree by Flood Zones 2, 3a and 3b.

BIRSTWITH	RL3 West House Farm, Birstwith	RL1066 Land parcel OS7862, Darley Road, Birstwith	RL1084 Show Field, Birstwith
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.97	0.49	1.55
% of Site in Flood Zone 1	75.94	100	100
% of Site in Flood Zone 2	24.06	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BIRSTWITH	RL3(1) West House Farm, Birstwith	RL3c West House Farm, Birstwith	RL1084a Land South of Wreaks Road, Birstwith
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.28	1.79	1.31
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BURTON LEONARD	RL71 Land at Burton Leonard	RL72 Land at Burton Leonard	RL76 Land at Burton Leonard
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.53	1.09	1.28
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BURTON LEONARD	RL90 Land to rear of Oakley House, Burton Leonard	RL110 Copgrove Road, Burton Leonard	RL1109 Hawbers Farm, Burton Leonard
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.21	1.67	2.22
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BURTON LEONARD	RL1085(1) Land adjacent Birkhills, Burton Leonard	RL3000 Land North of Mill Lane, Burton Leonard	RL3040 Land at Kayes Farm and Hawbers Farm, Burton Leonard
Land Use	Housing	Housing	Mixed Use
Total Site Area (ha)	0.36	0.37	3.51
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BURTON LEONARD	RL3032a Land at Flats House (North), Burton Leonard	RL3032b Land at Flats House (North West), Burton Leonard
Land Use	Housing	Housing
Total Site Area (ha)	1.49	0.44
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

DARLEY	RL4 Land adjoining development limit of Darley	RL98 Sheepcote Lane, Darley	RL99 Stump Lane, Darley
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.22	1.51	0.32
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

DARLEY	RL113 Land at Darley	RL98(1) Land off Meadow Lane, Darley	RL2002 Land at White House, Darley
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.41	0.69	0.61
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

DARLEY	RL99a Land East of Stumps Lane, Darley
Land Use	Housing
Total Site Area (ha)	0.43
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

FOLLIFOOT	RL25a Land at Follifoot	RL1093 Land between Park Side and Oak Cottage, Follifoot	RL1017 Adjacent to Glenshee, Spofforth Lane, Follifoot
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.77	1.04	0.33
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

FOLLIFOOT	RL1101 Land east of Manor Fold, Follifoot	RL1093(1) Land between Park Side and Oak Cottage, Follifoot
Land Use	Housing	Housing
Total Site Area (ha)	0.6	0.43
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

GREAT OUSEBURN	RL100 Branton Lane, Great Ouseburn	RL1115 Land south of Carr Side Road, Great Ouseburn	RL1050 Back Lane (Option 3), Great Ouseburn
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.71	0.67	0.85
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

GREAT OUSEBURN	RL1064 Land south of Branton Lane, Great Ouseburn	RL1064a Land South of Branton Lane, Great Ouseburn	RL1064b Land South of Branton Lane, Great Ouseburn
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.23	0.62	4.95
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

GREAT OUSEBURN	RL1050a Land East Back Lane, Great Ouseburn
Land Use	Housing
Total Site Area (ha)	0.65
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

GREEN HAMMERTON	RL12 Land at Bernard Lane	RL1102 Land between Bernard Lane and Harrogate Road	RL1029 Former Council yard, Green Hammerton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.87	3.56	0.37
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

GREEN HAMMERTON	RL1079 Boroughbridge Road,	RL3002 Land at New Lane	RL3039 Land at West Field and Bernard Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.32	2.47	5.01
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

HAMPSTHWAITE	RL37c Land adjacent to Hollins Lane	RL37b Land at Hampsthwaite	RL1141 Land adjacent to Brookfield
Land Use	Housing	Housing	Housing
Total Site Area (ha)	3.05	3.11	2.88
% of Site in Flood Zone 1	100	99.35	98.28
% of Site in Flood Zone 2	0	0	0.1
% of Site in Flood Zone 3a	0	0.65	1.62
% of Site in Flood Zone 3b	0	0	0

HAMPSTHWAITE	RL1141(1) Land adjacent to Brookfield	RL2061 Land at Brookfield Garth,	RL3036 Land South of Brookfield
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.59	0.55	4.62
% of Site in Flood Zone 1	96.89	100	97.92
% of Site in Flood Zone 2	0.18	0	1.07
% of Site in Flood Zone 3a	2.92	0	1.01
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL118a Kennel Hall Farm	RL551 Land at Nidd House Farm	RL570 Land at Killinghall
Land Use	Housing	Housing	Housing
Total Site Area (ha)	6.99	10.25	2.97
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL1009 Land north of Grainbeck Manor, Killinghall	RL1043 Land at Grainbeck Manor, Killinghall	RL1037 Cricket Ground east of Ripon Rd,
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.48	1.82	1.75
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL1132 Former Killinghall Garage	RL1015 Land at Manor Dairy Farm	RL118b Kennel Hall Farm
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.14	6.65	48.51
% of Site in Flood Zone 1	100	100	94.97
% of Site in Flood Zone 2	0	0	0.94
% of Site in Flood Zone 3a	0	0	4.09
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL118a(1) Kennel Hall Farm (North East)	RL118a(2) Kennel Hall Farm (South East)	RL118a(3) Kennel Hall Farm (Ripon Road Frontage)
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.82	1.48	3.59
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL2025 Land adjacent to Addison Villas, Killinghall	RL118b(1) Kennel Hall Farm, Killinghall	RL1015a Land adjacent the Cricket Ground, Killinghall
Land Use	Housing	Housing	Housing
Total Site Area (ha)	4.29	2.48	1.83
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KILLINGHALL	RL3019 Land North of Picking Croft Lane, Killinghall	RL3037 Land West of Killinghall Primary School, Killinghall	RL3038 Land South East of Manor Farm, Killinghall
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.96	1.5	0.71
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRKBY MALZEARD	RL1035 Galphay Road,	RL1063 Adjacent Richmond Garth	RL1091 Land adjacent Lynngarth
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.95	0.43	0.18
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRKBY MALZEARD	RL1063(1) Adjacent Richmond Garth	RL2022 Land off Galphay Road	RL2022a Land East of The Grange
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.26	2.26	1.43
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRKBY MALZEARD	RL2022b Land West of The Grange, Kirkby Malzeard	RL1063a Adjacent Richmond Garth, Kirkby Malzeard
Land Use	Housing	Housing
Total Site Area (ha)	0.39	0.16
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

MARTON CUM GRAFTON	RL61 Middle Row, Marton	RL87 Land at Grafton	RL111 Land at Stockfield Lane, Marton cum Grafton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.63	0.48	1.93
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MARTON CUM GRAFTON	RL1126 Yew Tree Farm, Marton	RL1126(1) Yew Tree Farm, Marton	RL61a Middle Row, Marton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	3.46	0.26	3.4
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

RIPLEY	DL70 Land adjacent to the by-pass, Ripley.
Land Use	Housing
Total Site Area (ha)	0.46
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

SPOFFORTH	RL68 Massey Garth, Spofforth	RL2043 Land at Castle Farm, Spofforth
Land Use	Housing	Housing
Total Site Area (ha)	0.67	0.97
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

SUMMERBRIDGE	RL131 Land adjacent to Methodist Church	RL1107 Land south of Whinfields	RL131(1) Land adjacent to Methodist Church
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.56	1.01	0.12
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

SUMMERBRIDGE	RL2014 Land adjacent to Riggs Spring	RL1107a Land south of Whinbush Lane
Land Use	Housing	Housing
Total Site Area (ha)	0.28	2.71
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

TOCKWITH	RL103b Land at Tockwith	RL1014 Land south of Westfield Road	RL1055 Southfield Lane, Tockwith
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.5	0.4	5.71
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

TOCKWITH	RL1022 Kendall Lane, Tockwith	RL1086 Land off Marston Road, Tockwith	RL14 Land at Tockwith
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.94	6.42	4.49
% of Site in Flood Zone 1	100	80.72	100
% of Site in Flood Zone 2	0	2.79	0
% of Site in Flood Zone 3a	0	1.06	0
% of Site in Flood Zone 3b	0	0	0

TOCKWITH	RL14(1) Land at Tockwith	RL103a Land at Tockwith	RL1086a Land off Marston Road
Land Use	Housing	Housing	Housing
Total Site Area (ha)	6.81	0.17	3.07
% of Site in Flood Zone 1	100	100	86.95
% of Site in Flood Zone 2	0	0	2.37
% of Site in Flood Zone 3a	0	0	10.68
% of Site in Flood Zone 3b	0	0	0

TOCKWITH	RL1086a(1) Land off Marston Road, Tockwith	RL2054 Land at the airfield, Tockwith	RL1086b Land off Marston Road, Tockwith
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.34	8.45	3.3
% of Site in Flood Zone 1	63.64	100	76.22
% of Site in Flood Zone 2	13.29	0	3.20
% of Site in Flood Zone 3a	23.07	0	20.58
% of Site in Flood Zone 3b	0	0	0

TOCKWITH	RL14a Land North of Southfield Lane, Tockwith
Land Use	Housing
Total Site Area (ha)	5.09
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

BISHOP MONKTON	RL117 Land at Knaresborough Road	RL27 Allotments off Knaresborough Road, Bishop Monkton	RL1013 Land north of Hungate, Bishop Monkton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.8	1.81	0.38
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

BISHOP THORNTON	RL1147 Land at West End Farm, Bishop Thornton	RL2006 Land at West Grove, Bishop Thornton	RL3041 Land South of West Grove, Bishop Thornton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.18	0.25	0.49
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

CUNDALL	RL3043 Land South of Wath Bungalows and The Bungalow, Cundall
Land Use	Housing
Total Site Area (ha)	0.19
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

DACRE	RL3008 Land East of Oakwell Cottage
Land Use	Housing
Total Site Area (ha)	0.34
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

DACRE BANKS	RL1124 Land south of The Grange, Dacre Banks	RL1125 The Grange, Dacre Banks	RL45a Land at Dacre Banks
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.94	0.37	0.19
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

DACRE BANKS	RL45b Land at Dacre Banks	RL1133 Cabin Lane, Dacre Banks	RL1133(1) Cabin Lane, Dacre Banks
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.51	1.12	0.32
% of Site in Flood Zone 1	87.53	100	100
% of Site in Flood Zone 2	12.47	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

DACRE BANKS	RL45c Land at Dacre Banks
Land Use	Housing
Total Site Area (ha)	1.21
% of Site in Flood Zone 1	94.69
% of Site in Flood Zone 2	5.31
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

DISHFORTH	RL42 Land at Dishforth	RL48 Land off Back Lane, Dishforth	RL1040 Land off Back Lane, Dishforth
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.98	0.37	0.27
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

DISHFORTH	RL42(1) Land at Dishforth	RL1153 Land to the South of Topcliffe Road, Dishforth	RL3047 Land at the old married quarters, RAF Dishforth
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.39	0.3	1.09
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

GLASSHOUSES	RL129 Land at Wilsill	RL93 Glasshouses Mill	RL560 Sandy Lane, Glasshouses
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.54	1.09	0.48
% of Site in Flood Zone 1	100	76.11	100
% of Site in Flood Zone 2	0	6.78	0
% of Site in Flood Zone 3a	0	17.11	0
% of Site in Flood Zone 3b	0	0	0

GLASSHOUSES	RL1069 Lupton Bank, Glasshouses
Land Use	Housing
Total Site Area (ha)	3.02
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

GOLDSBOROUGH	RL102 Land at Goldsborough	RL1047 Home Farm, Goldsborough	RL1046 Low Farm, Goldsborough
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.63	0.16	0.5
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRBY HILL	RL55 Land at Kirby Hill	RL1134 Builders Yard, Kirby Hill	RL3034 Fields to the East of St Johns Walk, Kirby Hill
Land Use	Housing	Housing	Housing
Total Site Area (ha)	9.49	1.15	1.67
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRBY HILL	RL3045 Land North of The Grange, Kirby Hill
Land Use	Housing
Total Site Area (ha)	0.44
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

KIRK DEIGHTON	RL81 The Croft, Kirk Deighton	RL1054 Land west of Wetherby Road	RL1104 Land west of B6164
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.41	1.37	0.62
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRK DEIGHTON	RL1146 Land at Scriftain Lane	RL3042 Land adjacent to the A168
Land Use	Housing	Housing
Total Site Area (ha)	0.36	0.36
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

KIRK HAMMERTON	RL1011 Land at Station Road	RL1034 Crooked Lane	RL10 Jackson's Haulage Depot
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.58	2	1.08
% of Site in Flood Zone 1	100	99.62	100
% of Site in Flood Zone 2	0	0.32	0
% of Site in Flood Zone 3a	0	0.06	0
% of Site in Flood Zone 3b	0	0	0

KIRK HAMMERTON	RL120 Land at Station Road	RL1034(1) Crooked Lane	RL1142 Land at Lodge Farm Cottage
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.14	0.52	0.21
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRK HAMMERTON	RL2034 Land East of Parker Lane	RL1011(1) Agricon Premises, Station Road	RL1034a Land fronting Crooked Lane
Land Use	Housing	Mixed Use	Housing
Total Site Area (ha)	1.7	0.37	0.37
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

KIRK HAMMERTON	RL2035a Land adjacent to Primary School	RL2036a Land West of Parker Lane
Land Use	Housing	Housing
Total Site Area (ha)	1.37	0.89
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

LOFTHOUSE	RL1122 Rear of Crown Hotel, Lofthouse	RL3046 Land to the rear of the Crown Hotel, Lofthouse
Land Use	Housing	Housing
Total Site Area (ha)	1.35	0.27
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

LONG MARSTON	RL60 South of Wetherby Road, Long Marston	RL29a Land at Long Marston	RL29b Land at Long Marston
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.83	0.39	0.51
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

LONG MARSTON	RL1144 Land at Angram Road	RL2057 Land to the rear of Angram Road	RL2063 Land to the North of Old Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.28	0.46	0.17
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

LONG MARSTON	RL29c Land at York Road, Long Marston
Land Use	Housing
Total Site Area (ha)	0.83
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

MARKINGTON	RL1075 High Mill Farm, Markington	RL1074 East of the chalet, Markington	RL1073 High Street/Thwaites Lane, Markington
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.36	0.15	0.25
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MELMERBY	RL43 Manor Fold Farm, Melmerby	RL80 Melmerby Hall, Melmerby	RL1010 Land off Wobeck Lane, Melmerby
Land Use	Housing	Housing	Housing
Total Site Area (ha)	1.14	0.29	0.8
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MELMERBY	RL1010a Land the South of Wobeck Rise, Melmerby	RL3016 Land at Underlands Lane, Melmerby	RL1010b Land East of Wobeck Lane, Melmerby
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.45	0.2	0.34
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MINSKIP	RL39a Land at Minskip	RL1127 Peach Tree Farm, Minskip	RL1128 Grange Farm, Minskip
Land Use	Housing	Housing	Housing
Total Site Area (ha)	3.68	1.43	2.54
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

MINSKIP	RL1128(1) Grange Farm, Minskip	RL3044 Land Opposite Prospect Terrace, Minskip
Land Use	Housing	Housing
Total Site Area (ha)	0.25	0.38
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

RAINTON	RL1092 Land at Brakehill Farm, Rainton	RL3031 The Grange, Rainton
Land Use	Housing	Housing
Total Site Area (ha)	2.73	0.75
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

SCOTTON	RL124 Land at Mire Syke Lane, Scotton	RL32 Land at Scotton	RL1108 Land east of Main Street, Scotton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	2.17	0.37	0.21
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

SCOTTON	RL1057 Mire Syke Lane, Scotton	RL3025 Land West of Pennymead Cottage, Scotton	RL3026 Land East of Pennymead Cottage, Scotton
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.55	0.36	0.17
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

SCOTTON		RL3035 Land North of Manor Drive, Scotton
Land Use		Housing
Total Site Area (ha)		0.78
% of Site in Flood Zone 1		100
% of Site in Flood Zone 2		0
% of Site in Flood Zone 3a		0
% of Site in Flood Zone 3b		0

SHARROW		RL16 Land S of Maythorpe, Sharow	RL1116 The Holt, Sharow
Land Use		Housing	Housing
Total Site Area (ha)		0.33	0.89
% of Site in Flood Zone 1		100	100
% of Site in Flood Zone 2		0	0
% of Site in Flood Zone 3a		0	0
% of Site in Flood Zone 3b		0	0

SICKLINGHALL		RL1145 Land adjacent to Sicklinghall Primary School	RL2017 Orchard Cottage Paddock, Sicklinghall	RL2046 Land at Raventofts Farm, Sicklinghall
Land Use		Housing	Housing	Housing
Total Site Area (ha)		0.41	0.92	0.18
% of Site in Flood Zone 1		100	100	100
% of Site in Flood Zone 2		0	0	0
% of Site in Flood Zone 3a		0	0	0
% of Site in Flood Zone 3b		0	0	0

SICKLINGHALL		RL2047 Land at Back Lane, Sicklinghall	RL2017a Land at Longlands Lane, Sicklinghall
Land Use		Housing	Housing
Total Site Area (ha)		0.18	0.45
% of Site in Flood Zone 1		100	100
% of Site in Flood Zone 2		0	0
% of Site in Flood Zone 3a		0	0
% of Site in Flood Zone 3b		0	0

SKELTON ON URE	RL553 Land at Willow Garth, Skelton on Ure	RL554 Land opposite Manor Farm	RL555 Land at Manor Farm, Skelton on Ure
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.19	0.89	0.38
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

SKELTON ON URE	RL555(1) Land at Manor Farm	RL2016 Land adjacent Crowgarth
Land Use	Housing	Housing
Total Site Area (ha)	0.25	0.36
% of Site in Flood Zone 1	100	100
% of Site in Flood Zone 2	0	0
% of Site in Flood Zone 3a	0	0
% of Site in Flood Zone 3b	0	0

STAVELEY	RL2 Land at Arkendale Road, Staveley	RL70 West of All Saints Church, Staveley	RL1113(1) Land between Minskip Road and Low Field Lane
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.53	1.08	0.44
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

WATH	RL3033 Hargreaves Ash Marketing Site (Forticrete), Main Street
Land Use	Housing
Total Site Area (ha)	0.95
% of Site in Flood Zone 1	62.68
% of Site in Flood Zone 2	22.49
% of Site in Flood Zone 3a	14.83
% of Site in Flood Zone 3b	0

WHIXLEY	RL1068 West Farm	RL1129 Land to the west of High St	RL1130 Land east of Station Rd
Land Use	Housing	Housing	Housing
Total Site Area (ha)	0.72	1.85	0.25
% of Site in Flood Zone 1	100	100	100
% of Site in Flood Zone 2	0	0	0
% of Site in Flood Zone 3a	0	0	0
% of Site in Flood Zone 3b	0	0	0

WHIXLEY	RL1131 Land west of Station Rd, Whixley
Land Use	Housing
Total Site Area (ha)	0.72
% of Site in Flood Zone 1	100
% of Site in Flood Zone 2	0
% of Site in Flood Zone 3a	0
% of Site in Flood Zone 3b	0

Conclusion

- 8.4 Following application of the sequential test and the site selection process there are thirty-eight housing sites considered worthy of further investigation as preferred options for housing in the Villages and Countryside. Thirty-seven of these sites are solely within Flood Zone 1 and it is not necessary for the Exception Test to be applied.
- 8.5 One site includes land within Flood Zones 2 and 3a. This is site RL3036 at Hampsthwaite. In all other respects it meets the site selection methodology criteria. The North West Yorkshire SFRA concludes that this site can be allocated for housing provided that the site boundary is adjusted and/or the layout designed to avoid areas of flood risk, for example, by including flood risk areas as open space. Consideration will need to be given to access to the site during flood events at the design stage and the risk of surface water flooding should also be considered. If this site is taken forward as an allocation in the Publication draft Sites and Policies DPD the applicant will need to carryout a Flood Risk Assessment and submit it as part of the planning application.
- 8.6 Preferred options for new homes in the Villages and Countryside are listed in the table below.

Preferred options for new homes in the Villages and Countryside		
Site	Settlement	Site Description
RL3c	Birstwith	West House Farm
RL1084a	Birstwith	Land South of Wreaks Road
RL117	Bishop Monkton	Land at Knaresborough Road
RL3041	Bishop Thornton	Land South of West Grove
RL3040	Burton Leonard	Land at Kayes Farm and Hawbers Farm
RL3043	Cundall	Land South of Wath Bungalows and The Bungalow

Preferred options for new homes in the Villages and Countryside		
RL3008	Dacre	Land East of Oakwell Cottage
RL1133(1)	Dacre Banks	Cabin Lane
RL113	Darley	Land at Darley
RL99a	Darley	Land East of Stumps Lane
RL1153	Dishforth	Land to the South of Topcliffe Road
RL1101	Follifoot	Land east of Manor Fold
RL1093(1)	Follifoot	Land between Park Side and Oak Cottage
RL1046	Goldsborough	Low Farm
RL1064b	Great Ouseburn	Land South of Branton Lane
RL3039	Green Hammerton	Land at West Field and Bernard Lane
RL3036	Hampsthwaite	Land South of Brookfield
RL1009	Killinghall	Land north of Grainbeck Manor
RL1015a	Killinghall	Land adjacent the Cricket Ground
RL3019	Killinghall	Land North of Picking Croft Lane
RL3045	Kirby Hill	Land North of The Grange
RL3042	Kirk Deighton	Land adjacent to the A168
RL1091	Kirkby Malzeard	Land adjacent Lynngarth
RL1063a	Kirkby Malzeard	Adjacent Richmond Garth
RL3046	Lofthouse	Land to the rear of the Crown Hotel
RL29a	Long Marston	Land at Long Marston
RL1010b	Melmerby	Land East of Wobeck Lane
RL3044	Minskip	Land Opposite Prospect Terrace
RL3025	Scotton	Land West of Pennymead Cottage
RL3026	Scotton	Land East of Pennymead Cottage
RL3035	Scotton	Land North of Manor Drive
RL1145	Sicklinghall	Land adjacent to Sicklinghall Primary School
RL2017a	Sicklinghall	Land at Longlands Lane
RL553	Skelton on Ure	Land at Willow Garth
RL2016	Skelton on Ure	Land adjacent Crowgarth
RL1113(1)	Staveley	Land between Minskip Road and Low Field Lane
RL1107a	Summerbridge	Land south of Whinbush Lane
RL14a	Tockwith	Land North of Southfield Lane

9.0 OVERALL CONCLUSIONS

9.1 Having considered the site selection methodology together with the findings of this Sequential Test there are three sites that the Council is considering taking forward as preferred options that are affected by flood zones 2 and 3. These sites will need to be the subject of a more detailed assessment under the Level 2 SFRA before a decision can be made as to whether they should be included in the draft Sites and Policies DPD for Publication in 2012:

- Site P3001: Highways Depot and Fuel Merchants, Pateley Bridge
- Site M3002: Land West of The Oaks, Masham
- Site R10: Land at Ripon Auction Mart, North Road, Ripon

9.2 The Level 2 SFRA will carryout more detailed modelling of the sites and all sources of flooding taking into consideration factors such as depth of flooding, water flows, surface water flooding, impact on flood risk elsewhere, access during a flood event, impact of existing flood defences, drainage and potential impact of climate change. This information will enable the Council to carryout the Exceptions Test, particularly part c).