



HARROGATE DISTRICT SITES & POLICIES DPD

Selection of Preferred Site Options – A Methodology Paper

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PLANNING DIVISION

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Working for you

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1.0 INTRODUCTION

1.1 The Core Strategy was adopted by the Council in February 2009. It sets out a settlement hierarchy to guide the scale and location of new development within the district over the plan period. The settlement hierarchy ranks settlements in terms of their relative size, function and suitability to accommodate growth and development. The Sites and Policies DPD will make allocations of land for housing and employment uses that reflect this hierarchy. This document sets out the approach that has been taken to selecting the site options within each settlement.

1.2 Sites for consideration have been generated from a number of sources:

- Urban Housing Capacity Study 2005
- 'Call for Sites' in 2004 and again in 2006
- Sites generated through public consultations during 2004, 2006 and 2008
- Settlement survey work undertaken by Council officers during 2007 and 2009

1.3 In selecting sites for preferred development options for the Group A settlements the Council has sought to achieve the following overarching objectives:

1. To meet the Core Strategy housing requirement for Group A settlements of Harrogate, Knaresborough and Ripon and in Harrogate and Knaresborough to meet their employment requirements.
2. To provide more land than is required and thereby provide some flexibility, particularly in Ripon where regeneration and gypsum issues that may impact on deliverability
3. To provide a genuine choice in respect of Urban Extensions for Harrogate by identifying two consultation options.

2.0 SITE SELECTION PROCESS

2.1 The approach to site selection has been as follows:

Screening

2.2 Having the benefit of an adopted Core Strategy to guide the general distribution of new homes and jobs and an approved Strategic Housing Land Availability Assessment (SHLAA) an initial screening out exercise was undertaken. Sites that were in clear conflict with the Core Strategy or were unlikely to be suitable for development were screened out of the Council's more detailed assessment of site suitability. This was essentially a desk based exercise and looked at sites that had been suggested to the Council for consideration and other parcels of land around the edge of settlements. The criteria for screening out sites is summarised below. Appendix 1 contains more detail on why these criteria are considered appropriate for this screening exercise, with Appendix 2 providing a list of, and justification for, those sites screened out.

- The land is not immediately adjoining the development limit/proposed development limit
- The land is below the allocation threshold
- The land comprises a SSSI, SINC or LNR
- Insufficient land lies outside of Flood Zone 3b
- Site lies in the Green Belt (unless it is suitable for a rural exception site)
- Developable area is too small because the land includes open space (recreational and amenity) or landmark woodland

- Development would result in harm to the form and character of the settlement by virtue of its size and location
- The land comprises a Green Wedge (Harrogate only)
- The land falls within a Registered Historic Battlefield or would affect the setting of a Scheduled Ancient Monument
- Appropriate access can not be achieved
- Site cannot be developed without the loss of open space/key views or other aspects identified within the 2009/2010 Conservation Area Appraisal as important to protect
- In Harrogate, Knaresborough and Boroughbridge land suitable for employment use is less than the desired allocation size of 1 ha

Site Appraisal

2.3 Following the screening process the remaining sites were assessed taking in to account:

- The outcome of the sustainability appraisal
- Accessibility of sites to jobs, shops and services by non car modes of transport
- Impact on the form and character of the settlement
- Development constraints (physical or policy)

Sustainability Appraisal

2.3 Sustainability appraisal forms a key part of the assessment process for those sites remaining. This form of appraisal assesses how a sites development is likely to perform across a range of social, environmental and economic objectives (details of each site's sustainability appraisal can be found in the Sites and Policies DPD: Sustainability Appraisal Initial Findings).

2.4 The outcome of the appraisal process in Group A has highlighted that it is the performance of sites against the environmental objectives that causes most concern. This is not surprising as the majority of sites are greenfield and involve the loss of agricultural land and countryside. Whilst there is some brownfield land in the Group A settlements, there is still relatively little that is readily identifiable as having the potential for new homes and jobs. With a site's development providing for much needed homes for local people all sites score well against social objectives. Unless a site being assessed for housing would result in the loss of employment land, a site's development would have a neutral effect on the local economy. The loss of employment land to housing is likely to have a negative effect on the local economy.

Accessibility

2.5 For the Group A settlements of Harrogate, Knaresborough and Ripon, the Council's Core Strategy accessibility criteria for urban areas has been used to assess the varying degrees of accessibility to jobs, shops and services by non car modes of travel. (Policy TRA1, Appendix 7 and 8). A failure to comply with these criteria has not automatically resulted in the rejection of a site, but it highlights the need to improve accessibility.

Impact on the form and character of the settlement

2.6 An assessment has been made of the potential impact of a site's development on the form and character of the settlement. The following impacts have been assessed:

- Landscape setting of the settlement
- Landscape quality and character of the area
- Conservation area or its setting
- Listed building or its setting

2.7 The assessment of the impact on form and character takes as the starting point advice provided by the Council's Heritage and Design team. Their detailed comments can be found in the Historic Environment Appraisal and the Landscape Assessment. Where their assessment gives a red score for a particular site, this is taken as a negative effect on form and character. Where there is a green or amber score the impact on form and character is generally taken to be acceptable (subject to appropriate mitigation). However, there may be instances where a red score is not indicated in the relevant report but there is still considered to be negative effects on form and character of a particular settlement. The reasons for this are noted in the site selection summary tables.

Development Constraints

2.8 The following development constraints have also been assessed:

- Impact on designated sites and/or protected species and habitats. An assessment of impact here is again based on advice provided by the Council's Heritage and Design team and a similar approach adopted. Detailed comments can be found in the Ecological Assessment. Where the assessment gives a red score for a particular site, this indicates a negative impact on designated sites and or protected species. Where there is a green or amber score the impact on form and character is generally taken to be acceptable (subject to appropriate mitigation).
- Site topography
- Site access
- Flood risk
- Loss of employment land/community facility/recreational open space
- Pollution/contamination/hazardous substances
- Role and function of the settlement
- Conflict with the purposes of a Green Wedge (Harrogate only)

2.9 Through the detailed consideration of the above, a judgement can be made on the relative severity of adverse impacts and whether mitigation of them is possible. The decision to select or reject a site option as a preferred site option is based on consideration of all the above factors and the outcome of the sustainability appraisal.

2.10 The accompanying flowchart (Appendix 3) illustrates how the selection process has been undertaken. Please read the following text in conjunction with this flowchart. Part 1 of the process results in the identification of preferred site options where they score relatively well in both the outcome of the sustainability appraisal (✓/×/✓/✓) and performance against the three factors of accessibility, impact and constraints (✓). Part 1 also identifies preferred site options where they perform well in the sustainability appraisal and any issues arising from accessibility, impact and constraints can be adequately mitigated. All sites performing less well (×/××) in the sustainability appraisal are placed on a reserve list.

2.11 Part 2 of the process starts by asking the question as to whether there is a need to identify additional housing land in a particular settlement as a preferred site option. If no preferred site options have been identified from part 1 of the process for a particular settlement then

the reserve list sites for that settlement are assessed against accessibility, impact on form and character of settlement and development constraints. Where one or more preferred site options have been identified in a settlement, a judgement has been made as to whether it is appropriate to identify more land as preferred site options in that settlement.

2.12 This judgement is made using the following factors:

- The settlement's growth expectations in the Core Strategy with Group A settlements being the focus for growth
- The potential of the site option to realise community benefits or to act as enabling development

2.13 Sites are rejected as appropriate for identification as a preferred site option where:

- the harm a development is likely to cause to the environment, e.g. adverse impact on the form and character of the settlement or the ecology is significant, and unable to be mitigated.
- Significant uncertainty exists over the deliverability of development e.g. poor or inadequate access to the site.
- another site option in the settlement is likely to cause less harm and that site provides sufficient housing to meet the growth expectations of the Core Strategy.

2.14 Section 3 below provides a summary of the outcome of the site selection process on a settlement-by-settlement basis. Harrogate has been separated into four quadrants for ease of reading.

3.0 SITE SELECTION SUMMARIES

Harrogate North East

Site	SA Score			Accessibility (see note)	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
H4a	✓✓	x	O	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. Furthermore a development constraint has been identified in that the area forms part of a Green Wedge and development of the site would conflict with the purposes of the designation.
H4a(1)	✓✓	x	O	x	✓	x	Preferred Option	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives and a development constraint has been identified in that the area forms part of a Green Wedge and development of the site would conflict with the purposes of the designation. However, this site forms part of a wider area where it is proposed to increase the provision of public open space and make modifications to the Green Wedge boundary. Release of some of this land for residential use would act as enabling development.
H4b	✓✓	xx	O	✓	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. In addition development would have an adverse impact on biodiversity and the area forms a small part of a Green Wedge and development would conflict with the purposes of the designation.
H4c	✓✓	xx	O	✓	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives and development constraints have been identified. Development would have an adverse impact on biodiversity and the majority of the site forms part of a Green Wedge and development would conflict with the purposes of the designation.
H7	✓✓	✓✓	x	x	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria (being close to services and facilities but not meeting the bus/rail stop criteria) and is currently in employment use and should be protected

								for that use as the site provides a useful supply of lower grade land.
H15	✓✓	xx	O	✓	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. In addition development would result in harm to the settlement character. This site is of exceptional landscape quality, providing an attractive, rural setting on approach into Harrogate and serves to separate Knox as a distinct rural hamlet. It would also have an adverse impact on a relatively biodiversity-rich landscape
H15a	✓✓	x	O	(x)	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. Whilst not fully meeting the accessibility criteria it is within 400m of a bus stop on the key bus network. Development of the site would impact on the form and character of the settlement. The site is steeply sloping towards Ripon Road and therefore highly visible on approach to the town. It provides an attractive, rural setting on approach into Harrogate and serves to separate Knox as a distinct rural hamlet
H15b	✓✓	xx	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. In addition development would result in harm to the settlement character. This site is of exceptional landscape quality, providing an attractive, rural setting on approach into Harrogate. It serves to separate Knox as a distinct rural hamlet.
H29	✓✓	x	O	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. In addition development would result in harm to biodiversity interests as valuable trees and hedgerows would be compromised by intensive development.
H29 (Mix)	✓✓	x	O	x	✓	x		
H29(1)	✓	✓/x	O	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that the site offers the potential to deliver sustainable development and whilst the site does not meet the accessibility criteria no other constraints have been identified. This site forms part of a wider area where it is proposed to increase the provision of public open space and make modifications to the Green Wedge boundary. Release of some of this land for residential use would act as enabling development.
H100	✓✓	xx	O	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. In addition development would result in harm to the settlement

								character. Development of this site would lead to the loss of high quality landscape features, erode the attractive setting of Harrogate and lead to coalescence between Harrogate and the small hamlet of Knox. In addition there would be an adverse impact on biodiversity.
H102	✓✓	✓/x	○	✓	✓	✓	Rejected	The Council's sustainability appraisal indicates that the site offers the potential to deliver sustainable development and no other constraints have been identified. Part of site forms part of Preferred Option H102(1)
H102(1)	✓✓	✓/x	○	x	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified. This site forms part of a wider area where it is proposed to increase the provision of public open space and make modifications to the Green Wedge boundary. Release of some of this land for residential use would act as enabling development.
H106	✓✓	✓	○	x	✓	x	Awaiting outcome of relocation site search	The site offers the potential to deliver sustainable development, however other constraints have been identified. The site does not meet the accessibility criteria on the basis that it is not within 400m of a bus stop on the key network but it is well located to other services and facilities. There is also a development constraint as the site is currently in recreational use.
H107	✓✓	✓✓	✓	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified.
H107a	✓✓	✓✓	✓	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified.
H110(1)	✓✓	✓✓	xx	x	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria (being close to services and facilities but not meeting the bus/rail stop criteria) and is currently in employment use and should be protected for that use as the site provides a useful supply of lower grade land. Furthermore the land is in multiple ownership and delivery would be difficult.
H400	✓✓	xx	○	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. Whilst the site does not meet the accessibility criteria no other constraints have been identified.
H1000	✓✓	x	○	✓	✓	x	Rejected	The Council's sustainability appraisal indicates that development on

								<p>this site would perform poorly against the environmental objectives. A development constraint has been identified as a portion of the site forms part of a Green Wedge and development of would conflict with the purposes of the designation.</p>
H1002	✓✓	✓✓	0	✓	✓	x	Rejected	<p>Planning permission has recently been granted on this site.</p>
H1012	✓✓	✓✓	xx	✓	✓	x	Preferred Option	<p>Forms part of larger Preferred Option H1012a (See below)</p>
H1012a	✓✓	✓✓	xx	✓	✓	x	Preferred Option	<p>The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. The site is currently in employment use. Whilst an existing use is on the site it is considered that the site is not one that would generally be attractive to the office sector (the current on-site use). The access arrangements to the site, should it be re-developed for a different economic use, is considered to be poor for that type of use. The site performs well against the accessibility criteria. It is considered that this site should be released from employment use in favour of residential development.</p>
H1016	✓✓	x	0	(x)	x	x	Rejected	<p>The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition development would result in harm to the character of the settlement and other development constraints have been identified. The site is a rare example of relatively unimproved grassland in a setting of trees, scrub and overgrown hedgerows and is of high biodiversity value in an urban context. The site is a popular local recreation space and it should continue to be protected for that use.</p>
H1017	✓/x	✓✓	xx	x	✓	x	Rejected	<p>The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria (being close to services and facilities but not meeting the bus/rail stop criteria) and is currently in employment use and should be protected for that use as the site provides a useful supply of lower grade land.</p>
H1020	✓✓	✓✓	0	x	✓	x	Rejected	<p>The site offers the potential to deliver sustainable development, however other constraints have been identified. It does not meet the accessibility criteria (being close to services and facilities but not meeting the bus/rail stop criteria). The existing Family Centre is protected as a community use and North Yorkshire County Council have not confirmed its availability.</p>
H1027	✓✓	✓✓	xx	x	✓	x	Rejected	<p>The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints</p>

								have been identified. It does not meet the accessibility criteria and is currently in employment use and should be protected for that use as it forms part of a wider area (Claro Park) that will be identified as a 'Good' employment site.
H2002	✓✓	✓✓	O	✓	✓	✓	Preferred Option	This site offers the potential to deliver sustainable development and not other constraints have been identified. Whilst this is a community use the Police are looking for 2-3 community offices in the town centre subject to satisfactory replacement facilities the site should be released for housing.
H3013	✓✓	x	O	(x)	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition other constraints have been identified. Development would harm the character of the settlement as any development would be intrusive and significantly project into open countryside. The resulting loss of woodland would adversely affect the landscape character of the area. In addition harm would be caused to biodiversity interests as the site is part of network of valuable habitats on the urban fringe.
H3014	✓✓	xx	O	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition other development constraints have been identified. The land forms part of a Green Wedge and development of the site would conflict with the purposes of the designation. Furthermore the land is currently in use as sports pitches and therefore should be protected for this recreational use.

Harrogate North West

Site	SA Score			Accessibility (see note)	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
H2	✓✓	xx	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. Development would also impact on the character of the settlement. This small-scale valley landscape at the urban edge of Harrogate is sensitive to development as it is important to the rural setting of the town. In addition the site does not meet the accessibility criteria.
H3	✓✓	xx	O	x	✓	✓	Rejected [part of the site lies within H3(1)]	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. Whilst the site does not meet the accessibility criteria, no other constraints have been identified.
H3(1)	✓✓	xx	O	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. Whilst the site does not meet the accessibility criteria, no other constraints have been identified. This is a modified version of H3, excluding land to the north that is of importance ecologically.
H8	✓✓	✓/x	O	✓	x	✓	Rejected (part of site lies with H3021- a preferred option)	The site offers the potential to deliver sustainable development, however a constraint has been identified. Development here would harm the character of the settlement, as the site forms a prominent setting to the town and supports attractive landscape features.
H8(1)	✓✓	✓	✓/x	✓	x	✓	Rejected (part of site lies with H3021 - a preferred option)	The site offers the potential to deliver sustainable development, however a constraint has been identified. Development here would harm the character of the settlement, resulting in the loss of an area that provides an attractive rural approach to the town.
H9	✓✓	✓/x	✓/x	✓	x	✓	Rejected (part of site lies with H3021- a preferred option)	The site offers the potential to deliver sustainable development, however a constraint has been identified. Development here would harm the character of the settlement, resulting in the loss of a landscape that provides an attractive rural approach to the town. The site forms a prominent ridgeline position at the northern end of the town and development would be highly visible

H9(1)	✓✓	x	O	x	✓	✓	Preferred Option	Lies wholly within a larger Preferred Option (H3021 below)
H17	✓✓	xx	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and development would impact on the character of the settlement. The site is highly visible from Cardale and Birk Crag Woodlands where the barracks are already prominent on this elevated plateau. In addition the site does not meet the accessibility criteria.
H18	✓	✓✓	O	(x)	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and whilst not meeting the full accessibility criteria it is within 400m of a bus stop on the key bus network. No other constraints have been identified.
H19	✓✓	xx	O	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. In addition other constraints have been identified. The site does not meet the accessibility criteria and development would harm the character of the settlement. The site has a combination of very attractive landscape features comprising steeply sloping topography, dense woodland and grazed pasture with 'parkland' style trees and is very unspoilt/rural in character. Developing this would significantly harm the character and appearance of the conservation area, and the setting of the listed building. It would also harm biodiversity interests, impacting on the mosaic of BAP habitats which make up the site and disrupt the important Oak Beck wooded green corridor
H19a	✓✓	xx	O	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. In addition other constraints have been identified. The site does not meet the accessibility criteria and development would harm the character of the settlement. The site has a combination of very attractive landscape features comprising steeply sloping topography, dense woodland and grazed pasture with 'parkland' style trees and is very unspoilt/rural in character. Developing this would significantly harm the character and appearance of the conservation area, and the setting of the listed building. It would also harm biodiversity interests, impacting on the mosaic of BAP habitats which make up the site and disrupt the important Oak Beck wooded green corridor
H22	✓✓	x	O	✓	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and

								other constraints have been identified. Development would harm the character of the settlement since the site appears rural in character and provides an attractive setting and approach to Harrogate. Further harm would be caused to biodiversity interests as Oak Beck and Cow Dyke form important green corridors. A significant part of the site falls within Flood Zone 2.
H25	✓✓	xx	O	✓	x	✓	Preferred Option	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and development would harm the character of the settlement. The site is highly visible on the approach to Harrogate and of great importance to the approach and setting to the town and to Harlow Carr Gardens. Development of this site would bring wider benefits by virtue of acting as enabling development in order to fulfil the aspirations of Harlow Carr, an important tourist attraction in the town.
H37	✓✓	xx	O	✓	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. Development would harm the setting of the settlement. This is a highly exposed site in an open location and provides a setting for the conservation area.
H104	✓✓	✓✓	✓/x	x	✓	x	Preferred Option	The site offers the potential to deliver sustainable development and other development constraints have been identified. The site was formerly operational land for Yorkshire Water and classed as employment land. The site is now surplus to their operational requirements and it is considered that the site should be released for housing.
H105	✓✓	✓✓	✓/x	x	✓	x	Preferred Option	The site offers the potential to deliver sustainable development and other development constraints have been identified. The site was formerly operational land for Yorkshire Water and classed as employment land. The site is now surplus to their operational requirements and it is considered that the site should be released for housing.
H105(1)	✓✓	✓✓	✓/x	x	✓	x	Preferred Option	The site offers the potential to deliver sustainable development and other development constraints have been identified. The site was formerly operational land for Yorkshire Water and classed as employment land. The site is now surplus to their operational requirements and it is considered that the site should be released for housing.
H1023	✓✓	✓	O	x	✓	x	Preferred	The site offers the potential to deliver sustainable development and

							Option	whilst the site does not meet the accessibility criteria it is within 450m of a bus stop on the key network. However a development constraint has been identified in that it is recreation open space. However, subject to the satisfactory relocation and replacement of the tennis facility this should be identified as a preferred option
H3006	✓✓	xx	✓/x	✓	x	✓	Rejected (part of site lies with H3021 - a preferred option)	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. An additional constraint has been identified as development would harm the character of the settlement. Loss of the site to development would appear as a significant intrusion into open countryside and harm the attractive setting to the town. The area is picturesque and should be retained as a distinctive approach to the town.
H3007	✓✓	xx	0	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives. In addition the site would not meet the accessibility criteria and a development constraint has been identified in that the controlling landowner is not willing to release the land for development.
H3010	✓✓	xx	0	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and other constraints have been identified. In addition to not meeting the accessibility criteria development would harm the character of the settlement. This is a highly visible site that provides an attractive setting and high quality landscape to this edge of Harrogate. Development would also impact on biodiversity and result in the loss of recreational land.
H3011	✓✓	x	0	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and other constraints have been identified. In addition to not meeting the accessibility criteria development of this site would harm the character of settlement as development would erode the open character of the area. Furthermore development constraints have been identified in that the area forms part of a Green Wedge and development of the site would conflict with the purposes of the designation and the site is currently in recreational use and should remain in that use.

H3012	✓✓	xx	O	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would score poorly against the environmental objectives and other constraints have been identified. Development of this site would harm the character of the settlement, as development would adversely affect the wooded setting of Harrogate. It would also harm the setting of the conservation area and the semi-rural character of the Ringway footpath. Furthermore development constraints have been identified in that the area forms part of a Green Wedge and development of the site would conflict with the purposes of the designation and the site is currently in recreational use and should remain in that use.
H3021	✓✓	✓/x	O	✓	x	✓	Preferred Option	The site offers the potential to deliver sustainable development, however a constraint has been identified. Development here would harm the character of the settlement, resulting in the loss of a landscape that provides an attractive rural approach to the town.

Harrogate South East

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
H14	✓✓	x	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives. In addition development would result in harm to the character of the settlement and the site does not meet the accessibility criteria. The loss of the open field would result in harm to the exceptional landscape quality of the area and adversely affect the attractive views towards the edge of the town from the Crimple Valley.
H21	✓✓	✓/x	O	x	✓	✓	Rejected	Planning Permission has recently been granted on part of this site for residential use.
H31 EMP	✓✓	xx	✓✓	✓	x	✓	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives when assessed for housing or employment use. In addition built development would result in harm to the character of the settlement due to impact on the historic environment. Part of the site is allocated in the Harrogate District Local Plan for a Park & Ride facility.
H31 HSE	✓✓	xx	O	✓	x	✓		
H40	✓✓	✓/x	O	x	✓	✓	Rejected	This site offers the potential to deliver sustainable development and with the exception of accessibility no other constraints have been identified. However, a permission has recently been granted for alternative uses.
H60 EMP	✓	x	✓	x	x	✓	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives. Development would result in harm to the character of the settlement. The quality of the landscape is exceptional and provides an important setting to the town.
H60 HSE	✓✓	x	O	x	x	✓		
H1004	✓/x	✓✓	✓	x	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and whilst the site does not meet the accessibility criteria in full, Hornbeam Rail station is only 580m away. No other constraints were identified. This would be a Preferred Option for employment on an existing successful business park subject to the satisfactory relocation of the college currently located on the site.
H1021	✓✓	✓✓	O	✓	✓	x	Rejected	The site offers the potential to deliver sustainable development, however a development constraint has been identified. The site has

								now been converted into a library (community facility) by North Yorkshire County Council and therefore the site is no longer available.
H3002	✓✓	xx	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives and in addition development would result in harm to the character of the settlement. Development would intrude strongly on the highly attractive landscape of Crimple Valley and devalue it as a heritage asset
H3015	✓✓	xx	O	✓	x	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives and in addition development would result in harm to the character of the settlement and other development constraints have been identified. Development would significantly reduce the open character of the area and adversely affect access to the countryside. The area as a whole provides an essential green "rural corridor" and it is highly valued by local residents for recreation. There would also be harm to the character, appearance and setting of the Harrogate Conservation Area.
H3016	✓✓	✓	O	✓	x	x	Rejected	The site offers the potential to deliver sustainable development, however other constraints have been identified. Development would result in harm to the character of the settlement, as loss of the site to development would significantly reduce the open character of the area and adversely affect the attractive setting of the Conservation Area. The site is currently protected as recreational open space and should be retained in recreational use.
H3019	✓✓	✓	O	✓	✓	x	Awaiting outcome of relocation site search	The site offers the potential to deliver sustainable development, however a development constraint has been identified as the site is currently in recreational use.

Harrogate South West

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
H27	✓✓	xx	O	✓	x	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives. In addition development would result in harm to the character of the settlement and other development constraints have been identified. The site forms part of locally higher ground, visible from wider areas to the west. This site is a significant part of an important network of small fields with well treed hedgerows, including some mature ash and oak. The sward includes some areas of species-rich semi-improved grassland.
H27(1)	✓	x	✓	x	x	✓	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives. In addition development would result in harm to the character of the settlement and the location of the site does not meet the accessibility criteria for employment land. The site forms part of locally higher ground, visible from wider areas to the west.
H27a	✓	xx	✓	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives and whilst the site does not meet the accessibility criteria no other constraints have been identified. The site performs well in terms of the economic objectives of the sustainability appraisal and the site represents an extension to an existing employment area.
H32	✓✓	x	O	✓	✓	x	See H32(2)	Part of a larger area H32(2) and also forms part of H3008 (a preferred option)
H32(1)	✓✓	x	O	✓	✓	✓	See H32(2)	Part of H32(2) and also forms part of H3008 (a preferred option)
H32(2)	✓✓	x	O	✓	✓	✓	Preferred Option	This is a slightly modified boundary to H32(1). Also forms part of H3008 (a preferred option). The Council's sustainability appraisal indicates that the site performs poorly against the environmental objectives, however no other constraints have been identified.
H39	✓✓	✓✓	xx	x	✓	x	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria and is currently in employment use. However the buildings on this site are not considered to be of high quality and the site is largely in a

								residential location. It is considered therefore that this site should be allocated for residential use
H77	✓✓	✓✓	0	(x)	✓	✓	Forms part of Preferred Option H3008	The site offers the potential to deliver sustainable development. Whilst not meeting the accessibility criteria in full it is within 400m of a bus stop on the key network. The site forms part of Pannal Ash Fields SINC. The site was designated as a SINC primarily for its species-rich neutral grassland, which constitutes a UK Priority BAP Habitat 'Lowland Hay Meadow'. SINC designation would generally preclude this site from development under 'saved' policy NC3. However the condition of the sward has greatly deteriorated since it was last surveyed in 2000.
H1015	✓	✓/x	0	x	✓	x	Rejected	The site offers the potential to deliver sustainable development, however other constraints have been identified. The site does not meet the accessibility criteria and there is no direct road frontage. Gaining satisfactory vehicular access to the site is likely to require the demolition of the existing properties.
H1022	✓✓	✓✓	0	✓	✓	x	Preferred Option	The site offers the potential to deliver sustainable development. The site meets the accessibility criteria, however a development constraint has been identified. The site is currently a sports facility and is afforded protection for that use. However, subject to the satisfactory re-location of the facility the site should be identified as a Preferred Option.
H2003	✓✓	✓/x	0	x	✓	x	Rejected	The site offers the potential to deliver sustainable development, however the site does not meet the accessibility criteria and development constraints have been identified. Development would intrude into an existing green corridor and lying as it does adjacent to Rossett LNR would impede permeability of wildlife through the landscape
H3003	✓✓	xx	0	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. Whilst the site does not meet the accessibility criteria no other constraints have been identified.
H3004	✓✓	xx	0	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. Development would result in harm to the character of the settlement by virtue of the loss of a highly attractive grassland field right at the urban edge. The field contains many exceptional landscape features

								that could not be readily replaced if lost to development.
H3005	✓✓	xx	O	x	✓	✓	Preferred Option	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives, however whilst the site does not meet the accessibility criteria no other constraints have been identified.
H3008	✓✓	xx	✓	✓	x	✓	Preferred Option	Incorporating H32, H32(1) and H77. The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives and other constraints have been identified. Development would impact on settlement character resulting in significant encroachment into open countryside thereby affecting the rural setting of the town.
H3008(1)	✓✓	xx	✓	✓	x	✓	Preferred Option	Wholly within Preferred Option H3008
H3017	✓✓	xx	O	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition other constraints have been identified. Development would harm the character of the settlement. This is an attractive site that forms part of the distinctive setting to Harrogate and any form of development would appear incongruous in this location. There would also be an adverse effect on biodiversity as the site forms part of the wider, well-wooded Crimple Valley landscape. The area provides an important green 'rural corridor' abutting right up to the edge of Harrogate.
H3018	✓✓	xx	O	✓	✓	x	Rejected	This site includes H3005 (see comments above). The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. A development constraint has been identified as two sections of the site to the south are used as playing fields. It is considered that this use should continue. The field to the north is a preferred option.

Knarborough

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
K2b	✓✓	✓/x	✓	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified.
K2b(2)	✓✓	✓/x	✓	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified.
K4	✓	xx	✓	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition to not meeting the accessibility criteria development of this site would be likely to adversely impact on SINc and SSSI and other surrounding habitats and Great Crested Newt metapopulation. The site performs well against the economic objectives as the site has been proposed for employment use.
K7	✓✓	xx	0	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition development would harm the character of the settlement The site is very important for the landscape setting of Knarborough and views of the church and for the setting of the Scriven Conservation Area
K9	✓✓	✓/x	0	✓	✓	x	Rejected	The site offers the potential to deliver sustainable development however access is too constrained for the size of site (only route is from Orchard Close)
K9(1)	✓✓	✓✓	0	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and no other constraints have been identified. This is a smaller portion of K9 and the number of dwellings proposed can be satisfactorily served by access from Orchard Close.
K16	✓✓	✓✓	xx	✓	✓	x	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives and a development constraint has been identified as the land is currently in employment use. There are access issues that constrain development on the site however it is considered that a mix of retail/commercial/leisure uses with residential above would be appropriate.

K18	✓	✓✓	xx	✓	✓	x	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives and a development constraint has been identified as the land is currently in employment use. This is a long vacant employment site and it is now proposed for residential use with 50% affordable housing provision
K19	✓✓	✓/x	0	✓	✓	x	Rejected	This site offers the potential to deliver sustainable development however a development constraint has been identified in so far as flood risk affects 80% of site
K1002	✓/x	xx	0	x	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition other constraints have been identified. The site does not meet the accessibility criteria and development would significantly affect the character and appearance of the local area through loss of a key open space. In addition a development constraint has been identified as the land is currently existing recreation open space and should be protected for this use.
K1003	✓✓	xx	0	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition development would not meet the accessibility criteria and would harm biodiversity due to proximity to SSSI.
K1007	✓	✓✓	xx	✓	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives as part of the site was used for offices. Development constraints have been identified as the site is protected as employment land and as a community facility and should be retained in those uses.
K2001	✓✓	xx	0	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition development would harm the character of the settlement. Development would not be appropriate to the rural character of the area since it is visually detached from the built area of the village of Scriven and would harm the character and setting of the Conservation Area.
K2005	✓✓	✓✓	0	✓	✓	x	Rejected	The site offers the potential to deliver sustainable development however a development constraint has been identified. The site is currently in community use and should be retained in that use.
K3000	✓✓	xx	0	✓	x	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives

								and in addition other constraints have been identified. Development would result in harm to the character of the settlement. There would be loss of the parkland landscape characteristics at this edge of Knaresborough. This is an area of exceptionally attractive landscape that contributes substantially to the setting of the old village of Scriven and the northwest fringes of Knaresborough. There would also be a detrimental impact on the setting of Conservation Area. The site is set within a mosaic of semi-natural habitats, especially woodland and parkland and contains significant mature parkland-type trees. The trees on site are highly significant and development would fragment the wider integrity of the landscape for biodiversity.
K3001	✓/x	✓	○	✓	✓	x	Rejected	Site provides an opportunity to deliver sustainable development, however a development constraint has been identified as the potential access point from Water Lane and Hazelheads Lane is unacceptable
K3002	✓✓	✓	○	✓	✓	x	Rejected	Site provides an opportunity to deliver sustainable development however a development constraint has been identified. Access could be taken from Carmires Avenue, however it is a private street and therefore the agreement of the existing residents would be required. The Highway Authority advise that the access standard is acceptable, however deliverability of the site is compromised due to the uncertainty of getting approval from the residents.
K3003	✓	xx	○	x	✓	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition the site does not meet the accessibility criteria. There are other sites that perform better that deliver the housing numbers in Knaresborough.
K3005	✓✓	xx	○	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives and in addition other constraints have been identified. It is considered that development at this location would harm the character of the settlement by virtue of harm caused to the setting of the Conservation Area and a Listed Building. Furthermore, the site appears detached from the urban edge because the presence of the river corridor significantly enhances the rural character and attractive landscape setting of the site.

Ripon

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Preferred Option/ Rejected	Reasons
	Soc	Env	Econ					
R2a	✓✓	xx	O	x	✓	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition the site does not meet the accessibility criteria. There are other sites that perform better that deliver the housing numbers in Ripon.
R3	✓✓	✓/x	O	x	x	x	Rejected	The site offers the opportunity to deliver sustainable development however other constraints have been identified. Development will harm the character of the settlement. The site contributes to the overall attractive landscape setting for the City of Ripon and its listed buildings. There are attractive views across the site and it significantly contributes to the green space network within the City. Development would also harm biodiversity interests in the area.
R6	✓✓	xx	O	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives. In addition development would harm the character of the settlement, impacting on the character of the cemetery, as the site forms an important immediate backdrop to it; development here would remove much of the rural setting to this significant space. There would also be significant impact on a Grade II listed building. The site also does not meet the accessibility criteria
R7	✓✓	✓/x	O	x	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development. Whilst the site does not meet the accessibility criteria no other constraints were identified.
R10	✓✓	✓✓	xx	✓	✓	x	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives and a development constraint has been identified as the land is currently in employment use. This is a long standing vacant site within the development limit and therefore on balance it is considered that the site should be a preferred option for residential use.
R11	✓/x	✓✓	xx	x	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives and a development constraint

								has been identified as the land was last in employment use and should be retained for such a use. In addition the site does not meet the accessibility criteria.
R16	✓✓	✓✓	xx	x	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria and is currently in employment use and should be protected for that use as the site provides a useful supply of lower grade land.
R17	✓✓	✓✓	xx	(x)	✓	x	Preferred Option	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. It does not meet the accessibility criteria (being close to services and facilities but not meeting the bus/rail stop criteria) and is currently in employment use. This site has a derelict appearance with a long history of only sporadic occupation by employment uses. On balance it is considered that the site should be a preferred option for residential use.
R23	✓✓	✓✓	0	(x)	✓	x	Preferred Option	This site offers the potential to deliver sustainable development. Whilst not meeting the accessibility criteria in full it is within 400m of a bus stop on the key bus network. A development constraint has been identified. The last use of the main building and part of the existing site are classed as community uses and should generally be protected for that use. This issue in relation to the main building is resolved and it is proposed that the smaller units on the site currently in community use should be retained as such as part of any wider development.
R32	✓✓	xx	0	x	✓	x	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives and in addition the site does not meet the accessibility criteria. A development constraint has also been identified in that the site would require two points of access and only one appears to be available.
R36	✓✓	✓✓	0	x	✓	x	Awaiting outcome of relocation site search	The site offers the potential to deliver sustainable development however the site does not meet the accessibility criteria and a development constraint has been identified as the site is currently in recreational use.
R42	✓✓	✓✓	0	✓	x	✓	Rejected	The site offers the potential to deliver sustainable development, however development would cause harm to the character of the settlement. That part of the site facing Tower Road could not practically be developed for housing due to the proximity of

								large TPO-protected trees, the sloping topography and the proximity to / overlooking from the houses on the north side of Tower Road. As it stands the trees, and sloping land in front create an attractive 'grove' overlooked by the houses at Tower Road. This is an attractive piece of townscape.
R42a	✓✓	✓✓	○	✓	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and not other constraints have been identified.
R44	✓/x	✓✓	○	x	✓	x	Rejected	The site offers the potential to deliver sustainable development, however other constraints have been identified. The site does not meet the accessibility criteria and development would result in the loss of a community facility, which should be retained in that use.
R400	✓✓	xx	○	x	x	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives and in addition development would harm the character of the settlement. The landscape is attractive and harmonious following the natural course of the river corridor and provides a distinctive edge to Ripon. Development would be detrimental to the rural setting of Ripon.
R1001	✓✓	xx	○	x	✓	✓	Rejected	The Council's sustainability appraisal indicates that development on this site would perform poorly against the environmental objectives and in addition the site does not meet the accessibility criteria. There are other sites that perform better that deliver the housing numbers in Ripon.
R1004	✓✓	✓✓	xx	✓	✓	x	Rejected	The Council's sustainability appraisal indicates that the site performs poorly against the economic objectives. In addition other constraints have been identified. The site is currently in employment use and should be protected for that use as the site provides a useful supply of lower grade land.
R1005	✓	✓✓	○	✓	x	x	Rejected	The site offers the potential to deliver sustainable development, however other constraints have been identified. Development would result in harm to the character of the settlement. The site supports attractive views and contributes to the attractive character of the street scene. There would also be a negative effect on biodiversity interests.
R1006	✓✓	✓/x	○	x	x	x	Rejected	The site offers the potential to deliver sustainable development however other constraints have been identified. The site does not meet the accessibility criteria and development would harm the character of the settlement. Development would result in the loss of

								scrub and woodland cover, which provides an attractive setting in views of the settlement from the south. There would also be negative effects on biodiversity interests as the developing woodland and scrub of the site together with the adjacent allotments and neglected fields; it forms part of a valuable mosaic of habitats on the edge of the city.
R2000	✓✓	✓✓	0	✓	x	✓	Rejected	The site offers the potential to deliver sustainable development, however development would harm the character of the settlement. That part of the site facing Tower Road could not practically be developed for housing due to the proximity of large TPO-protected trees, the sloping topography and the proximity to / overlooking from the houses on the north side of Tower Road. As it stands the trees, and sloping land in front create an attractive 'grove' overlooked by the houses at Tower Road. This is an attractive piece of townscape.
R3005	✓✓	✓	0	x	✓	✓	Preferred Option	The site offers the potential to deliver sustainable development and whilst the site does not meet the accessibility criteria no other constraints have been identified.

CRITERIA FOR SCREENED OUT SITES

	Criteria used to screen out site options	Justification
1	Site does not lie adjacent to the development limit/proposed development limit of a Group A, B or C settlement (Core Strategy Policy SG2). Site should be screened out unless the Council's SHLAA clearly indicates there is insufficient housing land available adjacent to development limit to meet the relevant Core Strategy housing target	Site not well related to a settlement identified for growth in the Core Strategy. The Council's SHLAA indicates that there should be sufficient housing land available for development adjacent to Group A, B and C settlements to meet the housing targets of the Core Strategy.
2	Site is not large enough to accommodate 10 or more dwellings in the District's six main settlements, or 5 or more dwellings in Group B and C villages.	The site area is below the threshold size considered appropriate for the purposes of land allocations in the District's urban and rural areas
3	Site could not be developed without the loss of an area of importance for nature conservation e.g. SSSI, SINC, or LNR	Development of these sites of importance for nature conservation would be contrary to national and local planning policy (Harrogate District Local Plan Saved Policy NC3). The loss of biodiversity is likely to result in unsustainable development.
4	Site lies within the functional flood plain (zone 3b).	National planning policy seeks to avoid building new housing in the functional floodplain.
5	Site lies within the statutory Green Belt, and should be screened out unless it is suitable for land allocation as a rural exception site under Policy HLP3 of the Core Strategy	Site's development would be in conflict with national planning policy and Core Strategy Policy EQ2.
6	Site size would need to be reduced below the allocation threshold in order to avoid the loss of recreational and amenity open space as protected by Harrogate District Local Plan Saved Policies R1 and HD12 and land mark woodland.	The developable area of the site is below the threshold size considered appropriate for the purposes of land allocations in the District's urban and rural areas. Preliminary work suggests a surplus of open space and woodland is unlikely to be identified and therefore such land is unlikely to be available for development. Open space/sports facilities are not easily relocated.
7	Site's development, by virtue of its scale and location, would clearly be inappropriate to the role, form and character of the settlement.	Development of these sites would be in conflict with the Core Strategy Policies SG2 and SG4. The Council's SHLAA indicates that there should be sufficient housing land available for development on more appropriate sized sites adjacent to Group A, B and C settlements as defined by Core Strategy Policy SG2.
8	The site lies within a Green Wedge of the town of Harrogate as defined by Harrogate District Local Plan Saved Policy C10	The justification for continuing to designate 'green wedges' in relation to planning policy must be revisited during the preparation of the Sites and Policies DPD. However, green wedges are likely to form a key component of the green infrastructure of the District and thereby to be protected and enhanced. The Council's SHLAA indicates that there should be sufficient housing land available for

		development elsewhere to meet the towns housing requirement without the need to encroach into 'green wedges'.
9	Site lies within a registered historic battlefield	Development of these sites would be contrary to national planning policy.
10	Site cannot be accessed	Such sites would not be deliverable
11	Site could not be developed without the loss of open space or key views or other aspects identified as important to protect in the 2009/2010 conservation area appraisals.	<p>These are key characteristics of the District's conservation areas and have recently been agreed with local communities as important to protect.</p> <p>The Council's SHLAA indicates that there should be sufficient housing land available for development elsewhere to meet the District's housing requirement.</p>
12	Site is not of sufficient size to accommodate 1 hectare of employment land (Harrogate, Knaresborough and Boroughbridge	The site area is below the threshold size considered appropriate for the purposes of land allocations in the District's urban and rural areas
13	Site's development would adversely affect the character and/or setting of a Scheduled Ancient Monument	This would be contrary to national planning policy.
14	The site is defined as a Best and Good employment site	<p>Policy JB3 seeks to protect and enhance Best and Good employment sites. These are the District's key employment sites and erosion though encroachment to other uses is resisted.</p> <p>The Council's SHLAA indicates that there should be sufficient housing land available for development elsewhere to meet the District's housing requirement.</p>
15	The site would only be adjacent to the development limit if an additional site were to be allocated	See reasons given against criteria 1 and 7 above.
16	The landowner has indicated that the site is not available for development	In making allocations for development the Council needs to be satisfied that sites are developable within the timeframe of the plan. Availability is one of the key determinants.