



# Site Allocations (Homes & Jobs DPD) Flood Risk Sequential Test for Preferred Options


**December 2007**

T P Richards Dip T&RP, MRTPI, Head of Planning Services

**PLANNING DIVISION**

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.

[www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning)



This and other Local Development Framework documents are or will be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats, please contact Julia Lamb (tel. 01423 556586 or email [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk) )

## Glossary of Terms

AMR	<b>Annual Monitoring Report</b>	Part of the Local Development Framework, the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
DPD	<b>Development Plan Document</b>	Spatial planning documents that are subject to independent examination and, together with the Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of Land, and Area Action Plans (where needed). Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.
LDF	<b>Local Development Framework</b>	The name for the portfolio of Local Development Documents. The LDF includes Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.
LDD	<b>Local Development Document</b>	The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
LDS	<b>Local Development Scheme</b>	Sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State within six months of commencement of the Act and review the LDS on an annual basis.
PPG	<b>Planning Policy Guidance</b>	Government statements of national planning policy (being superseded by PPSs).
PPS	<b>Planning Policy Statement</b>	Government statements of national planning policy (being phased in to supersede PPGs).
RSS	<b>Regional Spatial Strategy</b>	Sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy Statement 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.
SA	<b>Sustainability Appraisal</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for Development Plan Documents and Supplementary Planning Documents.
SCI	<b>Statement of Community Involvement</b>	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The Statement of Community Involvement is not a Development Plan Document but is subject to independent examination.
SEA	<b>Strategic Environmental Assessment</b>	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SPD	<b>Supplementary Planning Document</b>	Provides supplementary information in respect of the policies in the Development Plan Document. They do not form part of the Development Plan and are not subject to independent examination.

## CONTENTS

	<b>Page</b>
1. Introduction	1
 <b>Schedules</b>	
1. Harrogate (including Pannal)	4
2. Knaresborough (including Scriven)	18
3. Ripon	24
4. Boroughbridge (including Langthorpe)	33
5. Masham	37
6. Pateley Bridge (including Bridgehousegate)	40
7. Villages and Countryside	43

## Harrogate Borough Council Local Development Framework

### Site Allocations (Homes & Jobs) DPD: Flood Risk Sequential Test for Preferred Options

#### 1. 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' (see box below) 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***

***In areas at risk of river flooding, preference should be given to locating new development in Flood Zone 1<sup>1</sup>. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2<sup>2</sup> and then Flood Zone 3<sup>3</sup>. Within each Flood Zone, new development should be directed to sites at the lowest probability of flooding from all sources as indicated by the Strategic Flood Risk Assessment (SFRA)'.***

#### Site Allocations (Homes and Jobs) DPD: Preferred Options

1.2 The Site Allocations (Homes and Jobs) 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. However, the Council has not been able to identify sufficient sites for all this period. The Council has identified sufficient land to accommodate 10 years supply of housing land after the adoption of the plan (2010). The dwelling target for the period up to 2020 is 3750 dwellings. Taking into account completions since 1<sup>st</sup> 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 Submission Core Strategy:

<b>Settlement Area</b>	<b>Approximate number of dwellings required to 2020</b>
Harrogate (including Pannal)	2101
Knaresborough (including Scriven)	540
Ripon	140
Boroughbridge (including Langthorpe)	132
Masham	99
Pateley Bridge (including Bridgehousegate)	171
Villages & countryside	567
Total	3750

<sup>1</sup> Flood Zone 1 = low flood risk areas, with a less than 1 in 1000 annual probability of flooding.

<sup>2</sup> Flood Zone 2 = medium flood risk areas, with between a 1 in 100 and 1 in 1000 annual probability of river flooding.

<sup>3</sup> Flood Zone 3a = high flood risk areas, with a 1 in 100 year or greater annual probability of river flooding. Flood Zone 3b is the functional flood plain, with a 1 in 20 year or greater probability of flooding.

1.3 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 these sites will also be allocated for employment use, to support and promote the District's economy during the plan period and beyond.

### **Strategic Flood Risk Assessment of Harrogate District (SFRA)**

1.4 A SFRA of Harrogate District has been carried out by consultants. The SFRA includes a detailed assessment of the vulnerability to flooding of many of the sites put forward by landowners (etc). The remaining sites (i.e. those proposed after the SFRA was completed) have been assessed on the basis of the SFRA's flood risk maps. As a result, for each of the proposed sites, Harrogate Borough Council has been able to identify the approximate proportion of site area that lies within Flood Zones 1, 2 and 3a.

### **Applying the Flood Risk Sequential Test to the DPD**

1.5 National planning policy in PPS25 requires local planning authorities (lpa's) to take a sequential risk based approach to determining the suitability of land for development.

1.6 The Flood Risk Sequential Test (FRST) 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.

1.7 The FRST uses the information contained in the Council's Strategic Flood Risk Assessment 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 (FZ1)). If however, there is a lack of suitable alternative sites in those areas at least/low risk from flooding, then the FRST allows the lpa to assess and if necessary allocate land for development in those areas of moderate risk from flooding (FZ2). Furthermore, if having assessed all sites in low and moderate flood risk areas, the lpa 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. (FZ3a) However, before the lpa can allocate this higher flood risk land a further test, referred to as an exceptions test, must be passed.

1.8 To pass the exceptions test it must be demonstrated that the site's development:

- Would provide wider sustainability benefits to the community
- Affects previously developed land (unless there is no previously developed land available and suitable)
- Would be safe, without increasing flood risk elsewhere, and
- If possible, would reduce flood risk overall.

1.9 Having undertaken the FRST on the site options for new homes and jobs in the above manner, a number of the Council's preferred options do affect land at a high risk from flooding. Therefore it will be important for the Council to address the above matters and consult with the Environment Agency prior to deciding whether they should be land allocations forming part of the DPD submitted to the Secretary of State.

1.10 The main body of the FRST 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 & C villages) Each schedule contains the following information on all the site options assessed for the relevant settlement:

1. LDF Site Reference Number
2. Site Address/Title
3. Extent of site within Flood Zones 1, 2 & 3a
4. Comments on the site and its suitability for development
5. A decision on whether the site should be a preferred option
6. The dwelling capacity of the site
7. The number of dwellings to be met in that settlement/area having taken into account the amount of dwellings likely to be developed on preferred option sites with less risk from flooding. (i.e. listed earlier in the schedule)

1.11 The order in which the site assessments are undertaken in each schedule is designed to minimise the need to identify land for new homes and jobs on land at most risk from flooding. The sites are assessed by order of size (largest first). If the dwelling requirement for that settlement/area can be met by these sites then there should be no need to develop land of a higher risk from flooding.

1.12 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 the application of the sequential test. It also highlights where further work under the exceptions test is required.

## 1. HARROGATE (INCLUDING PANNAL)

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. 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. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 2101 dwellings up to 2020 for Harrogate (including Pannal). A need to allocate land for employment use has also been identified in this area.

82 sites have been considered for possible allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 73 of the sites are solely within FZ1 (Flood Zone) and the remainder affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL500	Land at Daw Cross	100%	44.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, it has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also prominent, greenfield and within a special landscape area. Development would significantly encroach into open countryside, harming the area's rural character &amp; landscape setting of the town.</li> </ul>	No	1320	2101
H32(1)	Land at Cardale Park West	100%	38.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site has poor access to jobs, shops &amp; services by non-car modes and is greenfield, development would be well screened by existing trees &amp; hedges &amp; its development would be less harmful to the countryside than other greenfield options to the west of Harrogate and improved public transport and access to shops and services will be investigated.</li> </ul>	Yes	875	1226

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H2	Land west of Oaker Bank	100%	28.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, it has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also large, prominent and greenfield, at the edge of the urban area. Development would encroach significantly into open countryside.</li> </ul>	No	850	1226
H9	Land north of A59 & E of Otley Rd	100%	27.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, it has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also large, prominent and greenfield, at the edge of the urban area. Development would encroach significantly into open countryside.</li> </ul>	No	840	1226
H3	Land north of Penny Pot Lane	100%	27.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although in itself the site has poor access to jobs, shops &amp; services by non-car modes &amp; is greenfield, its development would be less harmful to the countryside than other greenfield options and improved public transport and access to shops and services will be investigated.</li> </ul>	Yes	668	558
H4c	Bilton Triangle, west Longlands Farm	100%	24.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is prominent &amp; greenfield. Development would significantly encroach into open countryside, harming the area's rural character &amp; landscape setting of the town;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	740	558
H27	Land at Jackland House Farm	100%	19.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development of the whole of this greenfield site would encroach significantly into countryside, to the detriment of the area's countryside character &amp; Special Landscape Area. (Part of the site is a preferred option for employment).</li> </ul>	No	576	558
H23	Land at Nidd Moor Farm	100%	14.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also within a Special Landscape Area and Green Belt. Development would harm countryside character &amp; landscape setting of Harrogate and Knaresborough.</li> </ul>	No	438	558

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H32	Land at Cardale Park West	100%	14.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site has poor access to jobs, shops &amp; services by non-car modes and is greenfield, development would be well screened by existing trees &amp; hedges &amp; its development would be less harmful to the countryside than other greenfield options to the west of Harrogate and improved public transport and access to shops and services will be investigated.</li> </ul>	Site is part of a larger preferred option	430	558
H37	Land south west Cornwall Road	100%	13.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site lies within a Special Landscape Area. Development would harm countryside character &amp; landscape setting of the town;</li> <li>Would result in the loss of recreational facility.</li> </ul>	No	339	558
H31	Land south East of Showground	100%	11.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also prominent &amp; greenfield. Development would significantly encroach into open countryside, harming the area's rural character &amp; appearance on an important approach to the town.</li> </ul>	No	N/A	558
H25	Land at Harlow Hill	100%	10.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also within a Special Landscape Area. Development would have an adverse impact on countryside character, landscape setting of the town &amp; character of the Pine Woods.</li> </ul>	No	300	558
H17	Land at Penny Pot Lane	100%	10.3					<ul style="list-style-type: none"> <li>Site is fully within Flood Zone 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development would also encroach into open countryside, harming the area's character and appearance.</li> </ul>	No	309	558
H1024	Dunlopillo Extension, Pannal	100%	9.0					<ul style="list-style-type: none"> <li>Site is fully within Flood Zone 1;</li> <li>However, site is prominent, greenfield, within the Green Belt &amp; outside the development limit. Development would result in a harmful urban extension into open countryside.</li> </ul>	No	N/A	558

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H74(1)	Dunlopillo Site, Pannal	100%	8.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield and in existing employment use. The preferred option is to retain and intensify the site for such use, to support the local economy.</li> </ul>	Yes (Employment)	N/A	558
H1000	Kingsley Drive	100%	7.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also part of a wider area being considered for future community sports facilities &amp; therefore is not available for housing.</li> </ul>	No	237	558
H102	Kingsley Farm, Bilton Triangle	100%	7.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also part of wider area being considered for future community sports facilities &amp; therefore is not available for housing.</li> </ul>	No	234	558
H72	Bilton Lane	100%	7.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development would also encroach into open countryside, harming the area's rural character &amp; landscape setting of the town.</li> </ul>	No	234	558
H4b	Bilton Triangle, west Longlands Farm	100%	7.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also part of wider area being considered for future community sports facilities &amp; therefore is not available for housing.</li> </ul>	No	225	558
H74	Dunlopillo Site, Pannal	100%	6.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield and in existing employment use. The preferred option is to retain the site in such use, to support the local economy.</li> </ul>	No	N/A	558
H35	Follifoot Road, Pannal	100%	6.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non car-modes;</li> <li>However, site is greenfield &amp; development would extend into countryside, harming landscape character.</li> <li>Development would also result in loss of recreational land.</li> </ul>	No	192	558

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H1007	Link Side	100%	4.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also prominent, greenfield, in Green Belt &amp; a Special Landscape Area. Development would encroach harmfully onto open land.</li> </ul>	No	147	558
H106	Claro Road	100%	4.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is part of wider area being considered for future community sports facilities &amp; therefore is not available for housing. Residential development would also result in loss of existing major sports facility and increase traffic congestion on a heavily congested part of the road network.</li> </ul>	No	132	558
H4a	Bilton Triangle, north Granby Farm	100%	4.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is part of wider area being considered for future community sports facilities &amp; therefore is not available for housing.</li> </ul>	No	130	558
H14	Hornbeam Park	100%	4.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Also, site is prominent, greenfield, outside development limit &amp; within a Special landscape Area. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	130	558
H104	Irongate Bridge Works	100%	3.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Also, this is a brownfield site within development limit, providing an good opportunity to enhance the character and appearance of the conservation area.</li> </ul>	Yes	96	462
H39	BT Training Centre	100%	3.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield &amp; within development limit.</li> </ul>	Yes	102	360

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H29	Land at Kingsley Road	100%	3.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site forms part of the Bilton Triangle green wedge;</li> <li>Site is adjacent to Harrogate-York railway line &amp; noise may be an issue.</li> </ul>	No	108	360
H76	Land at Forest Lane Head	100%	3.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield, outside development limit &amp; within Green Belt. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	100	360
H27(1)	Land at Jacklands House Farm	100%	3.1					<ul style="list-style-type: none"> <li>Encroachment into countryside considered to be outweighed by need for employment land.</li> <li>Site is fully within FZ1;</li> <li>Provision of additional employment land will also encourage investment in the area and support local business expansion.</li> </ul>	Yes (Employment)	NA	360
H1009	Bilton Wells, Bilton Hall Drive	100%	2.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also prominent, greenfield, in a Special Landscape Area &amp; in Green Belt. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	87	360
H400	Land south of Bogs Lane	100%	2.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield, outside development limit &amp; in Green Belt. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	84	360

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H75	Land at Longlands Farm	100%	2.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield, outside development limit &amp; in Green Belt. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	75	360
H40	Convent of the Holy Child	100%	2.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development may also harm the character &amp; appearance of Conservation Area.</li> </ul>	No	50	360
H1010	North of Bilton Lane	100%	2.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also prominent, greenfield, in Green Belt &amp; within a Special Landscape Area. Development would harm countryside character &amp; landscape setting of town.</li> </ul>	No	69	360
H77	Land at Beckwith Head	100%	2.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield &amp; outside development limit. Development would result in harmful encroachment into the countryside.</li> </ul>	No	63	360
H60	Hornbeam Park	100%	2.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is prominent, greenfield, outside the development limit &amp; in a Special Landscape Area. Development would harm countryside character &amp; landscape setting of the town.</li> </ul>	No	NA	360
H1016	Bachelor Gardens	100%	1.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has recently been acquired by the Council for use as public open space, to meet local needs &amp; therefore is not available.</li> </ul>	No	57	360

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H24	Bogs Lane, Starbeck	100%	1.8					<ul style="list-style-type: none"> <li>Site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is fully within FZ1;</li> <li>Also, development provides an opportunity to significantly improve quality of local environment &amp; deliver new open space.</li> </ul>	No	40	360
H1004	Harrogate College, Hornbeam Park	100%	1.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Also, site is brownfield &amp; within an existing employment area. Development provides an opportunity to improve the character &amp; appearance of the area.</li> </ul>	Yes (Employment)	NA	360
H21	Fulwith Mill Lane	100%	1.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Also, part of the site is in a Special Landscape Area. Development would harm countryside character &amp; landscape setting of the town.</li> </ul>	No	48	360
H71	Land R/O Fairways Avenue	100%	1.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is adjacent to Harrogate-York railway line &amp; noise may be an issue;</li> <li>Site is also greenfield, outside development limit &amp; in Green Belt. Development would significantly encroach into countryside, harming the area's rural character town's landscape setting.</li> </ul>	No	48	360
H1003	North of Forest Moor Road	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in the Green Belt in a prominent location between Harrogate and Knaresborough.</li> </ul>	No	45	360
H105(1)	Land West of Harlow Moor Road	100%	1.5					<ul style="list-style-type: none"> <li>Site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is fully within FZ1, lies within the development limit &amp; is brownfield.</li> </ul>	Yes	54	306
H1027	Claro Road Depot, Claro Road	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit;</li> <li>However, site is currently in employment use &amp; residential development would cause a loss in local job opportunities.</li> </ul>	No	45	306

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H105	Harlow Hill Depot	100%	1.1					<ul style="list-style-type: none"> <li>Site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is fully within FZ1, lies within the development limit &amp; is brownfield.</li> </ul>	No	50	306
H1012	Knapping Mount	100%	1.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield &amp; within development limit;</li> <li>However, site is currently in employment use and it not available.</li> </ul>	No	30	306
H28	Land at Hill Top Lane	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in a Special Landscape Area. Development would harm the countryside character &amp; landscape setting of the town.</li> </ul>	No	27	306
H43	Oak Beck Park off Skipton Rd	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has received planning permission for another competing use &amp; therefore is not available.</li> </ul>	No	NA	306
H1002	Harrogate DRA Sports Club, S'beck	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development would result in loss of recreational facilities, which would need replacing.</li> </ul>	No	27	306
H107	Station Parade	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield, with good accessibility to jobs, shops and services by non-car modes of transport;</li> <li>Development offers an opportunity to enhance the Conservation Area.</li> </ul>	Yes	100	206
H51	Workshop, Myrtle Square	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has received planning permission &amp; therefore is no longer available.</li> </ul>	No	5	206
H1026	Nidd Vale Motors Site, Leeds Road	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield &amp; within development limit.</li> </ul>	Yes	40	166

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H7	Starbeck Highways Dept	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Provides AN important part of the range of employment sites</li> <li>Current use would need to be relocated;</li> <li>Site also experiences noise from the adjacent railway line.</li> </ul>	No	18	166
H1020	Woodfield Hse/Family Centre	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield, with good accessibility to jobs, shops &amp; services by non-car modes of transport;</li> <li>Development also offers an opportunity to enhance Conservation Area.</li> </ul>	Yes	19	147
H1071	L/O Princess Royal Way & SH, Pannal	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield, with good accessibility to jobs, shops and services by non-car modes of transport.</li> </ul>	Yes	17	130
H1019	Adjacent Stonefall Waste Site	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is no longer available.</li> </ul>	No	NA	130
H108	Rossett Manor, Leadhall Lane	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site scores negatively in terms of the accessibility criteria.</li> </ul>	No	13	130
H1023	Spa Tennis Club, Kent Drive	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site only available if club relocates, which is dependent on proposals being pursued as part of the preparation of the Community Sports Area Action Plan.</li> </ul>	Yes	18	112
H1022	Harrogate Racquets Club	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site not now proposed for housing</li> </ul>	No	15	112
H49	Pannal Grange, Pannal	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is being developed &amp; therefore is not available to allocate.</li> </ul>	No	12	112

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Outstanding dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H18	Land N of Eastville Cottage	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in a Special Landscape Area. Development would harm countryside character &amp; landscape setting of the town.</li> </ul>	No	12	112
H1006	Belmont Stables, Forest Lane	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in the Green Belt, in a prominent location between Harrogate &amp; Knaresborough.</li> </ul>	No	12	112
H110(1)	White's Removals	100%	0.38%					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit.</li> </ul>	Yes	36	76
H1021	Harrogate & Meadowbank Centres	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is brownfield &amp; within the development limit.</li> </ul>	Yes	10	66
H1017	Grove Park Centre	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit;</li> <li>However, site is currently in employment use &amp; residential development would cause a loss in local job opportunities.</li> </ul>	No	10	66
H1015	R/O 7 Rossett Drive	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Vehicular access is also problematic;</li> <li>Site is also considered to be too small to allocate.</li> </ul>	No	9	66
H109	Prince of Wales Mansion	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit.</li> </ul>	Yes	17	49
H1013	Spa Lane	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit.</li> </ul>	Yes	10	39

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwelling capacity	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H1011	Park View Car Park	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit.</li> </ul>	No	18	21
H110	White's Removals	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit;</li> <li>However, site can be enlarged to provide for more housing (see H101(1)).</li> </ul>	No	50	21
H1014	Diamond Grove Garages	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site has poor access to jobs, shops &amp; services by non-car modes it is brownfield &amp; within the development limit.</li> </ul>	Yes	10	11
H1018	Beckhome Family Centre	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes, is brownfield &amp; within the development limit;</li> <li>However, site is too small to be an allocation &amp; development would result in the loss of a community facility.</li> </ul>	No	3	11
H15	Knox Hill Farm, Ripon Rd	95%	22.6	2.5%	0.6	2.5%	0.6	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Also, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is in a Special Landscape Area &amp; development would harm the countryside character &amp; landscape setting of the town.</li> </ul>	No	714	11
H8	Land north of A59, Skipton Rd	95%	14.7			5%	0.8	<ul style="list-style-type: none"> <li>Majority of site is in FZ1, remainder is in FZ 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is greenfield, prominent &amp; outside the development limit. Development would encroach significantly into open countryside, harming the area's rural character and appearance;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	470	11
H19	Nitter Hill, Ripon Rd	95%	1.0			5%	0.1	<ul style="list-style-type: none"> <li>Majority of site is in FZ1, remainder is in FZ 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development would represent unacceptable urban extension of the town into the countryside.</li> </ul>	No	33	11

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
H100	Land at Bilton	93.5%	3.0	2.5%	0.06	5%	0.13	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is in a Special Landscape Area &amp; development would harm the countryside character &amp; landscape setting of the town, encroaching unacceptably into the countryside.</li> </ul>	No	96	11
H101	Land at Bilton Road	87.5%	1.8	2.5%	0.1	10%	0.2	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is greenfield, outside the development limit, in a special landscape area &amp; in Green Belt. Development would encroach into countryside, harming the area's rural character and landscape setting of the town.</li> </ul>	No	63	11
H11	Land at Forest Lane	85%	9.4			15%	1.7	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is in FZ1, remainder is in FZ 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also prominent, greenfield, outside the development limit &amp; in Green Belt. Development would encroach into open countryside, harming the area's rural character &amp; landscape setting of the town.</li> </ul>	No	333	11
H34	Gas Works, Skipton Road	67.5%	1.6	30%	0.7	2.5%	0.1	<ul style="list-style-type: none"> <li>Site is brownfield;</li> <li>However, a significant amount is within FZs 2 &amp; 3a &amp; therefore only suitable for employment subject to passing the Exception Test.</li> </ul>	No	NA	11
H1001	Knox Lane	66.6%	0.4			33.3%	0.2	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is in a Special Landscape Area &amp; development would harm the countryside character &amp; landscape setting of the town, encroaching unacceptably into the countryside.</li> </ul>	No	18	11
H22	Grange Farm, Skipton Rd	57.5%	4.2	2.5%	0.2	40%	2.9	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, a significant amount of site is within FZs 2 &amp; 3a &amp; therefore is only suitable for housing subject to passing the Exception Test.</li> <li>Also, site is greenfield, prominent &amp; outside the development limit. Development would encroach significantly into open countryside, harming the area's rural character and appearance.</li> </ul>	No	220	11

## Conclusion

Following application of the sequential test, 15 sites in Harrogate (including Pannal) are considered suitable for identification as Preferred Options for housing (H110(1), H1014, H109, H107, H1020, H105(1), H104, H3, H1023, H1021, H1013, H1026, H39, H32(1), H1071). All 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 Exceptions Test to be applied.

It is estimated that these 15 sites can deliver around 2090 dwellings. This leaves an outstanding dwelling requirement in the Harrogate area of around 11 units. Given their flooding constraints and additional planning considerations, it is not considered that any other sites in the area are suitable to be identified as Preferred Options for housing.

Informed by the Sequential Test, a further 3 sites are considered to be reasonably available as employment allocations (H27(1), H74(1) and H1004). Again, all of these sites lie fully within Flood Zone 1. Therefore, in order for these sites to be allocated in the DPD, it is not necessary for the Exceptions Test to be applied.

## 2. KNARESBOROUGH (INCLUDING SCRIVEN)

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. The Core Strategy indicates that around 14% of the District housing growth will take place within the Knaresborough (including Scriven) area during the plan period. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 540 dwellings up to 2020 for Knaresborough (including Scriven). A need to allocate land for employment use has also been identified.

27 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 18 of the sites are solely within FZ1 and the remainder are affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
K1004	Land at Hall Farm	100%	30.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes, although site could provide a mix of uses making certain facilities more accessible for residents;</li> <li>However, site is greenfield &amp; development would encroach significantly into the countryside, harming the countryside character of the area &amp; the setting of the town.</li> </ul>	No	900	540
K7	Land west of A6055 north of Knaresborough	100%	11.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also large, prominent, greenfield &amp; outside the development limit. Development would harm an important approach into the town &amp; would inappropriately extend into open countryside.</li> </ul>	No	339	540

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
K9	South of Bar Lane	100%	5.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also large, greenfield &amp; outside the development limit. Development would inappropriately extend the town into open countryside, harming the countryside character of the area and the setting of the town.</li> </ul>	No	171	540
K1003	Land at Halfpenny Lane north	100%	5.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Development would bring forward planning benefits associated within recreational use of nearby SSSI;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield &amp; outside the development limit.</li> </ul>	No	171	540
K4	Land at Boro'bridge Rd	100%	2.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield, outside the development limit &amp; poorly related to the town's built form. Development would encroach into the countryside, harming the character of the area &amp; setting of the town.</li> </ul>	No	NA	540
K1005	L/O Forest Moor Road	100%	2.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in Green Belt &amp; development would harm the countryside &amp; landscape character.</li> </ul>	No	75	540
K1001	Thistle Hill Nurseries	100%	2.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in the Green Belt &amp; development would harm the countryside &amp; landscape character.</li> </ul>	No	60	540
K6	Land at Thistle Hill	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in the Green Belt &amp; development would harm the countryside &amp; landscape character.</li> </ul>	No	54	540

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
K16	Former Cattle Market	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield with excellent access to jobs etc by non-car modes;</li> <li>Development provides an opportunity to significantly improve the Conservation Area;</li> <li>However, vehicular access is a major constraint;</li> <li>There are also unresolved issues concerning the site's ownership.</li> </ul>	No	24	540
K1006	Land between South Ings & Oak Mount	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is in Green Belt &amp; development would harm the countryside &amp; landscape character.</li> </ul>	No	24	540
K9(1)	S of Bar Lane & N of Hazelheads Lane	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is located on greenfield land &amp; outside the development limit. Development would slightly extend the town into open countryside, harming the countryside character of the area and the setting of the town.</li> <li>Site is surrounded on three sides by existing development.</li> </ul>	Yes	22	518
K10	Off Chain Lane	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield &amp; within development limit.</li> </ul>	Yes	20	498
K1002	Former Nursery, Halfpenny Lane	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also allocated for recreational use in the Local Plan.</li> </ul>	No	15	498
K5	Land at Thistle Hill	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also in Green Belt, development would be backland &amp; harm the countryside &amp; landscape character.</li> </ul>	No	15	498
K1008	Strikes Garden Centre, Knaresborough	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is also brownfield &amp; within development limit.</li> </ul>	No	13	485
K30	L/O Blind Lane	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Development would improve quality of local environment.</li> </ul>	Yes	20	465

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
K18	Former Timber Yard	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield, has good access to jobs, shops &amp; services by non-car modes &amp; development would improve quality of local environment;</li> <li>However, site is in protected for employment use and provides an important part of the employment portfolio in Knaresborough</li> </ul>	No	9	465
K1007	Stockwell Lane	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield &amp; has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is in protected for employment use and is also considered to be too small to allocate.</li> </ul>	No	6	465
K25	L/O Wetherby Road	95%	0.5	2.5%	0.05	2.5%	0.05	<ul style="list-style-type: none"> <li>Site is available;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is in FZ1, remainder is in FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also a pleasant area of greenspace.</li> </ul>	No	18	465
K2b	Manse Farm	90%	37.7%	5%	4.2	5%	4.2	<ul style="list-style-type: none"> <li>Whilst the majority of site is in FZ1, the remainder is in FZs 2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>However, although the site currently has poor access to jobs, shops &amp; services, it could provide a mix of uses making certain services more accessible.</li> <li>Development may support provision of a rail halt;</li> <li>Development will encroach into countryside, but not harmfully so.</li> </ul>	Yes	500	-35
K20	Dropping Well, Badger Estate	90%	0.6	5%	0.05	5%	0.05	<ul style="list-style-type: none"> <li>Although majority of site is in FZ1, remainder is in FZ 2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also in the Green Belt, Special Landscape Area &amp; Conservation Area. Development would harm the character of all three designations.</li> </ul>	No	20	-35
K2a	Manse Farm	80%	1.1	10%	0.15	10%	0.15	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZs 2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is greenfield &amp; development would extend harmfully into the countryside.</li> </ul>	No	42	-35

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
K3	Fields at Calcutt	75%	5.0	12.5%	0.8	12.5%	0.8	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZs 2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is in Green Belt, Special Landscape Area &amp; Conservation Area. Development would harm all three designations &amp; also possibly the River Nidd corridor.</li> </ul>	No	198	-35
K24	L/O A658	75%	1.0			25%	0.4	<ul style="list-style-type: none"> <li>Whilst majority of site is in FZ1, remainder is in FZ 3a &amp; therefore only suitable for employment subject to passing the Exception Test;</li> <li>Development would also harm countryside character &amp; the town's setting.</li> </ul>	No	NA	-35
K1000	L/O The Chase	60%	0.1			40%	0.1	<ul style="list-style-type: none"> <li>A significant part of site is in FZ 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is considered to be too small to allocate.</li> </ul>	No	6	-35
K2c	Manse Farm	50%	1.0	30%	0.5	20%	0.4	<ul style="list-style-type: none"> <li>Half of site is in FZs 2 &amp; 3a &amp; therefore only suitable for employment subject to passing the Exception Test;</li> <li>Site is also greenfield, outside the development limit &amp; contains a large number of TPO'd trees.</li> </ul>	No	NA	-35
K19	Wetherby Road	10%	0.1	50%	0.4	40%	0.3	<ul style="list-style-type: none"> <li>Site is brownfield &amp; development could improve Conservation Area;</li> <li>However, majority of site is in FZs 2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test.</li> </ul>	No	24	-35

### Conclusion

Following application of the sequential test, 4 sites in Knaresborough (including Scriven) are suitable for identification as Preferred Options for housing (K30, K2b, K9(1) and K10). 3 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 Exceptions Test to be applied.

However, a small part of the site K2b is affected by Flood Zones 2 and 3a. This part of the site can only be developed if it passes the Exception Test. Alternatively it may not be necessary to develop this part of the site for built form e.g. it could provide for the developments open space.

It is estimated that these 4 sites can deliver around 575 dwellings. This is a surplus over the requirement of 35 units. Given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

Part of K2b will be developed for employment uses. It is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for employment.

### 3. RIPON

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. The Core Strategy indicates that around 8% of the District housing growth will take place within the Ripon area during the plan period. The Council has not been able to identify sufficient sites for all this period. The preferred options provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 140 dwellings up to 2020 for Ripon. A need to allocate land for employment use has not been identified.

44 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 25 of the sites are solely within FZ1 and the remainder are affected to a greater or lesser degree by FZs 2 and 3a.

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwelling need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R1000	Hollins Hill Estate	100%	133.0					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>It is unlikely that satisfactory vehicular access can be achieved;</li> <li>Site is also greenfield &amp; in open countryside;</li> <li>Potential subsidence arising from gypsum dissolution may add to development costs.</li> </ul>	No	3993	140
R400	Land at Whitcliffe Lane	100%	45.5					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield &amp; in open countryside.</li> </ul>	No	1365	140
R2c	Land at Littlethorpe Manor	100%	10.4					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield, outside the development limit &amp; in open countryside. Development may harm the City's landscape setting.</li> </ul>	No	312	140

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R9	Land at Ripon	100%	9.4					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Development could harm countryside &amp; adjacent Special Landscape Area;</li> <li>Transport improvements involving 3<sup>rd</sup> party land purchase may also be necessary.</li> </ul>	No	282	140
R4c	Land at Ripon Bypass south	100%	7.3					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also outside development limit &amp; development would result in loss of high quality agricultural land;</li> <li>Site is poorly located in relation to the built form of the city.</li> </ul>	No	219	140
R2g	Land at Littlethorpe Manor	100%	4.2					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has been withdrawn at request of landowner &amp; therefore is not available for allocation.</li> </ul>	No	126	140
R7	Springfield Close Farm	100%	3.2					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also susceptible to gypsum dissolution;</li> <li>Issues surrounding landownership &amp; restrictive covenants may affect the site.</li> </ul>	No	96	140
R2e	Land at Littlethorpe Manor	100%	3.1					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is outside development limit &amp; development may encroach harmfully into the countryside;</li> <li>Development may harm adjacent SSSI;</li> <li>Vehicular access may be problematic.</li> </ul>	No	93	140
R2d	Land at Littlethorpe Manor	100%	2.4					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is outside development limit &amp; development would harm the landscape setting of the city from the south;</li> <li>Development may affect adjoining SINC.</li> </ul>	No	72	140
R4b	Land at Ripon Bypass south	100%	2.4					<ul style="list-style-type: none"> <li>Site is fully within FZ 1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is outside development limit &amp; development would result in loss of high quality agricultural land;</li> <li>Site is also poorly located in relation to the built form of the city.</li> </ul>	No	72	140

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R23	Red House, Palace Road	100%	1.6					<ul style="list-style-type: none"> <li>Site currently has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site may be susceptible to gypsum dissolution and wildlife interest, which needs further investigation;</li> <li>However, site is fully within FZ 1;</li> <li>Site is also brownfield, within development limit &amp; development could help to significantly improve appearance of Conservation Area.</li> </ul>	Yes	40	100
R42	L/O Tower Road	100%	1.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is within the development limit;</li> <li>Site currently has poor access to jobs, shops &amp; services but accessibility may be improved;</li> <li>However, site may be affected by gypsum dissolution, have ecological value and securing adequate vehicular access may be problematic.</li> </ul>	No	39	100
R36	Land at Mallorie Drive	100%	1.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development would result in loss of recreation open space;</li> <li>Site also has important amenity value, especially in combination with adjacent recreation areas &amp; contributes to the setting of the conservation area;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site may be affected by subsidence arising from gypsum dissolution.</li> </ul>	No	30	100
R1002	Between B6265 & Bishopston	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, vehicular access is problematic;</li> <li>Site is also an attractive open space within Special Landscape Area. Development would change area's character &amp; harm setting of nearby Listed Buildings &amp; Conservation Area;</li> <li>Site may be of archaeological importance.</li> </ul>	No	27	100
R2i	Land at Littlethorpe Manor	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs shops &amp; services by non-car modes;</li> <li>Development would harm the character &amp; setting of Littlethorpe Manor, its boundary walls &amp; gate piers, which are all Listed.</li> </ul>	No	24	100

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R1006	L/O Knaresborough' Road	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Vehicular access is problematic;</li> <li>Foul water drainage may need to be pumped;</li> <li>Site may be unduly susceptible to gypsum dissolution.</li> </ul>	No	18	100
R28	L/O Harrogate Road	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is susceptible to gypsum dissolution.</li> </ul>	No	18	100
R34	Land at Quarry Moor	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site does not read as part of the urban area. Development here would extend the built up area of Ripon southwards.</li> </ul>	No	15	100
R1007	Land at 95 Harrogate Road, Ripon	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site may be affected by subsidence arising from gypsum dissolution.</li> <li>Site is also brownfield, within development limit.</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> </ul>	Yes	12	88
R35	Harrogate Road	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is outside the development limit, Development would harm the attractive landscape providing the City's setting from the south;</li> <li>Site is also considered to be too small to allocate.</li> </ul>	No	9	88
R1009	Black Swan Yard and Former Laundry, Westgate	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also brownfield, within development limit &amp; development could help to significantly improve appearance of Conservation Area.</li> <li>Would be preferred if on-site car parking was not provided.</li> </ul>	Yes	10	78
R43	Ostcliffes Court	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, although the site offers good accessibility &amp; an opportunity to redevelop a brownfield site, it is considered too small to allocate.</li> </ul>	No	6	78

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R37	Tower Garage, Palace Road	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, although the site offers good accessibility &amp; an opportunity to redevelop a brownfield site, it is considered too small to allocate.</li> </ul>	No	3	78
R1010	Ripon Spa Baths, Park Street	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also brownfield, within development limit &amp; development could help to significantly improve appearance of Conservation Area.</li> <li>Would be preferred if on-site car parking was not provided.</li> </ul>	No	10	78
R1008	Former Offices and Library, Waterskellgate, Ripon	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also brownfield, within development limit &amp; development could help to significantly improve appearance of Conservation Area.</li> <li>Would be preferred if on-site car parking was not provided.</li> </ul>	Yes	10	68
R6	Snow Close Farm	95%	24.8	5%	1.3			<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also outside development limit. The urban edge is sensitive to change in this location, which provides the northern rural setting for the city;</li> <li>Small part of site may be required for a cemetery extension.</li> </ul>	No	783	68
R11	Gas Works, Stonebridgegate	95%	0.5	5%	0.1			<ul style="list-style-type: none"> <li>Although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site may be affected by gypsum dissolution, needing further investigation;</li> <li>Site is no longer available.</li> </ul>	Yes	10	58
R44	Ripon Fire Station, Stonebridgegate	95%	0.19	2.5%	0.005	2.5%	0.005	<ul style="list-style-type: none"> <li>Although majority of site is within FZ1, a small part is within FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>The availability of this site is dependent upon finding a suitable alternative site for the Fire Station;</li> <li>Site is also too small to be allocated.</li> </ul>	No	6	58

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R16	Ash Grove Industrial Estate	90%	1.4	10%	0.1			<ul style="list-style-type: none"> <li>Site is brownfield &amp; within the development limit;</li> <li>However, although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also protected in employment use &amp; is an important location for small businesses that may not be able to afford to relocate;</li> <li>Site has poor access to jobs shops &amp; services by non-car modes;</li> <li>Vehicular access is a problematic.</li> </ul>	No	45	58
R17	Old Good Yard, Hutton Bank	90%	1.3	10%	0.1			<ul style="list-style-type: none"> <li>Although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Although site has poor access to jobs shops &amp; services on foot, it is within 400m of a bus stop on the Key Bus Network &amp; adjacent to a key route proposed in the Ripon Cycling Plan;</li> <li>Site is brownfield, unattractive &amp; prominent, adjacent to the Conservation Area &amp; a Special Landscape Area. It is also adjacent to residential development. The site's shape and topography suggest that environmentally, residential development may be appropriate on this site.</li> </ul>	Yes – subject to passing the Exception Test	42	16
R3	Ripon Grammar School	70%	2.1	30%	0.9			<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also an important large amenity open space within the urban area, especially in combination with adjacent areas of recreation open space, contributing to the setting of the adjacent Conservation Area. It is well used for informal recreation.</li> </ul>	No	90	16
R2a	Land at Littlethorpe Manor	70%	0.8	30%	0.3			<ul style="list-style-type: none"> <li>Although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also outside the development limit for &amp; forms part of an agricultural area providing the setting for the city, which would be harmed through development;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	33	16

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R1	Land north of Bridge View Road	70%	0.7	30%	0.3			<ul style="list-style-type: none"> <li>Although majority of site is within FZ1, a small part is within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also outside the development limit;</li> <li>Site has potential problems associated with gypsum dissolution.</li> </ul>	No	30	16
R2h	Land at Littlethorpe Manor	65%	0.8	25%	0.3	10%	0.1	<ul style="list-style-type: none"> <li>A significant part of the site lies within FZs2 &amp; 3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also outside the development limit;</li> <li>The site has poor access to jobs shops &amp; services by non-car modes.</li> </ul>	No	39	16
R2b	Land at Littlethorpe Manor	55%	0.3	45%	0.2			<ul style="list-style-type: none"> <li>A significant part of the site lies within FZs2 &amp; 3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also outside the development limit, severed from the main area of development &amp; provides the city's landscape setting, which would be harmed through development;</li> <li>Vehicular access may not be possible;</li> <li>Site has poor access to jobs shops &amp; services by non-car modes.</li> </ul>	No	15	16
R32	Land at Bishopston	45%	4.1	55%	4.9			<ul style="list-style-type: none"> <li>Majority of the site lies within FZ2 &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>The site is also outside the development limit &amp; adjacent to a SLA;</li> <li>Vehicular access may be problematic;</li> <li>Site has poor access to jobs shops &amp; services by non-car modes.</li> </ul>	No	270	16
R2f	Land at Littlethorpe Manor	37.5%	4.3	2.5%	0.3	60%	6.9	<ul style="list-style-type: none"> <li>Majority of the site lies within FZs2 &amp; 3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has a poor access to jobs shops &amp; services by non-car modes;</li> <li>The site is located outside development limit, in open countryside.</li> </ul>	No	345	16

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwelling need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
R4a	Land west of A61, Rotary Way	30%	0.9	60%	1.7	10%	0.3	<ul style="list-style-type: none"> <li>Majority of the site lies within FZs2 &amp; 3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs shops &amp; services by non-car modes;</li> <li>Loss of this open area adjacent to an important &amp; historic entrance into Ripon &amp; outside the development limit will be detrimental to the setting of listed buildings &amp; the Conservation Area.</li> <li>Site may be susceptible to gypsum dissolution;</li> <li>Development would result in the loss of amenity/recreation open space.</li> </ul>	No	87	16
R1001	Dallamires	10%	0.3	70%	2.2	20%	0.7	<ul style="list-style-type: none"> <li>Majority of the site lies within FZs2 &amp; 3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs shops &amp; services by non-car modes;</li> <li>Gypsum present &amp; liable to dissolution;</li> <li>Access issues need to be resolved.</li> </ul>	No	66	16
R1005	L/O North Road			100%	0.4			<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site lies fully within FZ2 &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also an attractive open space in the Conservation Area, which would be lost through development.</li> </ul>	No	12	16
R10	Land at Ripon Auction Mart			25%	0.7	75%	1.9	<ul style="list-style-type: none"> <li>Site is fully within FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>However, site is partly brownfield, within the development limit &amp; has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes – Subject to passing the Exception Test	79	-63
R1003	Land west of A61					100%	1.9	<ul style="list-style-type: none"> <li>Site is fully within FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also has poor access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	57	-63
R1004	The Wolseley Centre					100%	1.0	<ul style="list-style-type: none"> <li>Site is fully within FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also protected in employment use.</li> </ul>	No	28	-63

## Conclusion

Following application of the sequential test, 7 sites in Ripon are considered suitable for identification as Preferred Options for housing (R10, R1009, R1008, R1007, R17, R23, R11). 4 of these sites lies solely within Flood Zone 1. Therefore, in order for these 4 sites to be allocated in the DPD, it is not necessary for the Exceptions Test to be applied.

However, 3 of these sites are affected by Flood Zones 2 and 3a. These sites can only be allocated in the DPD if they pass the Exceptions Test.

It is estimated that these 7 sites can deliver around 203 dwellings. This is a surplus over the requirement of 63 dwellings. Given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

#### 4. BOROUGHBIDGE (INCLUDING LANGTHORPE)

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. The Core Strategy indicates that around 3.5% of the District housing growth will take place within the Boroughbridge (including Langthorpe) area during the plan period. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 132 dwellings up to 2020 for Boroughbridge (including Langthorpe). A need to allocate a small amount of land for employment use has also been identified.

13 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 6 of the sites are solely within FZ1 and the remainder are affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
B18	Brickyard Road	100%	11.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield, outside the development limit &amp; development would harm rural character of the area.</li> </ul>	No	NA	132
B6	Aldborough Gate	100%	7.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development would harm countryside character of the area;</li> <li>Development would also result in the loss of Grade 2 agricultural land &amp; potential harm to archaeological remains.</li> </ul>	No	210	132
B3	Land at Aldborough Gate	100%	2.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; outside the development limit, providing an important open gap between Boroughbridge &amp; Minskip that would be lost through development;</li> <li>Location is also likely to increase car travel to access employment.</li> </ul>	No	N/A	132

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
B1000	Land between Aldborough Gate & Minskip Road	100%	1.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; outside development limit, providing an important open gap between Boroughbridge &amp; Minskip that would be lost through development;</li> <li>Location is also likely to increase car travel to access employment.</li> </ul>	No	NA	132
B100	Land at Aldborough Gate	100%	0.9					<ul style="list-style-type: none"> <li>Site fully FZ1;</li> <li>Site is greenfield &amp; outside development limit, providing an important open gap between Boroughbridge &amp; Minskip that would be lost through development;</li> <li>Location is also likely to increase car travel to access employment.</li> </ul>	No	NA	132
B5	Land north of Skelton Road	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, it has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Site is also greenfield &amp; outside development limits;</li> <li>Safe, satisfactory vehicular access cannot be achieved;</li> <li>Site is also considered to be too small to allocate.</li> </ul>	No	9	132
B4	Three Arrows Field	85%	4.5	15%	0.8			<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site has poor access to jobs, shops &amp; services by non-car modes;</li> <li>Vehicular access to site is problematic;</li> <li>Site is greenfield &amp; outside development limit. Development would encroach into countryside, harming area's rural character &amp; setting of a Scheduled Ancient Monument.</li> </ul>	No	159	132
B17	Bar Lane	97.5%	1.6	2.5%	0.1			<ul style="list-style-type: none"> <li>Whilst majority of the site is in FZ1, a small part is in FZ2 &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>Vehicular access is problematic</li> </ul>	No	51	132
B12	Farnell's Technology Park	97.5%	5.9			2.5%	0.1	<ul style="list-style-type: none"> <li>Whilst majority of the site is in FZ1, a small part is in FZ3a &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>However, site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Allocation would also enable redevelopment of a (part) brownfield site, helping to deliver improved employment opportunities.</li> </ul>	Yes – subject to passing Exception Test	60	72

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
B11(1)	Riverside Sawmills	77.5%	3.1	20%	0.8	2.5%	0.1	<ul style="list-style-type: none"> <li>A proportion of the site is within FZ2 &amp; part is within FZ3a. Therefore it is only suitable for housing subject to passing the Exception Test.</li> <li>However, subject to the satisfactory relocation of its existing employment use, the site provides an opportunity to redevelop an under-used brownfield site in a location with good access to jobs, shops &amp; services by foot.</li> </ul>	Yes	100	-28
B8	Land north of Milby Cut	75%	4.1	10%	0.6	15%	0.8	<ul style="list-style-type: none"> <li>Whilst majority of the site is in FZ1, remainder is in FZ 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site also provides a good source of low grade employment land &amp; is protected as such;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	165	-28
B2	Land south of Roeclyffe Lane	95%	3.7	2.5%	0.1	2.5%	0.1	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of the site is in FZ1, the remainder is in FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is also greenfield, outside development limit &amp; rural character would be lost through its development.</li> </ul>	No	117	-28
B11	Riverside Sawmills	35%	0.9	50%	1.4	15%	0.4	<ul style="list-style-type: none"> <li>Half of the site is within FZ2 &amp; part is within FZ3a. Therefore it is only suitable for housing subject to passing the Exception Test.</li> <li>However, subject to the satisfactory relocation of its existing employment use, the site provides an opportunity to redevelop an under-used brownfield site in a location with good access to jobs, shops &amp; services by foot.</li> </ul>	No	120	-28

Following application of the sequential test, 2 sites in Boroughbridge (including Langthorpe) are suitable for identification as Preferred Options for housing (B11(1) and B12). Both are affected by Flood Zones 2 and 3a and can only be allocated in the DPD if they first pass the Exception Test.

It is estimated that these 2 sites can deliver around 160 dwellings. This is a surplus over the requirement of 28 dwellings. However, given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

For the same reasons, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for employment.

## 5. MASHAM

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. The Core Strategy indicates that around 2% of the District housing growth will take place within the Masham area during the plan period. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 99 dwellings up to 2020 for Masham. A need to allocate land for employment use has not been identified.

13 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 4 of the sites are solely within FZ1 and the remainder are affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
M1004	Land east of Thorpe Road	100%	3.58					<ul style="list-style-type: none"> <li>Site fully within FZ1;</li> <li>However, this is a large, prominent, greenfield site outside the development limit. Development would encroach into the countryside, harming the area's rural character &amp; appearance;</li> <li>Site also has poor access to public transport;</li> <li>Development may suffer from 'smell' emanating from adjacent industrial Mill;</li> <li>Development may result in loss of Grade 3a agricultural land.</li> </ul>	No	107	99
M1006	Marfield	100%	1.52					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development would encroach into countryside, unacceptably harming the area's rural character;</li> <li>Significantly improved vehicular access would be required, causing further harmful encroachment of countryside &amp; involving 3<sup>rd</sup> party land purchase.</li> </ul>	No	46	99
M1001	Thorpe Road	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development would encroach into countryside, unacceptably harming the area's rural character;</li> </ul>	No	12	99

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwelling capacity	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
M3	Thorpe Road	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; outside the development limit, development would not harm the area's character or appearance;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	7	92
M1003	Land off Leyburn Road	37.5%	1.24	2.5%	0.03	60%	1.98	<ul style="list-style-type: none"> <li>Site is primarily in FZs2 and 3a and therefore only suitable for housing subject to passing the Exception Test;</li> <li>Development would significantly encroach into countryside, well beyond existing development limit. This would unacceptably harm the area's rural character.</li> </ul>	No	99	92
M1002	Westholme Road	72.5%	1.14	25%	0.39	2.5%	0.04	<ul style="list-style-type: none"> <li>Majority of the site within FZ1. Remainder is primarily within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Development would encroach into the countryside, but the site has significantly fewer flooding constraints than the sites further down the table (i.e. marginal FZ3a).</li> </ul>	Yes - subject to Exception Test	48	44
M5	Fearby Road	45%	0.41	40%	0.36	15%	0.14	<ul style="list-style-type: none"> <li>Just over half the site is within FZs 2 and 3a &amp; is therefore only suitable for housing subject to passing the Exception Test.</li> <li>Development would result in harmful loss of attractive open space important to the area's character &amp; setting of an adjoining dwelling.</li> </ul>	No	27	44
M8	Swinburn Road	50%	0.2	10%	0.04	40%	0.16	<ul style="list-style-type: none"> <li>Half of the site is within FZ1. Remainder is primarily in FZs2 &amp; 3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is landlocked &amp; development would be reliant on compulsory purchase &amp; demolition of residential home for access.</li> </ul>	No	53	44
M1005	Land south of Swinton Road	10%	0.2			90%	1.76	<ul style="list-style-type: none"> <li>Site is primarily in FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Development would encroach into countryside, unacceptably harming the area's rural character.</li> </ul>	No	59	44
M6	Westholme Road			70%	0.84	30%	0.36	<ul style="list-style-type: none"> <li>Site is primarily within FZ2, the remainder FZ3a. It is therefore only suitable for housing subject to passing the Exception Test;</li> <li>However, brownfield element of the site would benefit visually from redevelopment. Development of the greenfield element would not harm the area's character.</li> </ul>	Yes - subject to Exception Test	33	11

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
M7	Jamesons Warehouse			100%	0.2			<ul style="list-style-type: none"> <li>• Site is brownfield &amp; within the development limit;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, site is fully within FZ2 &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>• Site is also considered to too small to be allocated;</li> <li>• Site is currently safeguarded for employment use</li> </ul>	No	6	11
M1	Auction Mart			5%	0.05	95%	0.95	<ul style="list-style-type: none"> <li>• Site is brownfield &amp; redevelopment would greatly benefit the area's appearance.</li> <li>• However, site is primarily within FZ3a and therefore at high flood risk. It is only suitable for housing subject to passing the Exception Test.</li> </ul>	Yes	18	-25
M4	Leyburn Road			5%	0.13	95%	2.47	<ul style="list-style-type: none"> <li>• Site is primarily within FZ3a and therefore at high flood risk. It is only suitable for housing subject to passing the Exception Test</li> <li>• Development would encroach into countryside, unacceptably harming the area's rural character;</li> <li>• Development would result in the loss of a well-used large allotment;</li> <li>• Site also has poor access to public transport.</li> </ul>	No	40	-65

Following application of the sequential test, 4 sites in Masham are considered suitable for identification as Preferred Options for housing (M1002, M1, M4, M6, M3). One of these sites lies solely within FZ1. Therefore, it can be allocated in the DPD without the Exceptions Test being applied.

However, 3 of the sites are affected by Flood Zones 2 and 3a. These sites can only be allocated in the DPD if they first pass the Exception Test.

It is estimated that these 4 sites can deliver around 164 dwellings. This is a surplus over the requirement of 65 dwellings. However, given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

## 6. PATELEY BRIDGE (INCLUDING BRIDGEHOUSEGATE)

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. The Core Strategy indicates that around 3% of the District housing growth will take place within the Pateley Bridge (including Bridgehousegate) area during the plan period. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 171 dwellings up to 2020 for Pateley Bridge (including Bridgehousegate). A need to allocate land for employment use has also been identified.

9 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 5 of the sites are solely within FZ1 and the remainder are affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
P5	Land opposite High School	100%	2.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would significantly encroach into countryside, well beyond the development limit. This would unacceptably harm the AONB &amp; area's rural character.</li> <li>Site is also poorly located for accessing jobs, shops and services by non-car modes of transport.</li> </ul>	No	84	171
P1	L/O Church Lane	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; beyond the development limit, it may be able to accommodate development without unacceptably harming the AONB's and area's rural character, subject to careful design.</li> <li>Although site has poor access to public transport, it is within walking distance of a range of services and shops.</li> </ul>	No	30	171
P1001	Land at Low Wath Road	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development will result in significant tree loss, harming the area &amp; AONB's character &amp; appearance.</li> <li>Highways access is also problematic due to visibility;</li> <li>Site is poorly located for accessing jobs, shops and services by non-car modes of transport.</li> </ul>	No	15	171

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwelling capacity	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
P3	Land at Low Wath Road	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into countryside, well beyond the development limit, unacceptably harming the AONB's and area's rural character;</li> <li>Development would also result in loss of leisure facility;</li> <li>Site is poorly located for accessing jobs, shops and services by non-car modes of transport.</li> </ul>	No	12	171
P1000	L/O Bridgehousegate	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is well screened &amp; development therefore would not harm the area's/AONB's character;</li> <li>However, vehicular access to site is severely constrained by existing houses and is unlikely to meet highways standards;</li> <li>The site is also considered to be too small to allocate.</li> </ul>	No	3	171
P6	Coal Yard, Greenwood Road	70%	0.35	30%	0.15			<ul style="list-style-type: none"> <li>Third of site is in FZ2, where residential development is only appropriate subject to passing Exception Test.</li> <li>However, site is brownfield &amp; provides good opportunity to significantly improve local environmental quality, the Conservation Area &amp; AONB.</li> <li>Site is also well located to access jobs, shops and services by non-car modes of transport.</li> </ul>	Yes – subject to Exception Test.	21	150
P2	Highways Depot			20%	0.12	80%	0.48	<ul style="list-style-type: none"> <li>Majority of site in FZ3a &amp; remainder in FZ2. Therefore residential development is only appropriate subject to passing the Exception Test.</li> <li>However, site is brownfield &amp; provides good opportunity to significantly improve local environmental quality of site, Conservation Area &amp; AONB.</li> <li>Site is also well located to access jobs, shops and services by non-car modes of transport.</li> </ul>	Yes – subject to Exception Test.	13	124
P1003	Off Mill Lane					100%	0.7	<ul style="list-style-type: none"> <li>Site is well located to access jobs, shops and services by non-car modes of transport.</li> <li>However, site is fully within FZ3a &amp; therefore not suitable for residential development unless the Exceptions Test is passed;</li> <li>Development would encroach into attractive open space, harming the character and appearance of the Conservation Area;</li> <li>Vehicular access is problematic.</li> </ul>	No	20	124

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
P1004	Nydsley, Mill Lane					100%	0.1	<ul style="list-style-type: none"> <li>This is a brownfield site, well located to access jobs, shops and services by non-car modes of transport.</li> <li>However, the site is fully within FZ3a &amp; therefore not suitable for residential development unless the Exceptions Test is passed;</li> <li>Vehicular access is also problematic;</li> <li>The site is also considered to be too small to allocate.</li> </ul>	No	3	124

### Conclusion

Following application of the sequential test, 2 sites in Pateley Bridge (including Bridgehousegate) are considered suitable for identification as Preferred Options for housing (P2 and P6). None of the sites lie within Flood Zone 1, but both sites are affected by Flood Zones 2 and 3a. These sites can only be allocated in the DPD if they pass the Exception Test.

It is estimated that these 2 sites can deliver around 47 dwellings. This leaves an outstanding dwelling requirement in the area of around 124 units. However, given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

## 7. VILLAGES & COUNTRYSIDE

The Site Allocations (Homes and Jobs) DPD forms part of the Harrogate District LDF. The DPD is required by national policy to allocate, if possible, sufficient land for the delivery of dwellings up to 2025. 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. The Council has not been able to identify sufficient sites for all this period. The preferred options will however provide for 3823 dwellings up to 2020. Taking into account completions since 1<sup>st</sup> April 2004 and outstanding commitments, the preferred option sites have been broadly distributed in accordance with the settlement growth strategy set out in the Submission Core Strategy. This equates to around 567 dwellings up to 2020 for the villages and the countryside.

213 sites have been considered for allocation in the Site Allocations (Homes and Jobs) DPD. These sites are listed in the table below. 197 of the sites are solely within FZ1 and the remainder affected to a greater or lesser degree by FZs 2 and 3a.

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL101	Land at Kirk Hammerton, Kirk Hammerton	100%	11.5					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, site is large, prominent, greenfield &amp; outside the development limit. Development would encroach significantly into open countryside separating Kirk &amp; Green Hammertons, harming the rural character &amp; appearance of the area &amp; setting of these villages;</li> <li>• Amenity of residents may be harmed by traffic noise from A59;</li> <li>• Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	345	567

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL551	Land at Nidd House Farm, Killinghall	100%	10.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is large, greenfield, outside the development limit &amp; within a Special Landscape Area. Development would harm landscape character;</li> <li>Development would result in loss of 3a and 3b agricultural land.</li> </ul>	No	306	567
RL115	Station Lane, Burton Leonard	100%	7.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is large, greenfield &amp; outside development limit. Development would encroach into open countryside, harming the area's character &amp; appearance;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	237	567
RL118a	Kennel Hall Farm, Killinghall	100%	7.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is large, greenfield &amp; outside the development limit. Development would extend village into the open countryside &amp; may harm landscape character;</li> <li>Development would result in loss of 3a agricultural land.</li> </ul>	No	210	567
RL14(1)	Land at Tockwith, Tockwith	100%	6.81					<ul style="list-style-type: none"> <li>Large greenfield site outside development limit. Development would encroach significantly into open countryside;</li> <li>However, site is fully within FZ1;</li> <li>Development would also contribute significantly towards meeting local housing needs;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	150	417

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1015	Land at Dairy Manor Farm, Killinghall	100%	6.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is large, greenfield &amp; outside the development limit Development would extend village into the open countryside &amp; result in loss of Grade 3a agricultural land;</li> <li>Development is likely to result in unacceptable levels of traffic generation onto Ripon Road.</li> <li>Development would result in the loss of Grade 3a agricultural land.</li> </ul>	No	198	417
RL1055	Southfield Lane, Tockwith	100%	5.74					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is outside the development limit. Development would encroach into countryside, harming the area's character &amp; appearance;</li> <li>Residential use of whole site would adversely impact on the Trunk Road Network.</li> </ul>	No	172	417
RL37a	Land at Hampsthwaite, Hampsthwaite	100%	4.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is prominent &amp; greenfield. Development would extend significantly beyond the existing built-up area into open countryside, harming the area's rural character &amp; appearance;</li> <li>Adequate vehicular access cannot be achieved.</li> </ul>	No	144	417
RL45b	Land at Dacre Banks	100%	4.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its &amp; the AONB's character.</li> </ul>	No	135	417

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL14	Land at Tockwith	100%	4.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, a larger site (RL14(1)) is available. Allocation of RL14 alone would leave other areas unnecessarily landlocked.</li> </ul>	No	132	417
RL114	Apron Lane, Burton Leonard	100%	4.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; well beyond development limit. Development would encroach into open countryside, harming the village's setting of the village &amp; rural character of the area;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	120	417
RL39a	Land at Minskip	100%	3.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character. Development of the elevated southern part of the site would be particularly prominent visually.</li> </ul>	No	111	417
RL1102	Land between Bernard Lane & Harrogate Road, Green Hammerton	100%	3.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is outside the development limit. Development would encroach into countryside, harming the area's character &amp; appearance;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	108	417
RL1000	Land south of Crooked Lane, Kirk Hammerton	100%	3.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is outside the development limit. Development would encroach into countryside, harming the area's character &amp; appearance;</li> <li>Adjoining sewage works are a possible additional constraint.</li> </ul>	No	108	417

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1126	Yew Tree Farm, Marton cum Grafton	100%	3.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; development would encroach significantly into the countryside;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	105	417
RL1087	Land adjacent Grangefields, Dishforth	100%	3.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character.</li> </ul>	No	105	417
RL1113	Land bet Minskip Rd & Low Field L, Staveley	100%	3.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character.</li> </ul>	No	99	417
RL1069	Lupton Bank, Glasshouses	100%	3.03					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character.</li> </ul>	No	91	417
RL3	West House Farm, Birstwith	100%	3.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is prominent, greenfield &amp; outside development limit. Development would encroach significantly into open countryside, harming the area's character and appearance.</li> </ul>	No	90	417
RL37c	Land adjacent to Hollins Lane, Hampsthwaite	100%	3.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is prominent &amp; greenfield site. Development would extend significantly beyond the existing built-up area into open countryside, harming the area's rural character &amp; appearance.</li> </ul>	No	90	417

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL570	Land at Killinghall, Killinghall	100%	3.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is prominent &amp; greenfield. Development would extend significantly into open countryside, harming the area's rural character &amp; appearance;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	90	417
RL1141	Land at Hampsthwaite, Hampsthwaite	100%	2.88					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; development would extend into countryside, if carefully designed it would avoid harm to the area's character and appearance;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes of transport.</li> </ul>	No	86	417
RL1019	Land at junction of New Rd & Back Lane, Sharow	100%	2.83					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach harmfully into the countryside.</li> </ul>	No	85	417
RL1092	Land at Brakehill Farm, Rainton	100%	2.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is partly greenfield &amp; development would encroach into the countryside, harming countryside character;</li> <li>There is an additional constraint of loss of working farmyard and possibly a lorry storage facility.</li> </ul>	No	84	417
RL61	Middle Row, Marton, Marton cum Grafton	100%	2.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach into countryside, harming the area's rural character &amp; appearance of the area &amp; the setting of the adjoining Conservation Area;</li> <li>Development would result in loss of Grade 2 and potentially Grade 3a agricultural land.</li> </ul>	No	78	417

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1136	Land at north end of Grewelthorpe	100%	2.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; prominent. Development would encroach into the countryside, harming countryside character &amp; impacting on local distinctiveness.</li> </ul>	No	78	417
RL1128	Grange Farm, Minskip	100%	2.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Development of this large greenfield site would encroach significantly into open countryside, harming the area's rural character and appearance.</li> </ul>	No	75	417
RL39	Land at Minskip	100%	2.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site's location is likely to result in increased car travel to access employment opportunities;</li> <li>Development would also extend into open countryside, to the detriment of its character.</li> </ul>	No	NA	417
RL1109	Hawbers Farm, Burton Leonard	100%	2.23					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach into the countryside, harming the rural character &amp; appearance of the area/this part of the Conservation Area;</li> <li>Although site is well located in terms of accessing jobs, shops &amp; services via non-car modes of transport, the safety of pedestrian access to the village is poor;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	67	417
RL1015(1)	Land at Dairy Manor Farm, Killinghall	100%	2.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site would help provide a significant amount of affordable housing to meet local needs;</li> <li>Although the site is greenfield, carefully designed development will not harm the area's character and appearance.</li> </ul>	Yes	66	351
RL124	Land at Mire Syke, Scotton	100%	2.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming countryside character.</li> </ul>	No	66	351

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1111	Land at Stockfield Lane, Marton cum Grafton	100%	2.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach into the countryside, harming the rural character &amp; appearance of the area &amp; this part of the Conservation Area;</li> <li>Development could result in loss of Grade 3a agricultural land.</li> </ul>	No	60	351
RL42	Land at Dishforth	100%	2.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield, it could accommodate some development without harming the character &amp; appearance of the area.</li> </ul>	No	15	351
RL1149	Land to the West of The Paddocks, Staveley	100%	2.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> </ul>	No	63	351
RL1085	Land adjacent Birkhills, Burton Leonard	100%	1.19					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development of the whole site would harmfully encroach into countryside;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	36	351
RL1043	Land at Grainbeck Manor, Killinghall	100%	1.82					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit &amp; development would encroach harmfully into the open countryside;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	54	351
RL1129	Land west of High Street, Whixley	100%	1.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield site &amp; development would encroach into countryside, harming countryside character &amp; potentially that of the Conservation Area.</li> </ul>	No	54	351

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL55	Land at Kirby Hill	100%	1.8					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• However, site is prominent &amp; greenfield. Development would extend into the countryside, impacting on local distinctiveness and character;</li> <li>• Development may result in loss of high grade agricultural land.</li> </ul>	No	54	351
RL1039	Land south of Moor Lane, Dishforth	100%	1.77					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• However, site is prominent &amp; greenfield. Development would extend into the countryside, impacting on local distinctiveness &amp; character.</li> </ul>	No	54	351
RL1112	Land off Hollins Lane, Hampsthwaite	100%	1.75					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, site is greenfield, outside the development limit &amp; development would encroach harmfully into the open countryside.</li> </ul>	No	54	351
RL1037	Cricket Ground east of Ripon Road, Killinghall	100%	1.7					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, site is mainly greenfield &amp; outside the development limit. Development would encroach harmfully onto open land, harming the area's character &amp; appearance;</li> <li>• Development would result in the loss of existing recreation open space;</li> <li>• Vehicular access would be problematic;</li> <li>• Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	51	351

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL110	Coprgove Road, Burton Leonard	100%	1.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; beyond the development limit. Development would encroach into open countryside, harming the setting of the village/Conservation Area &amp; rural character of the area;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	51	351
RL100	Branton Lane, Great Ouseburn	100%	1.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; part of an important gap between Branton Green &amp; Great Ouseburn. Development would encroach into countryside &amp; could adversely affect the strong rural setting of conservation area.</li> </ul>	No	51	351
RL1140	Bellwood House, Minskip Rd, Boroughbridge	100%	1.6					<ul style="list-style-type: none"> <li>Site fully within FZ1;</li> <li>However, development would further extend existing ribbon development that is poorly located in relation to both Boroughbridge and Minskip.</li> </ul>	No	48	351
RL1141(1)	Land adjacent to Brookfield, Hampsthwaite	100%	1.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; development would extend into countryside, if carefully designed it would avoid harm to the area's character and appearance;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes of transport.</li> </ul>	Yes	37	314
RL102	Land at Goldsborough	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into countryside, harming countryside character &amp; potentially the setting of the Conservation Area.</li> </ul>	No	45	314

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL98	Sheepcote Lane, Darley	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops and services by non-car modes;</li> <li>However, site is large, greenfield &amp; outside the development limit. Development of entire site would harm the character &amp; appearance of the village &amp; AONB.</li> </ul>	No	45	314
RL1084	Show Field, Birstwith	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops and services by non-car modes;</li> <li>However, site is large, greenfield &amp; outside the development limit. Development would harm the character &amp; appearance of the area;</li> <li>The Show Field's recreational use is safeguarded under current planning policy. Options for alternative recreation use of the site would need exploring before consideration could be given to residential.</li> </ul>	No	42	314
RL129	Land at Wilsill	100%	1.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and prominent. Development would encroach into the countryside &amp; AONB, harming its character.</li> </ul>	No	45	314
RL1009	Land north of Grainbeck Manor, Killinghall	100%	1.4					<ul style="list-style-type: none"> <li>Development would result in loss of Grade 3a agricultural land;</li> <li>However, site is fully within FZ1;</li> <li>Site also has good access to jobs, shops and services by non-car modes;</li> <li>Although the site is greenfield &amp; outside the development limit, it adjoins the development limit on 3 sides. It is not considered that development would harm the area's character/appearance.</li> </ul>	Yes	44	270
RL125	Land off Main St, Scotton	100%	1.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into countryside, harming the countryside character.</li> </ul>	No	42	270
RL1088	Land north of Dishforth	100%	1.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is partly greenfield &amp; development of this element would encroach into countryside, harming its character.</li> </ul>	No	42	270

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1127	Peach Tree Farm, Minskip	100%	1.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is partly greenfield &amp; development of this element would encroach into countryside, harming its character.</li> </ul>	No	42	270
RL1054	Land west of Wetherby Rd, Kirk Deighton	100%	1.38					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this Greenfield site would encroach into the countryside, harming its character;</li> <li>Development might also adversely affect setting of Conservation Area.</li> </ul>	No	41	270
RL1122	RO Crown Hotel, Lofthouse	100%	1.35					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is partly brownfield and has good access to jobs, shops and services by non-car modes;</li> <li>However, impact of development on the local landscape requires further assessment.</li> </ul>	No	41	270
RL76	Land at Burton Leonard, Burton Leonard	100%	1.3					<ul style="list-style-type: none"> <li>Brownfield site fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, adequate vehicular access would depend on development of an adjoining site;</li> <li>Site is protected in its current employment use;</li> <li>Development would be likely to result in a form poorly related to the character of this part of the village/ Conservation Area.</li> </ul>	No	39	270
RL1134	Builders Yard, Kirby Hill	100%	1.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Kirby Hill. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	36	270
RL121	Land north of St John's Church, Sharow	100%	1.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character &amp; the rural setting of listed St John's Church.</li> </ul>	No	36	270

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1059	Land at Hill Top Farm, Grewelthorpe	100%	1.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character &amp; that of the AONB.</li> </ul>	No	36	270
RL1085	Land adjacent Birkhills, Burton Leonard	100%	1.19					<ul style="list-style-type: none"> <li>Development would result in loss of Grade 2 agricultural land;</li> <li>However, site is fully within FZ1;</li> <li>Site also has good access to jobs, shops and services by non-car modes;</li> <li>Although site is greenfield &amp; outside the development limit, it is not considered that development would harm the area's character &amp; appearance.</li> </ul>	No	36	270
RL1078	Grange Farm, Melmerby	100%	1.13					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming the area's character.</li> </ul>	No	34	270
RL72	Land at Burton Leonard, Burton Leonard	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach beyond the built-up area, to the detriment of its rural character &amp; appearance;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	33	270
RL10	Jackson's Haulage Depot, Kirk Hammerton	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However site is no longer available. It is currently in employment use and the landowner wishes it to remain as such.</li> </ul>	No	N/A	270
RL120	Land at Station Road, Kirk Hammerton	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is greenfield &amp; outside the development limit, but could be developed without harming the area's character &amp; appearance;</li> <li>Opportunity for development to secure improved pedestrian access along Station Road to the village.</li> </ul>	Yes	33	237

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1133	Cabin Lane, Dacre Banks	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of whole site would encroach into countryside, harming its character &amp; the AONB.</li> </ul>	No	33	237
RL43	Manor Fold Farm, Melmerby	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is previously developed;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Melmerby. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	33	237
RL70	West of All Saints Church, Staveley	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> <li>Site's low level might cause drainage and access problems.</li> </ul>	No	33	237
RL81	The Croft, Kirk Deighton	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is previously developed;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Kirk Deighton. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	33	237
RL1093	Land between Park Side & Oak Cottage, Follifoot	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield site, outside the development limit &amp; within the Green Belt. Development of the whole site would encroach into countryside, harming the rural character &amp; appearance of the area, the adjoining Conservation Area &amp; the openness of the Green Belt;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	33	237
RL1110	Parkhouse, Lofthouse	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of the whole site would be harmful to the area's character and appearance.</li> </ul>	No	33	237
RL1133	Cabin Lane, Dacre Banks	100%	1.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its &amp; the AONB's character.</li> </ul>	No	33	237

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1107	Land south of Whinfields, Summerbridge	100%	1.0					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site's availability for development is not known;</li> <li>Site is prominent, greenfield, outside the development limit &amp; within the AONB. Development would encroach into open countryside, harming the character &amp; appearance of local area.</li> </ul>	No	30	237
RL1035	Galphay Road, Kirkby Malzeard	100%	0.95					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development would encroach into open countryside &amp; the AONB, harming the area's rural character &amp; appearance.</li> <li>Development may result in loss of Grade 3a agricultural land.</li> </ul>	No	29	237
RL1124	Land south of The Grange, Dacre Banks	100%	0.94					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is steeply sloping, making development difficult;</li> <li>Development of this greenfield site would encroach into the countryside &amp; AONB, harming its character.</li> </ul>	No	28	237
RL133	Land at Burton Leonard, Burton Leonard	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach beyond the clearly defined edge of the built-up area &amp; result in a form of development poorly related to the character of this part of the Conservation Area;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	27	237
RL12	Land at Bernard Lane, Green Hammerton	100%	0.9					<ul style="list-style-type: none"> <li>Noise from nearby A59 may be harmful to residential amenity;</li> <li>However, site is fully within FZ1;</li> <li>Carefully designed development would not harm countryside character &amp; Conservation Area;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	27	210

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1022	Kendall Lane, Tockwith	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	27	210
RL1116	The Holt, Sharow	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development will be harmful to the character and appearance of the area.</li> </ul>	No	27	210
RL554	Land opposite Manor Farm, Skelton on Ure	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However development of this Greenfield site would result in the harmful extension of the settlement into the countryside.</li> </ul>	No	27	210
RL1008	Land off Harewell Close, Glasshouses	100%	0.9					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its &amp; the AONB's character;</li> <li>Site also contains visually important hedges and trees that may contain protected species.</li> </ul>	No	27	210
RL1042	Land at The Barrows, Markington	100%	0.85					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this prominent greenfield site would encroach into the countryside, harming its character &amp; impacting on local distinctiveness, including a visually important area of trees &amp; water on key approach to village.</li> </ul>	No	26	210
RL1050	Back Lane (option 3), Great Ouseburn	100%	0.84					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; prominent. Development would encroach into the countryside, harming its character &amp; potentially effecting setting of conservation area, listed buildings &amp; attractive trees.</li> </ul>	No	25	210
RL60	South of Wetherby Road, Long Marston	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit &amp; in Green Belt. Development would encroach into countryside, harming the rural character &amp; appearance of the area &amp; the openness of the Green Belt.</li> </ul>	No	24	210

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL25a	Land at Follifoot, Follifoot	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit &amp; in Green Belt. Development would encroach into countryside, harming the rural character and appearance of the area, the adjoining Conservation Area &amp; the openness of the Green Belt.</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	24	210
RL1010	Land off Woebeck Lane, Melmerby	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	24	210
RL1006	Land at Grewelthorpe	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this Greenfield site would encroach into the countryside, harming its character &amp; the AONB.</li> </ul>	No	24	210
RL1058	Land south of Beckside House, Grewelthorpe	100%	0.8					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, vehicular access to the site is problematic;</li> <li>Site is greenfield and development would encroach into the countryside, harming its character &amp; the AONB. Site's prominent open nature also means that development could harm local distinctiveness and character.</li> </ul>	No	24	210
RL1068	West Farm, Whixley	100%	0.72					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is previously developed;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Whixley. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	22	210

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL68	Massey Garth, Spofforth	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; development would encroach harmfully into an area of open space important to the character &amp; appearance of the Conservation Area &amp; setting of nearby Listed Buildings.</li> </ul>	No	21	210
RL98(1)	Sheepcote Lane, Darley	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; outside development limit, but carefully designed development should avoid harm to the character &amp; appearance of the village &amp; AONB;</li> <li>Site also has good access to jobs, shops and services by non-car modes.</li> </ul>	Yes	20	190
RL1131	Land west of Station Rd, Whixley	100%	0.7					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and development would encroach into the countryside, harming its character.</li> </ul>	No	21	190
RL1115	Land south of Carr Side Rd, Great Ouseburn	100%	0.68					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	20	190
RL1065	Land south of New Rd, Birstwith	100%	0.62					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is attractive, greenfield site &amp; well beyond the development limit. Development would encroach into countryside, harming the rural character &amp; appearance of the area/this part of the AONB.</li> </ul>	No	19	190
RL131	Land adjacent to Methodist Church, Summerbridge	100%	0.6					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is greenfield, outside the development limits &amp; within the AONB, carefully designed development should not harm character &amp; appearance of local area.</li> </ul>	Yes	5	185

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1085(1)	Land adj Birkhills, Burton Leonard	100%	0.6					<ul style="list-style-type: none"> <li>• Development would result in loss of Grade 2 agricultural land;</li> <li>• However, site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• Carefully designed development should not harm character of the area.</li> </ul>	Yes	10	175
RL1101	Land east of Manor Fold, Follifoot	100%	0.6					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, development of whole site would harm openness of the Green Belt, setting of the Conservation Area &amp; area's rural character.</li> </ul>	Yes	15	160
RL1011	Land at Station Road, Kirk Hammerton	100%	0.6					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>• However, northern part of the site is in employment use &amp; is safeguarded as such under current planning policy, unless it is demonstrated that continued employment use would cause unacceptable planning problems.</li> <li>• Development of southern part of the site may also result in loss of Grade 3a agricultural land.</li> </ul>	No	18	160
RL117	Land at Knaresborough Road, Bishop Monkton	100%	0.6					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• Site is also within the built-up area of the village.</li> </ul>	Yes	13	147
RL1104	Land w of B6164, Kirk Deighton	100%	0.6					<ul style="list-style-type: none"> <li>• Site is fully within FZ1;</li> <li>• However, development would be in the form of ribbon development on one side of the road and would be prominent within attractive rolling countryside. Site is greenfield and development would harm countryside character.</li> <li>• Vehicular access could be awkward.</li> </ul>	No	18	147

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1099	Land north of Radcliffe Arms, Follifoot	100%	0.58					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit, within the Green Belt &amp; Conservation Area. Development would encroach into countryside &amp; result in the loss of a large number of trees, harming the Conservation Area's character/appearance &amp; the openness of the Green Belt.</li> </ul>	No	17	147
RL1057	Mire Syke Lane, Scotton	100%	0.56					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and development would encroach into the countryside, harming the countryside character. Site is prominent and open, and development would adversely affect local distinctiveness and character.</li> </ul>	No	17	147
RL103b	Land at Tockwith, Tockwith	100%	0.5					<ul style="list-style-type: none"> <li>Site fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Site is brownfield &amp; within the development limit. Well designed development should not harm the Conservation Area.</li> </ul>	No	15	147
RL1034(1)	Crooked Lane, Kirk Hammerton	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; outside development limit, but development will not harm the area's character &amp; appearance;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	9	138
RL71	Land at Burton Leonard, Burton Leonard	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development would encroach beyond the built-up area, to the detriment of rural character &amp; appearance;</li> <li>May not be possible to achieve satisfactory vehicular access to the site without land purchase;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	15	138

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL29b	Land at Long Marston, Long Marston	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development would encroach into countryside, harming the area's rural character &amp; appearance &amp; the openness of the Green Belt;</li> <li>Site's availability is not known.</li> </ul>	No	15	138
RL87	Land at Grafton, Marton cum Grafton	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development would encroach into countryside, harming the rural character &amp; appearance of the area &amp; setting of the Conservation Area.</li> </ul>	No	15	138
RL1113(1)	Land bet Minskip Rd & Low Field L, Staveley	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; development would encroach into the countryside, a carefully designed scheme would not harm the area's character and appearance.</li> </ul>	Yes	13	125
RL1046	Low Farm, Goldsborough	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although the site is technically greenfield, development would not extend the settlement into the countryside and would not harm the countryside character;</li> <li>Opportunity for development tied to restoration of listed Low Farm and general enhancement of Conservation Area.</li> </ul>	Yes	16	109
RL2	Land at Arkendale Road, Staveley	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and development would encroach into the countryside, harming its character;</li> <li>Site also contains visually important hedges and trees that may contain protected species.</li> </ul>	No	15	109
RL560	Sandy Lane, Glasshouses	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and prominent. Development would encroach into the countryside &amp; AONB, harming its character.</li> </ul>	No	15	109

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1060	Land east of Old Vicarage, Grewelthorpe	100%	0.5					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is steep, elevated &amp; prominent. Development would harm local distinctiveness &amp; character, plus the AONB.</li> <li>Vehicular access to the site is poor.</li> </ul>	No	15	109
RL1066	Land at OS7863, Darley Road, Birstwith	100%	0.49					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is greenfield &amp; outside the development limit, it is relatively well screened and development should not harm the area's character &amp; appearance;</li> <li>However, adequate vehicular access cannot be provided to enable residential use;</li> <li>Site's allotment use is protected under current planning policy and options for alternative recreation use must be explored before consideration can be given to residential.</li> </ul>	No	15	109
RL1093(1)	Land between Park Side & Oak Cottage, Follifoot	100%	0.44					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is Greenfield, outside the development limit &amp; in Green Belt, it is relatively well screened. Therefore development should not harm the area's character &amp; appearance.</li> </ul>	No	13	109
RL1063	Adjacent Richmond Garth, Kirkby Malzeard	100%	0.42					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development of whole site would unacceptably encroach into open countryside</li> </ul>	No	13	109

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1098	Land west of Radcliffe Arms, Follifoot	100%	0.41					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit, within the Green Belt &amp; Conservation Area. Development would encroach into the countryside &amp; result in the loss of a large number of trees, harming the Conservation Area's character/appearance &amp; openness of the Green Belt.</li> </ul>	No	12	109
RL130	Bell Close Farm, Minskip	100%	0.4					<ul style="list-style-type: none"> <li>Site fully within FZ1;</li> <li>However, site is greenfield and development would encroach into the countryside, harming its character;</li> <li>Site has poor access to jobs, shops &amp; services by non-car modes;</li> </ul>	No	12	109
RL15	Ebor View, Green Hammerton	100%	0.4					<ul style="list-style-type: none"> <li>Noise from nearby A59 may be harmful to residential amenity;</li> <li>However, site is fully within FZ1;</li> <li>Site is brownfield &amp; within the development limit. Opportunity to make more efficient use of the site.</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	9	100
RL29a	Land at Long Marston, Long Marston	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is bound by existing development and highway. Carefully designed development should avoid harm to the area's character &amp; appearance &amp; the Green Belt's openness.</li> </ul>	Yes	10	90
RL113	Land at Darley, Darley	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development would encroach into the countryside, harming the rural character of the area &amp; the AONB.</li> </ul>	No	12	90

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1100	Land rear of Park House, Follifoot	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit, within the Green Belt &amp; Conservation Area. Development would encroach into the countryside &amp; result in the loss of a large number of trees, harming the Conservation Area's character/appearance &amp; openness of the Green Belt.</li> </ul>	No	13	90
RL1014	Land S of Westfield Road, Tockwith	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is landlocked &amp; therefore can only be developed alongside RL14, or as part of RL14(1).</li> </ul>	No	12	90
RL48	Land off Back Lane, Dishforth	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this greenfield site would encroach into the countryside, a carefully designed scheme would not harm the area's character or appearance.</li> </ul>	No	12	90
RL32	Land at Scotton	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would be prominent on rising land, especially because it is at an important entry point to village. Development would encroach into the countryside, harming the countryside character.</li> </ul>	No	12	90
RL1013	Land south of Hungate, Bishop Monkton	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Bishop Monkton. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	12	90
RL42(1)	Land at Dishforth	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield, it could accommodate some development without harming the character &amp; appearance of the area.</li> </ul>	Yes	9	81

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1146	Land at Scriftain Lane, Kirk Deighton	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this Greenfield site would encroach into the countryside, harming its character;</li> <li>Development might also adversely affect setting of Conservation Area.</li> </ul>	No	10	81
RL1145	Land adjacent to Sicklinghall Primary School	100%	0.4					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; outside the development limit, carefully designed development should not harm the area's character &amp; appearance.</li> </ul>	Yes	10	71
RL1125	The Grange, Dacre Banks	100%	0.38					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield, elevated and prominent in AONB. Development would encroach into the countryside, harming the countryside character exacerbated because of AONB.</li> </ul>	No	11	71
RL1029	Former Council Yard, Green Hammerton	100%	0.37					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is protected in employment use, it may be an appropriate location for a rural exception site.</li> </ul>	No	11	60
RL1075	High Mill Farm, Markington	100%	0.36					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside.</li> </ul>	No	11	60
RL3(1)	West House Farm, Birstwith	100%	0.3					<ul style="list-style-type: none"> <li>Small greenfield site outside development limit;</li> <li>However, site is fully within FZ1;</li> <li>Carefully designed development should not harm area's character &amp; appearance.</li> </ul>	Yes	7	53
RL135	Land at Boroughbridge Road, Bishop Monkton	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield and it's open character contributes to the Conservation Area character;</li> <li>Development would encroach into the countryside, harming countryside character.</li> </ul>	No	9	53

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1007	Land adjacent to pond, Grewelthorpe	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; steeply sloping. Development would remove a pleasant rural setting for pond and encroach into the countryside, harming its character.</li> <li>The prominent open nature of this site means that development would harm local distinctiveness and character.</li> </ul>	No	9	53
RL1001	Land off New Road, Scotton	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character;</li> <li>The prominent open nature of this site means that development may impact on local distinctiveness &amp; character.</li> </ul>	No	9	53
RL1079	Boroughbridge Road, Green Hammerton	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site's current retail use is safeguarded under planning policy.</li> </ul>	No	9	53
RL73	Land at Burton Leonard, Burton Leonard	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development would encroach into the countryside, harming the rural character &amp; appearance of the area &amp; the setting of the Conservation Area;</li> <li>Development would result in loss of Grade 2 agricultural land.</li> </ul>	No	9	53
RL1017	Adjacent to Glenshee, Follifoot	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Carefully sited &amp; designed development should not harm the area's character or Green Belt's openness;</li> <li>Site has good access to jobs, shop &amp; services by non-car modes.</li> </ul>	No	9	53

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1132	Former Killinghall Garage, Killinghall	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is currently occupied, it is brownfield &amp; within the development limit;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	5	48
RL99	Stump Lane, Darley	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming area's character. Impact would be exacerbated because site is within the AONB, is rising land &amp; is beyond the logical development limit.</li> </ul>	No	9	48
RL1094	Land west of Oak Cottage, Follifoot	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, distinctly separate from the village, outside the development limit &amp; within Green Belt. Development would encroach into countryside, harming the rural character &amp; appearance of the area &amp; the openness of the Green Belt;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	9	48
RL1095	Land east of Woodside, Follifoot	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, distinctly separate from the village, outside the development limit &amp; within Green Belt. Development would encroach into countryside, harming the rural character &amp; appearance of the area &amp; the openness of the Green Belt;</li> <li>Development would result in loss of Grade 3a agricultural land;</li> <li>Noise from nearby A59 may affect the amenity of any future residents.</li> </ul>	No	9	48

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1096	Land east of Woodside, Follifoot	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, distinctly separate from the village, outside the development limit &amp; within Green Belt. Development would encroach into countryside, harming the rural character &amp; appearance of the area &amp; the openness of the Green Belt;</li> <li>Development would result in loss of Grade 3a agricultural land;</li> <li>Noise from nearby A59 may affect the amenity of any future</li> </ul>	No	9	48
RL1097	Land east of the Church, Follifoot	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is prominent, greenfield, outside the development limit &amp; within the Green Belt. Development would encroach into the countryside, harming the rural character &amp; appearance of the area, the setting of nearby Listed Buildings &amp; the openness of the Green Belt;</li> <li>There are safety concerns regarding pedestrian access along Plompton Road;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	10	48
RL27	Allotments off Knaresborough Road, Bishop Monkton	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Development of this greenfield site would encroach into the countryside, harming the countryside character.</li> </ul>	No	10	48
RL80	Melmerby Hall, Melmerby	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development would encroach into the countryside, harming its character.</li> </ul>	No	10	48
RL16	Land south of Maythorpe, Sharow	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Sharow. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	10	48

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL555(1)	Skelton on Ure	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this Greenfield site outside the development limit would encroach into the countryside, because the site is close to existing buildings there would be no great loss of countryside character;</li> </ul>	Yes	7	41
RL1101(1)	Land east of Manor Fold, Follifoot	100%	0.29					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is in Green Belt &amp; outside development limit, but if carefully designed, development will not harm openness etc.</li> <li>Site has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	9	41
RL1128(1)	Grange Farm, Minskip	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield, it is partly occupied by farm buildings &amp; could accommodate some development without harming the character &amp; appearance of the area.</li> </ul>	Yes	7	34
RL1153	Land to the South of Topcliffe Road, Dishforth	100%	0.3					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this greenfield site would encroach into the countryside, a carefully designed scheme would not harm the area's character or appearance.</li> </ul>	No	9	34
RL1144	Land at Angram Road, Long Marston	100%	0.28					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is greenfield &amp; on the edge of the village, it is not considered development would result in harmful encroachment into the countryside.</li> </ul>	Yes	5	29
RL1040	Land off Back Lane, Dishforth	100%	0.27					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, vehicular access is problematic;</li> <li>Development may harm the amenity of neighbouring dwellings;</li> <li>Site is greenfield and development would encroach into open countryside.</li> </ul>	No	8	29
RL1063(1)	Adjacent Richmond Garth, Kirkby Malzeard	100%	0.26					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; outside development limit, but development would not unacceptably encroach into open countryside;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	Yes	8	21

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1126(1)	Yew Tree Farm, Marton cum Grafton	100%	0.26					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes;</li> <li>It is considered that this site could accommodate development without harming the Conservation Area's character &amp; appearance.</li> </ul>	Yes	8	13
RL1073	High Street / Thwaites, Markington	100%	0.25					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; on prominent, elevated &amp; sloping ground. Development would encroach into the countryside, harming its character.</li> </ul>	No	8	13
RL1147	Land at West End Farm, Bishop Thornton	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; outside the development limit, carefully designed development should not harm the area's character &amp; appearance.</li> </ul>	Yes	5	8
RL1021	Adjacent Waterworks, Station Lane, Burton Leonard	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site also has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is greenfield &amp; outside the development limit, carefully designed development should not harm the area's character &amp; appearance.</li> </ul>	No	6	8
RL90	Land RO Oakley House, Burton Leonard	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services via non-car modes;</li> <li>However, site is greenfield &amp; outside development limit. Development is likely to harm the character &amp; appearance of the Conservation Area &amp; setting of adjoining Listed Building.</li> </ul>	No	6	8
RL4	Land adjacent development limit of Darley, Darley	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services via non-car modes;</li> <li>However, development of this small, prominent greenfield site is likely to harm the distinctive character &amp; setting of Darley &amp; the AONB, primarily by through the loss of 'through views.'</li> </ul>	No	6	8

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL97	Station Road, Darley	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services via non-car modes;</li> <li>However, development of this greenfield site will form an extension to Darley, negatively affecting its character, appearance on approach from Station Road &amp; Nidd Way, &amp; character &amp; appearance of the AONB;</li> <li>Station Road may also need widening to accommodate additional vehicular movements.</li> </ul>	No	6	8
RL553	Land at Willow Garth, Skelton on Ure	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this Greenfield site outside the development limit would encroach into the countryside, no significant harm would be caused to countryside character.</li> </ul>	Yes	5	3
RL555	Land at Manor Farm, Skelton on Ure	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this Greenfield site outside the development limit would encroach into the countryside, because the site is close to existing buildings there would be no great loss of countryside character;</li> <li>There is also scope to convert existing traditional brick farm buildings on the site to residential use.</li> </ul>	No	6	3
RL134	Land at Lawnfield Drive, Bishop Monkton	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; development would extend into the countryside, but it is not considered that this would harm countryside character.</li> </ul>	Yes	5	-2
RL13	Land adj 4 Victoria Terrace, Bishop Monkton	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; development would extend into the countryside, but it is not considered that this would harm countryside character.</li> </ul>	No	6	-5
RL1064	Land south of Branton Lane, Great Ouseburn	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would extend into the countryside, but it is not considered that this would harm countryside character.</li> </ul>	Yes	6	-8

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1108	Land east of Main Street, Scotton	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield, prominent &amp; open in appearance. Development would encroach into the countryside, harming its and impact on local distinctiveness.</li> <li>Site contains visually important hedges and trees that may contain protected species.</li> </ul>	No	6	-8
RL1038	East of Grange Terrace, Melmerby	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would result in the harmful extension of the settlement into the countryside .</li> </ul>	No	6	-8
RL45a	Land at Dacre Banks	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; development would encroach into the countryside, harming its character, exacerbated because in the Nidderdale AONB;</li> <li>Site also contains visually important hedges and trees that may contain protected species.</li> </ul>	No	6	-8
RL1133(1)	Cabin Lane, Dacre Banks	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although site is greenfield &amp; development would encroach into countryside &amp; the AONB, if carefully designed this would not be harmful to local character &amp; appearance.</li> </ul>	Yes	9	-17
RL1130	Land east of Station Rd, Whixley	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, possibly harming countryside character.</li> <li>Development would also result in the loss of a well-maintained allotment.</li> </ul>	No	6	-17
RL1135	Barker's Farm Fold Yard, Dishforth	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is previously developed;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Dishforth. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	6	-17

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL103a	Land at Tockwith	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is greenfield &amp; outside development limit. Careful design required to ensure development does not harm character &amp; appearance of the area;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site could form part of a larger site (RL14(1)) &amp; deliver more dwellings to meet local needs.</li> </ul>	No	6	-17
RL1151	Land to the rear of Village Hall, Lofthouse	100%	0.2					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Although development of this Greenfield site outside the development limit would encroach into the countryside, because the site is close to existing buildings there would be no great loss of countryside character;</li> </ul>	Yes	5	-22
RL1033	Riversmead, Birstwith	100%	0.19					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development of the greenfield part of the site will encroach into the countryside, harming the area's rural character and appearance;</li> <li>Vehicular access may necessitate widening of Nidd Lane, harming its rural character &amp; appearance;</li> <li>Development of greenfield element will also restrict any future pedestrian/cycle use of the dismantled railway.</li> </ul>	No	6	-22
RL501	Land adjacent Westfields, Glasshouses	100%	0.18					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character, made worse because of its location within the AONB.</li> </ul>	No	5	-22

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1091	Land adjacent Lynngarth, Kirkby Malzeard	100%	0.17					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit &amp; within the AONB.</li> <li>Development may result in loss of Grade 3a agricultural land.</li> <li>Availability of the site for development is not known.</li> </ul>	No	5	-22
RL1049	Land adjacent Meadow Court / Thorn Bank, Burton Leonard	100%	0.16					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield &amp; outside the development limit. Development will encroach into open countryside, to the detriment of area's rural character &amp; appearance;</li> <li>Loss of Grade 2 agricultural land.</li> </ul>	No	5	-22
RL1047	Home Farm, Goldsborough	100%	0.16					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	5	-22
RL1142	Land at Lodge Farm Cottage, Kirk Hammerton	100%	0.16					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although the site is greenfield and adjacent to the Conservation Area, carefully designed development would not harm the character or appearance of the area.</li> </ul>	Yes	5	-27
RL1074	East of the Chalet, Markington	100%	0.15					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character. Site is especially prominent because it is sloping &amp; elevated.</li> </ul>	No	5	-27
RL1067	Adjacent Home Farm Square, Birstwith	100%	0.15					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield &amp; well beyond the development limit.</li> <li>Site's availability for development is not known.</li> </ul>	No	5	-27

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1120	Land west of Church Lane, Kirkby Malzeard	100%	0.14					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, development would result in the loss of protected recreational open space, contrary to existing Planning Policy.</li> </ul>	No	4	-27
RL1056	Land north of Esk Gardens, Kirk Deighton	100%	0.14					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	4	-27
RL1143	Massey Fold, Spofforth	100%	0.12					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>Although site is greenfield, it can accommodate development without harming the area's character &amp; appearance.</li> </ul>	No	4	-27
RL1036	High Plain Dam, Glasshouses	100%	0.11					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, site is greenfield, isolated and in an elevated position in the AONB. Development would encroach into the countryside &amp; harm the area's character.</li> </ul>	No	3	-27
RL1018	RO Moordale Lodge, Follifoot	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield, outside the development limit &amp; within Green Belt.</li> </ul>	No	3	-27
RL1138	RO Friends Meeting House, Darley	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, site is greenfield. Development would encroach into the countryside, harming the rural character &amp; setting of Darley &amp; the AONB;</li> <li>Site has no direct connection / frontage to a highway at maintainable expense, to enable the achievement of adequate vehicular access.</li> </ul>	No	3	-27

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1086(1)	Land off Marston Road, Tockwith	100%	0.1					<ul style="list-style-type: none"> <li>Development would result in loss of small amount of Grade 2 agricultural land;</li> <li>However, site is fully within FZ1;</li> <li>Development will not encroach harmfully into countryside;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes.</li> </ul>	No	3	-27
RL1002	Tockwith Methodist Church, Tockwith	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site is brownfield and has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, vehicular access is heavily constrained and does not meet highway standards;</li> <li>Also, Policy CFX safeguards the site in community use.</li> </ul>	No	3	-27
RL1051	Land north of Rosedale House, Melmerby	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Melmerby. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	3	-27
RL503	Land at Wapping, Grewelthorpe	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this prominent greenfield site would encroach into the countryside, harming its &amp; the AONB's character &amp; local distinctiveness;</li> <li>Site also contains visually important hedges &amp; trees that may contain protected species.</li> </ul>	No	3	-27
RL1048	Midgeley Lane, Goldsborough	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> <li>Development may also impact on local distinctiveness, especially parkland of Goldsborough Hall.</li> </ul>	No	3	-27
RL556	Land at south end of Skelton on Ure	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside. Development would also result in the loss of traditional rural setting to the Listed barns, which may adversely affect them.</li> </ul>	No	3	-27

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell- ing capa- -city	7 Out- standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL6	Land adjacent development limit of Dishforth	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> <li>Access to the site is also poor.</li> </ul>	No	3	-27
RL6a	Land at grid ref 43810 472901, Dishforth	100%	0.1					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> <li>Access to the site is also poor.</li> </ul>	No	3	-27
RL1062	Tockwith Village Hall, Tockwith	100%	0.08					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, vehicular access is heavily constrained &amp; does not meet highway standards;</li> <li>Site's community use of the site is safeguarded by current planning policy.</li> </ul>	No	2	-27
RL1041	Barn & yard adjacent flats, Burton Leonard	100%	0.021					<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, although site is brownfield site &amp; within the development limit, it is too small to allocate.</li> </ul>	No	1	-27
RL1086	Land off Marston Rd, Tockwith	97.5%	6.0			2.5%	0.2	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is within FZ1, a small proportion is within FZ2 &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>Development would encroach significantly into open countryside, harming the village/Conservation Area's character;</li> <li>Significant loss of Grade 2 agricultural land to development;</li> <li>Development would also adversely affect Trunk Rd network.</li> </ul>	No	192	-27

1	2	3						4	5	6	7
Site Ref.	Title	FZ1		FZ2		FZ3a		Comments	Should site be identified as a Preferred Option?	Dwell-ing capa-city	Out-standing dwg need in area
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL37b	Land at Hampsthwaite, Hampsthwaite	97.5%	3.0			2.5%	0.1	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes of transport;</li> <li>However, although most of site is in FZ1, a small part is in FZ3a &amp; is therefore only suitable for housing subject to passing the Exception Test;</li> <li>Development would significantly encroach into the countryside, harming the rural character &amp; appearance of the area &amp; the setting of the village.</li> </ul>	No	93	-27
RL1034	Crooked Lane, Kirk Hammerton	97.5%	1.95	2.5%	0.05			<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is within FZ1, a small proportion is within FZ2 &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>Development of western part of site would result in harmful countryside encroachment.</li> </ul>	No	60	-27
RL1089	Land to the RO Crown Farm, Dishforth	97.5%	6.8			2.5%	0.2	<ul style="list-style-type: none"> <li>Although the majority of the site is in FZ1, a small part is in FA3a &amp; is therefore only suitable for housing if the Exceptions Test is passed;</li> <li>Also, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	210	-27
RL5	Land north of Main Street, Kirkby Malzeard	97.5%	0.87			2.5%	0.03	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, although majority of site is in FZ1, a small part is in FZ3a &amp; therefore only suitable for housing subject to passing the Exception Test;</li> <li>Site is greenfield, backland, outside the development limit &amp; within the AONB. Development would encroach into open countryside, harming its/AONB's character &amp; appearance;</li> <li>Unlikely that adequate vehicular access can be provided.</li> </ul>	No	27	-27

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL93	Glasshouses Mill, Glasshouses	95%	1.0	2.5%	0.05	2.5%	0.05	<ul style="list-style-type: none"> <li>Although the majority of the site is in FZ1, the small part is in FA3a &amp; is therefore only suitable for housing if the Exceptions Test is passed;</li> <li>Also, the Council is only looking to allocate sites for 100% affordable housing in Group C settlements such as Glasshouses. The site is within the development limit and could come forward for a mix of market and affordable housing. Therefore it is not suitable for identification as a preferred option.</li> </ul>	No	33	-27
RL118b	Kennel Hall Farm, Killinghall	95%	46.5	2.5%	1.2	2.5%	1.2	<ul style="list-style-type: none"> <li>Site is well located in terms of accessing jobs, shops and services via non-car modes of transport;</li> <li>However, although most of the site is in FZ1, a small amount lies in FZs2 &amp; 3a &amp; therefore is not suitable for housing unless the Exception Test is passed;</li> <li>Site is greenfield &amp; outside the development limit. Development would result in a large extension of the village in to open countryside far beyond the current built-up form, harming to the landscape character;</li> <li>Development would result in loss of Grade 3a agricultural land.</li> </ul>	No	1467	-27
RL1152	Land to the North of Topcliffe Road, Dishforth	91.7%	2.2			8.3%	0.2	<ul style="list-style-type: none"> <li>Although the majority of the site is in FZ1, a small part is in FA3a &amp; is therefore only suitable for housing if the Exceptions Test is passed;</li> <li>Also, development of this greenfield site would encroach into the countryside, harming its character.</li> </ul>	No	72	-27
RL39	Land at Minskip	87.5%	2.1	2.5%	0.1	10%	0.3	<ul style="list-style-type: none"> <li>Although most of the site is in FZ1, a small amount lies in FZs2 &amp; 3a &amp; therefore is not suitable for employment unless the Exception Test is passed;</li> <li>Site location is likely to result in increased car travel to access employment opportunities;</li> <li>Development would encroach into open countryside, to the detriment of its character.</li> </ul>	No	NA	-27

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1086a	Land off Marston Road, Tockwith	87.1%	2.7	3.2%	0.1	9.7%	0.3	<ul style="list-style-type: none"> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is within FZ1, a small proportion is within FZ2 &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>Development would encroach significantly into open countryside, harming the village/Conservation Area's character.</li> </ul>	No	93	-27
RL1148	Staveley Mill Farm, Staveley	68.9%	7.3			31.1%	3.3	<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>However, development of this greenfield site would encroach into the countryside, harming its character;</li> <li>Site's low level might cause drainage and access problems.</li> </ul>	No	318	-27
RL1028	Wreaks Road, Birstwith			50%	1.5	50%	1.5	<ul style="list-style-type: none"> <li>Site is well located in terms of accessing jobs, shops and services via non-car modes of transport;</li> <li>However, site lies fully within FZs2 &amp; 3a &amp; therefore is not suitable for housing unless the Exception Test is passed;</li> <li>Site is primarily greenfield &amp; outside the development limit. Development would encroach into open countryside, harming the area's rural character and appearance;</li> <li>Development would result in the loss of recreational open space, which is safeguarded against by current planning policy.</li> </ul>	No	90	-27
RL1086a(1)	Land off Marston Road, Tockwith	33.3%	0.1	33.3%	0.1	33.3%	0.1	<ul style="list-style-type: none"> <li>Site is fully within FZ1;</li> <li>Site has good access to jobs, shops &amp; services by non-car modes;</li> <li>However, whilst majority of site is within FZ1, a small proportion is within FZ2 &amp; therefore only suitable for housing or employment subject to passing the Exception Test;</li> <li>Site is surrounded on three sides by existing development.</li> </ul>	Yes	8	-35

1 Site Ref.	2 Title	3						4 Comments	5 Should site be identified as a Preferred Option?	6 Dwell-ing capa-city	7 Out-standing dwg need in area
		FZ1		FZ2		FZ3a					
		% of site	Area of site (ha)	% of site	Area of site (ha)	% of site	Area of site (ha)				
RL1106	Land east of Church Lane, Hampsthwaite					100%	2.0	<ul style="list-style-type: none"> <li>Site is well located in terms of accessing jobs, shops and services via non-car modes of transport;</li> <li>However, site lies fully within FZ3a &amp; therefore is not suitable for housing unless the Exception Test is passed;</li> <li>Site is greenfield site. Development would encroach into open countryside &amp; may therefore harm the character and appearance of the area, including the Conservation Area;</li> <li>Adequate vehicular access to enable development cannot be achieved;</li> <li>Site is partially in use as recreation open space, which would be lost through development.</li> </ul>	No	78	-35
RL1045	Land north of B'bridge Rd, Bishop Monkton					100%	0.26	<ul style="list-style-type: none"> <li>Site lies fully within FZ3a &amp; therefore is not suitable for housing unless the Exception Test is passed;</li> <li>Also, site contains visually important hedges &amp; trees that may contain protected species;</li> <li>The prominent open nature of this site means that development may impact on local character.</li> </ul>	No	8	-35
RL1044	Land RO Renton Close, Bishop Monkton					100%	0.18	<ul style="list-style-type: none"> <li>Site lies fully within FZ3a &amp; therefore is not suitable for housing unless the Exception Test is passed;</li> <li>However, site is greenfield.</li> </ul>	No	5	-35

## Conclusion

Following application of the sequential test, 33 sites in the villages and countryside are suitable for identification as Preferred Options for housing (RL3(1), RL1085(1), RL98(1), RL1101, RL12, RL15, RL1141(1), RL1015(1), RL1009, RL1132, RL1034(1), RL1142, RL120, RL1063(1), RL1144, RL29a, RL1126(1), RL131, RL14(1), RL1086a(1), RL134, RL117, RL1147, RL1133(1), RL42(1), RL1046, RL1064, RL1151, RL1128(1), RL1145, RL553, RL555(1), RL1113(1)). 33 of these sites lie solely within Flood Zone 1. Therefore, in order for these 33 sites to be allocated in the DPD, it is not necessary for the Exceptions Test to be applied.

However, 1 of the sites is affected by Flood Zones 2 and 3a. This site can only be allocated in the DPD if it passes the Exception Test.

It is estimated that these 33 sites can deliver around 602 dwellings. This is a surplus over the requirement of 35 dwellings. However, given their flooding constraints and additional planning considerations, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for housing.

For the same reasons, it is not considered that any of the other proposed sites are suitable to be identified as Preferred Options for employment.