

Extract from SITE OPTIONS for NEW HOMES & BUSINESSES

Issues & Options Consultation Housing & Employment Land Allocations DPD

Appendix B - Boroughbridge extract

Site options in Boroughbridge, Masham, Pateley Bridge and larger villages

Outside the settlements of Harrogate, Knaresborough and Ripon the emerging Core Strategy suggests the majority of new housing development will be provided in:

- Boroughbridge, Masham and Pateley Bridge, and
- the villages of Birstwith, Burton Leonard, Follifoot, Green Hammerton, Killinghall, Kirk Hammerton, Kirkby Malzeard, Pannal, Ripley, Summerbridge, and Tockwith.

The emerging LDF Core Strategy identifies these as Group B settlements where most of the remaining 30% of the District's housing requirement up to 2021 will be accommodated. This is likely to require the Council to allocate housing land in or adjacent to some of these settlements for both open market and affordable housing, including small scale sites solely for affordable homes for local people.

Please note, the amount of land put forward on the accompanying site assessments is far in excess of what is required to meet the housing and employment needs of the District up to 2021.

Apart from Boroughbridge, the need for additional employment land for these settlements is limited to meeting small-scale local needs.

The Development Limits of these settlements will need to be reviewed.

Boroughbridge, Masham and Pateley Bridge

The views expressed on the accompanying initial site assessments, including sustainability appraisals are an expression of officer opinion only at this stage based on site appraisals carried out during 2006¹. The Preferred Options consultation in March 2007 will be supplemented by detailed comments from statutory consultees on matters such as access and infrastructure provision and a final sustainability appraisal.

Larger villages

Council officers have yet to undertake initial site assessments of these sites and are in discussion with Parish Councils with regard to the acceptability of these and any other sites in these villages as well as revised Development Limits.

PLEASE NOTE THE COUNCIL IS NOT PROPOSING ANY OF THESE SITES FOR DEVELOPMENT. AT THIS STAGE THE COUNCIL IS MERELY ASKING FOR COMMENTS ABOUT THEIR DEVELOPMENT POTENTIAL AS REQUIRED BY GOVERNMENT REGULATIONS.

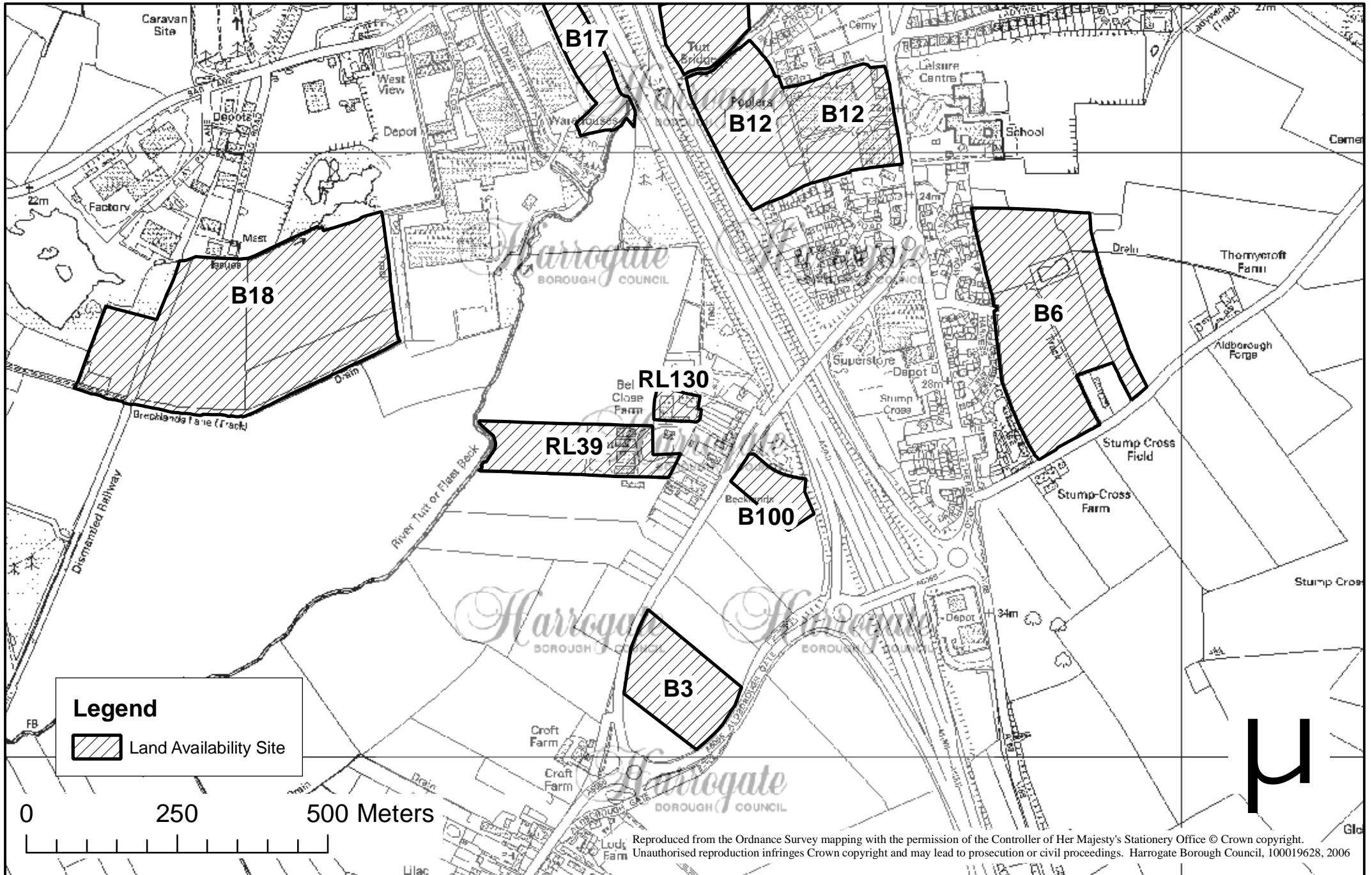
Finding a site option:

for Boroughbridge, Masham and Pateley Bridge, each set of site assessments is preceded by an 'overview map' of the settlement showing all the site option locations in relation to each other. Use a site option's reference number to find the individual site assessment /map in subsequent pages (these are in numbered order).

1. Under Government policy, the ability of residents of new homes to walk, cycle or use public transport for as many journeys as possible is a very important consideration in determining the suitability of sites for future housing. In each site appraisal, the Council has assessed the ability of residents to use non-car modes of travel based on current walking distances to: a bus stop on the key bus network or a station/halt on the Leeds/Harrogate/York rail line; a primary school; a major area of employment; a doctor's surgery; a supermarket or local shopping centre. See www.harrogate.gov.uk/ldf for further details of this assessment.

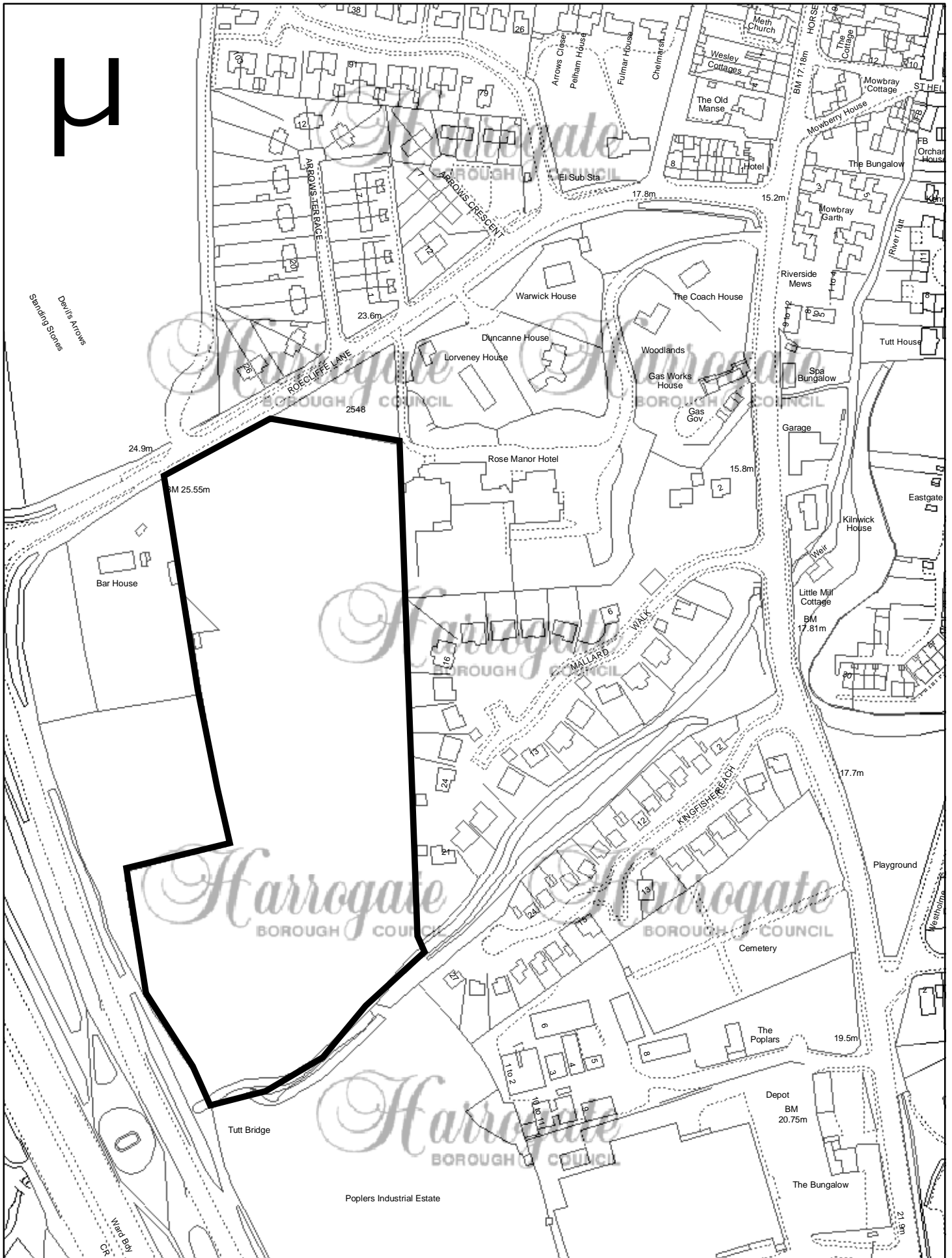
List of Boroughbridge Site options

B2 Land South of Roecliffe Lane
B3 Land at Aldborough Gate, Minskip
B4 Three Arrows Field
B5 Land North of Skelton Road
B6 Aldborough Gate
B8 Land North of Milby Cut, Milby
B11 Riverside Sawmills
B12 Farnell Technology Park
B17 Bar Lane, Boroughbridge
B18 Brickyard Road, Boroughbridge
RL39 Land at Minskip
B100 Land at Aldborough Gate
RL130 Land at Aldborough Gate, Boroughbridge



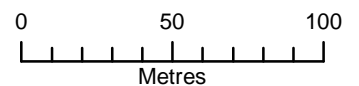
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SITE OPTIONS FOR HOMES & BUSINESSES- BOROUGHBRIDGE



Site options for new homes and businesses

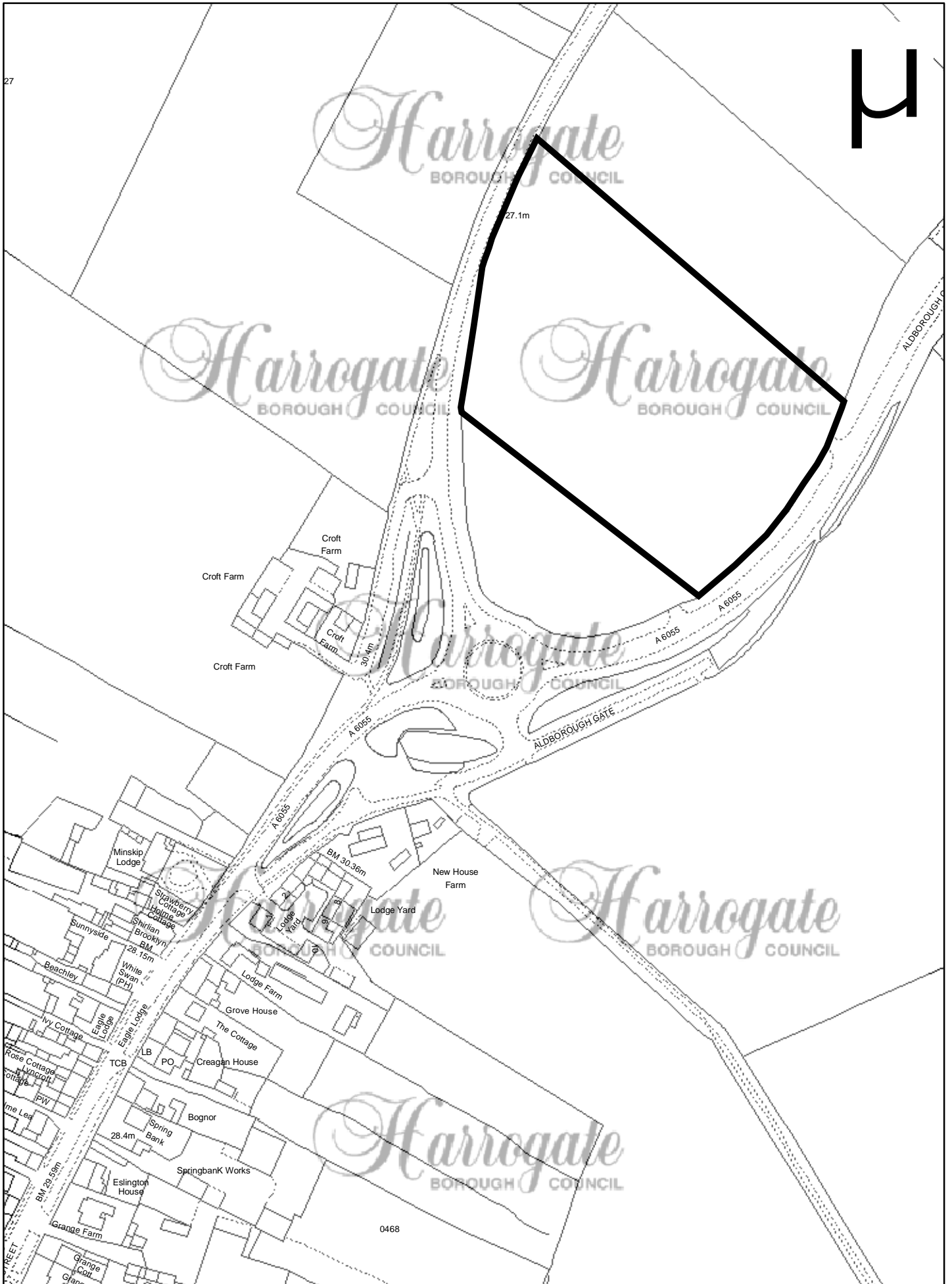
Ref B2 Land south of Roecliffe Lane, Boroughbridge 3.9 h



This initial site assessment represents very early 'WORK IN PROGRESS' by the Council. New government regulations require the Council to consult on site options for future housing and employment, put forward by others, as early as possible.

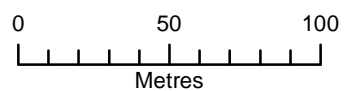
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B2
Location	Land south of Roecliffe Lane, Boroughbridge
Site area	3.9ha
Site description	<ul style="list-style-type: none"> • An undulating site generally sloping from north west to south east towards the River Tutt which forms the southern boundary • Trees and hedgerow of varying height and maturity form the site boundaries. • To the east of the site is a mix of detached low density residential development and Rose Manor Hotel. To the west is Bar House with a large paddock area and the southern standing stone, which together with the 2 stones to the north forms the Devil's Arrows. Beyond is the A168 and A1(M)
Current use	Agricultural land in arable use
Potential use(s)	Proposed for housing
Promoter:	Carter Jonas
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Ability of residents to easily access services and commute to work by non car modes of transport • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Loss of high quality agricultural land ○ Increase in energy and water demand and waste produced ○ Adverse effect on the setting of the Devil's Arrows standing stone (A Scheduled Ancient Monument) • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ Traffic noise and pollution generation ○ Impact on Boroughbridge Conservation Area ○ Flood risk
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher land value uses competing for use of this land



Site options for new homes and businesses

Ref B3 Land at Aldborough Gate, Minskip. 2.4 Ha



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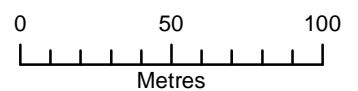
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B3
Location	Land at Aldborough Gate, Minskip
Site area	2.4ha
Site description	<ul style="list-style-type: none"> • The site lies within an area of agricultural land characterised by a large scale field pattern which creates an open landscape, exposed to view. • Along the eastern boundary runs the A6055 (Aldborough Gate) and along the western boundary is Harrogate Road. The site boundary on three sides comprises of mature hedging whilst the eastern boundary is post and rail fencing. • To the north east there are longer views of a supermarket and residential development. To the west there are views of the cold storage units at Bar Lane industrial estate. Generally the landscape is of moderate quality.
Current use	Agricultural land in arable use.
Potential use(s)	Site proposed for employment
Promoter:	Agent – Lister Haigh
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of employment land • Negative effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ The site is remotely located from services and facilities in Boroughbridge ○ There would be a reliance on the private car to access the site, impacting on air quality ○ Loss of agricultural land. ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on local distinctiveness ○ Coalescence of Minskip and Boroughbridge
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal costs on development



Site options for new homes and businesses

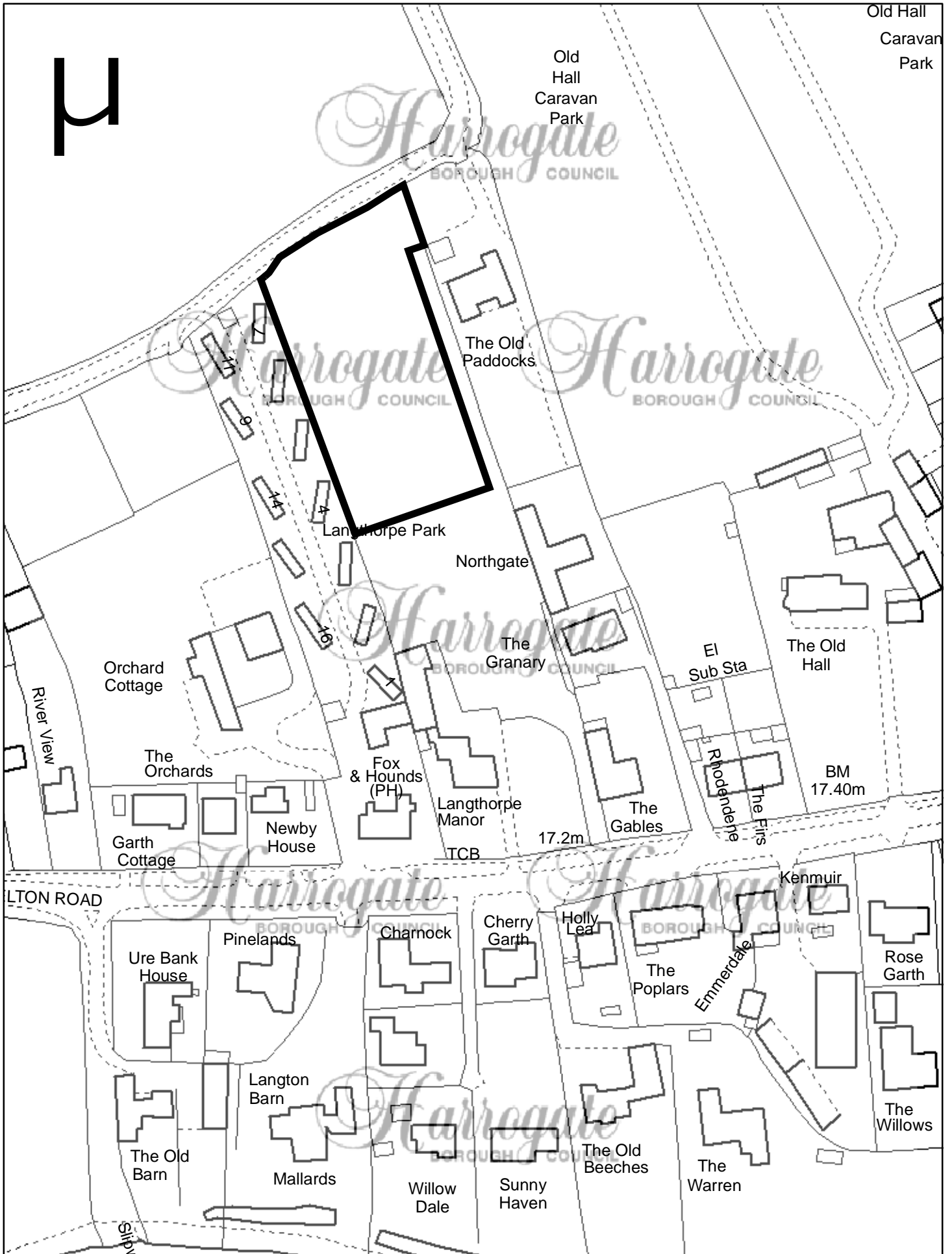
Ref B4 Three Arrows Field, Boroughbridge 5.3 Ha



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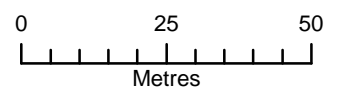
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B4
Location	Three Arrows Field, Boroughbridge
Site area	5.3ha
Site description	<ul style="list-style-type: none"> • Long rectangular site that slopes gently from south to north. Immediately to the west of the site is open countryside with the A1(M) and A168 beyond and views of large scale industrial buildings. To the north there are longer views of dwellings in Langthorpe. Along the eastern boundary of the site is a housing development and further north Riverside sawmills. • Within the confines of the site lie the Devil's Arrows Standing Stones, a Scheduled Ancient Monument. The existing farmland provides an attractive green setting for the Devil's Arrows.
Current use	Agricultural land in arable use
Potential use(s)	Site proposed for housing
Promoter:	Landowner, Agent – Peter Greenwood & Co
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Ability of residents to easily access services and commute to work by non car modes of transport • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Loss of high quality agricultural land ○ Adverse effect on the Devil's Arrows (A Scheduled Ancient Monument) ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ Traffic noise and pollution generation ○ Impact on Boroughbridge Conservation Area ○ Flood risk
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher land value land uses competing for use of this land



Site options for new homes and businesses

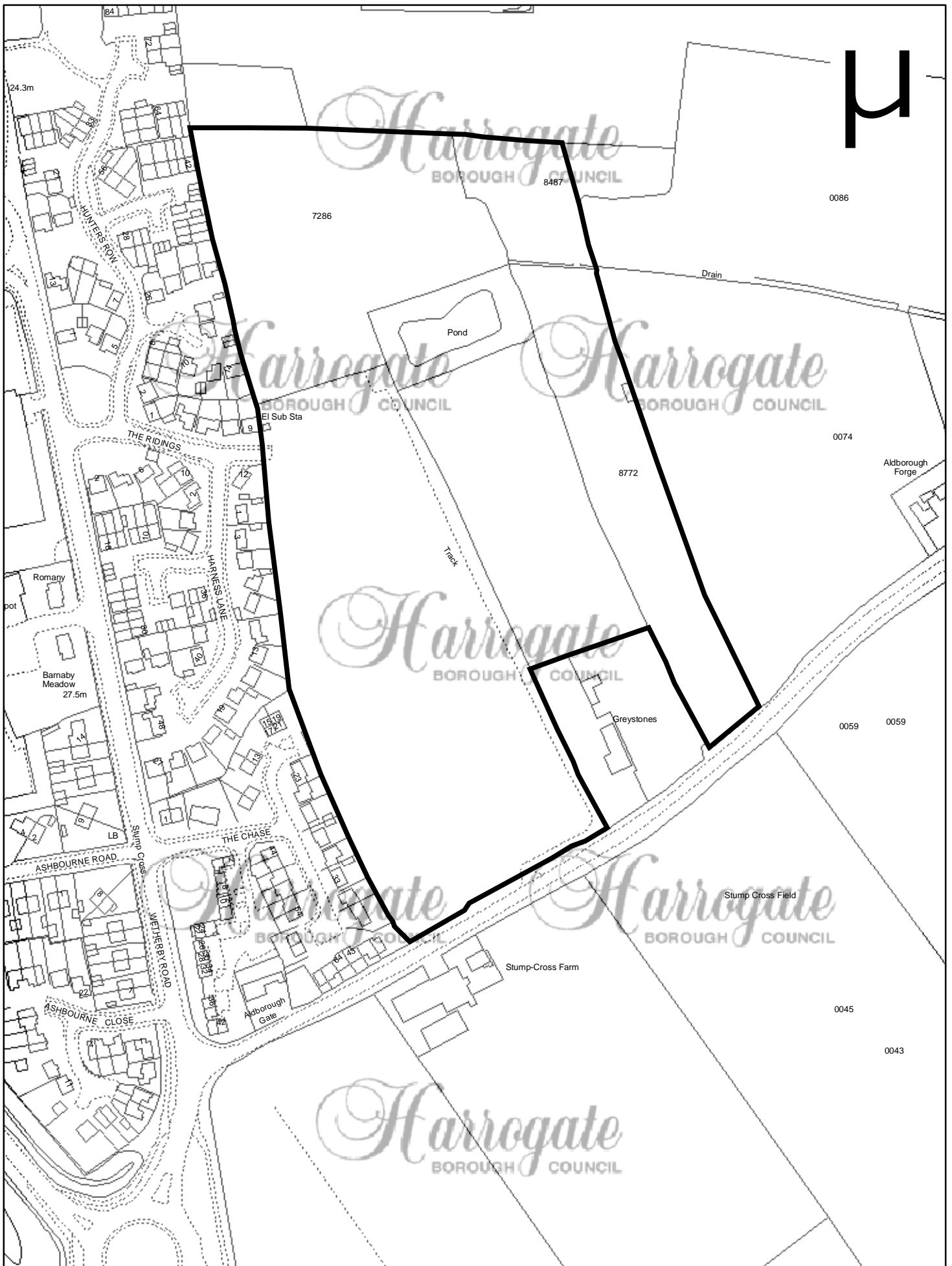
Ref B5 Land north of Skelton Road, Langthorpe, Boroughbridge 0.3 Ha



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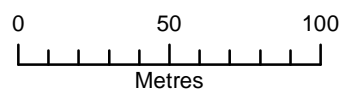
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B5
Location	Land north of Skelton Road, Langthorpe, Boroughbridge
Site area	0.3ha
Site description	<ul style="list-style-type: none"> • A small flat site bounded on two sides by a post and rail fence and the remaining sides a stone wall • Along the eastern boundary runs a line of mature trees beyond which is a detached residential property with a large garden. Further east is Old Hall Caravan Park. • To the west is Langthorpe Caravan Park with further large detached residential properties to the south of the site. To the north is agricultural land.
Current use	Grassed paddock
Potential use(s)	Site proposed for housing
Promoter:	Landowner. Agent Carter Jonas
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ 2011 - 2016
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of affordable housing for local people • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Inability of residents to easily access services and commute to work by non car modes of transport ○ Increase in energy and water demand and waste produced ○ Additional traffic generation could not be accommodated on the existing single track access ○ Access on to the adopted highway is unsatisfactory – the required visibility cannot be achieved.
Viability	<ul style="list-style-type: none"> • Access would need to be provided to allow development



Site options for new homes and businesses

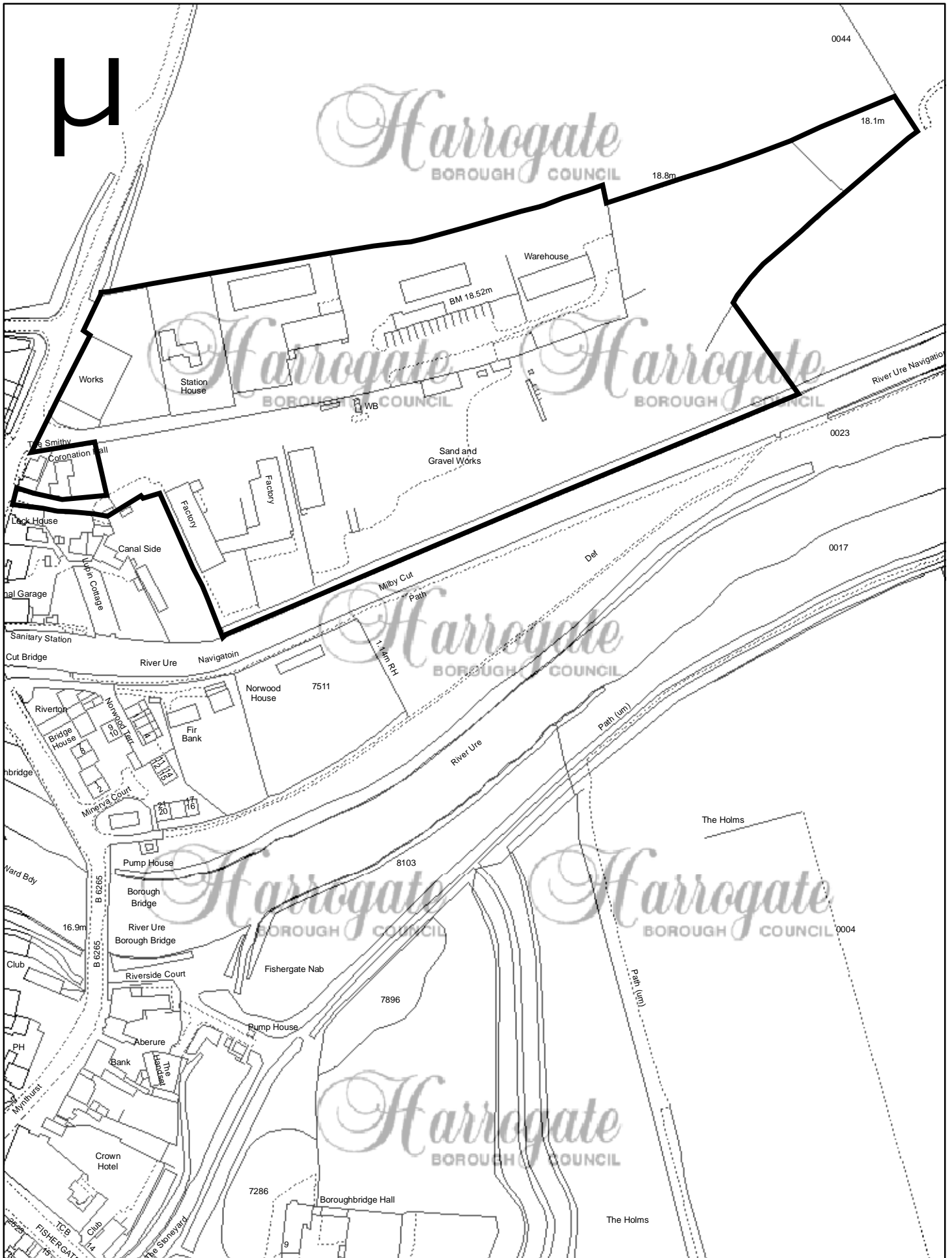
Ref B6 Aldborough Gate, Boroughbridge 7.0 h



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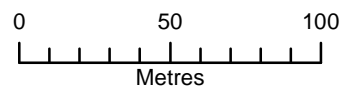
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B6
Location	Aldborough Gate, Boroughbridge
Site area	7.0ha
Site description	<ul style="list-style-type: none"> • Large, broadly rectangular site comprising agricultural land lying to the south east of the built up area of Boroughbridge. • The site comprises a series of fields, the south eastern one being in arable use with an unmade farm track running along the eastern edge down to an area of hardstanding which appears to be associated with fishing at the pond in OS field number 7826. The remainder of this field to the north appears to be set aside. • The remainder of the site is turned over to pasture and is delineated by sparse hedging and wire fencing.
Current use	Agricultural use
Potential use(s)	Site proposed for housing
Promoter:	Agent – Peter Greenwood & Co
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Ability of residents to easily access services and commute to work by non car modes of transport • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Loss of high quality agricultural land ○ Impact on archaeological remains ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on character of the countryside ○ Traffic generation ○ Impact of development on the existing pond which may have ecological value
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher value land uses competing for use of this land.



Site options for new homes and businesses

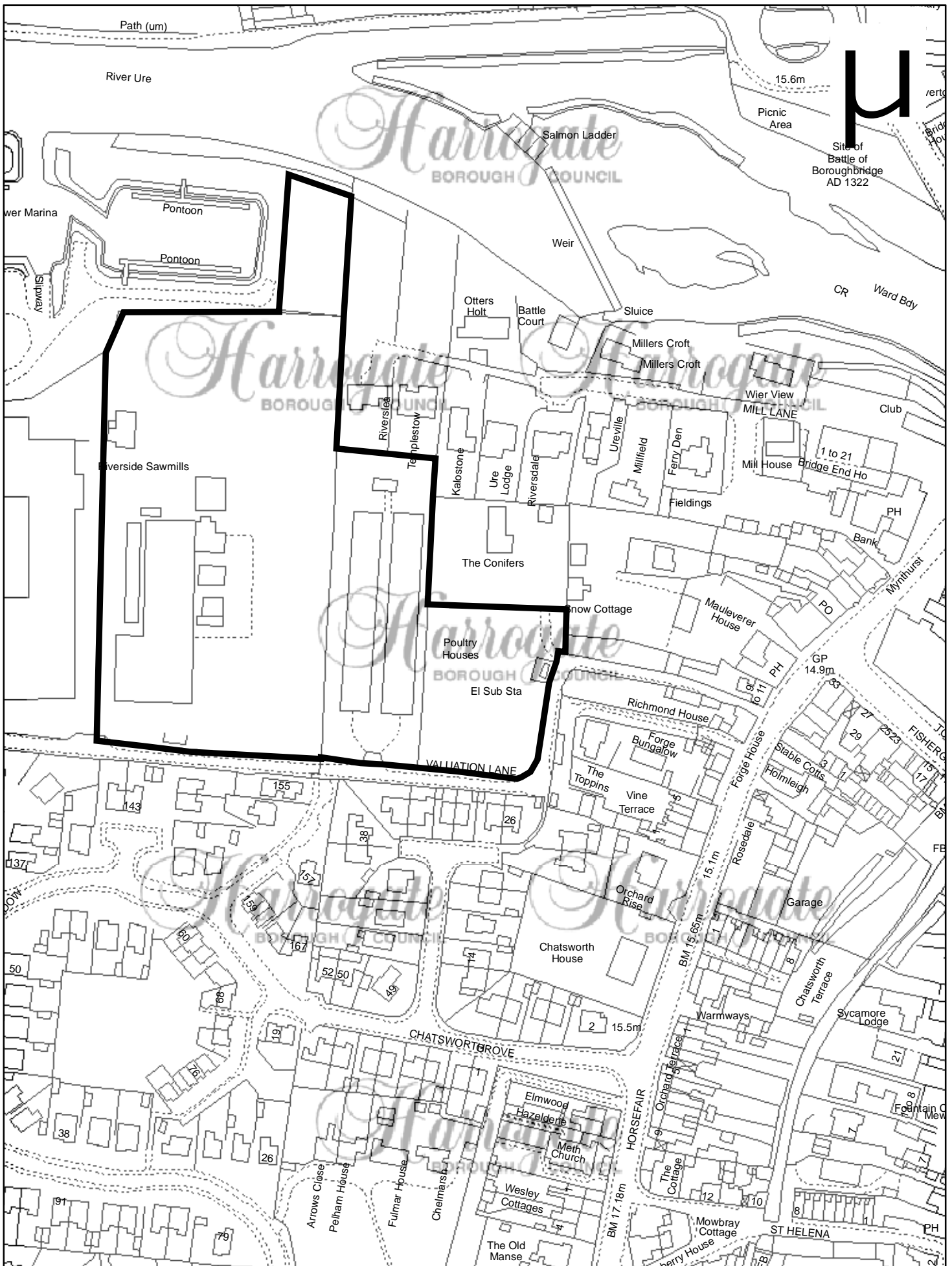
Ref B8 Land north of Milby Cut, Milby, Boroughbridge 5.5 h



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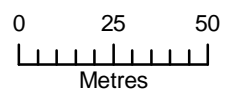
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B8
Location	Land north of Milby Cut
Site area	5.5ha
Site description	<ul style="list-style-type: none"> • The north western part of the site is occupied by a number of small warehouses. This area also includes Station House which is Grade II listed. • The remainder of the site is sparsely occupied by poor quality buildings and plant used in connection with open storage and sand and gravel operations. To the south and east the site comprises scrub land with limited open storage of machinery • The southern site boundary includes perimeter tree planting with Milby Cut and the River Ure beyond. To the north the site boundary is also perimeter tree planting with agricultural land beyond. Land to the west is occupied by relatively old industrial/storage units in moderate condition.
Current use	Storage and sand and gravel operations
Potential use(s)	Site proposed for housing
Promoter:	By agents through Urban Housing Capacity Study
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ 2011-2016
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of significant affordable housing for local people ○ Re-use of brownfield land • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Loss of land for employment land ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Site is located adjacent to Boroughbridge Conservation Area ○ Traffic generation ○ Flood risk
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher value land uses competing for use of this land



Site options for new homes and businesses

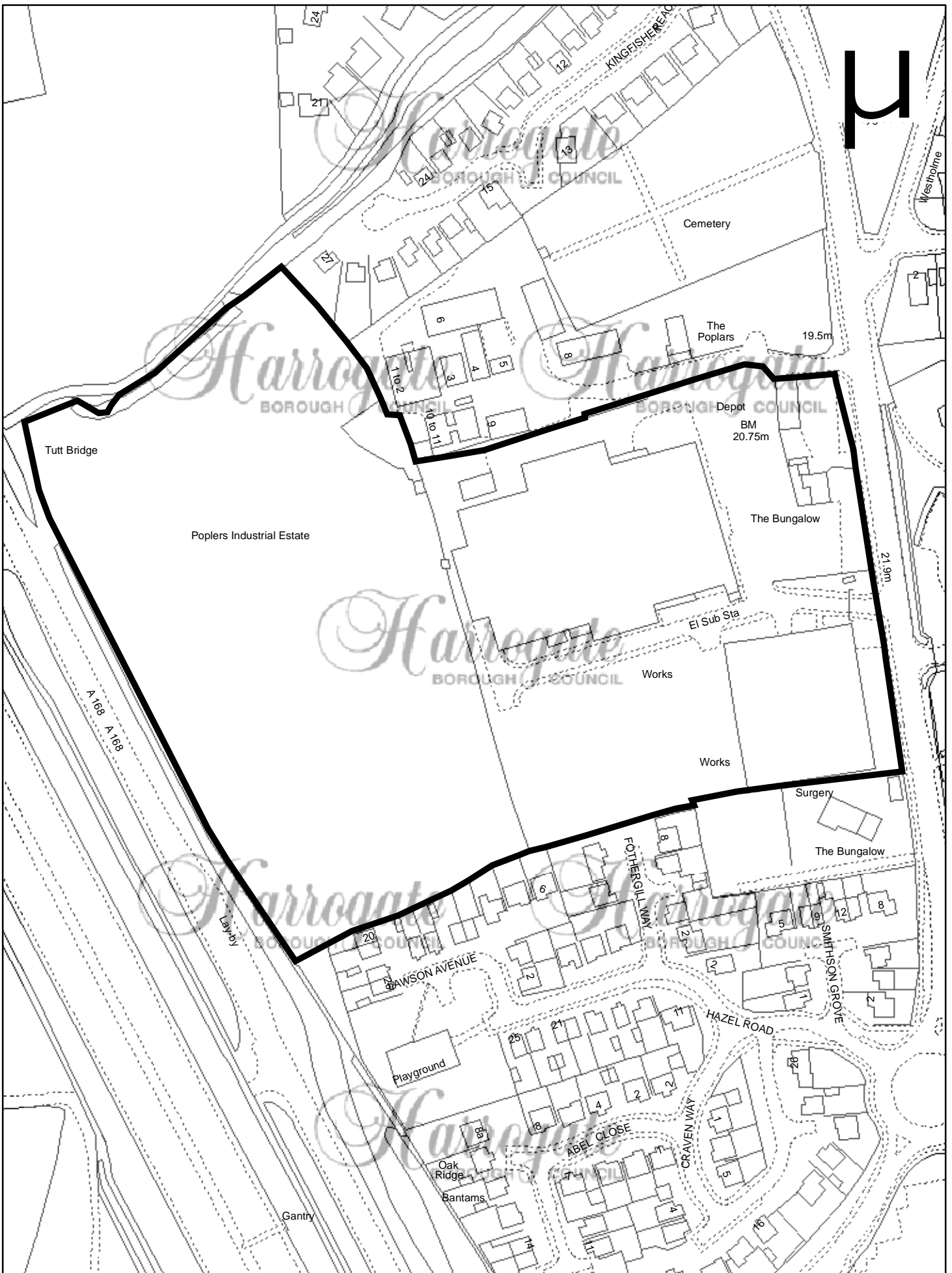
Ref B11 Riverside Sawmills, Boroughbridge 2.7 h



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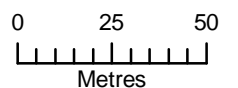
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B11
Location	Riverside Sawmills, Boroughbridge
Site area	2.1ha
Site description	<ul style="list-style-type: none"> • The site forms the eastern part of the sawmill and is less intensively used, comprising low slung woodstore buildings and an area used for open storage of railway sleepers. • A number of mature trees separates this area from the warehouse type buildings on the western half of the site. • Buildings and external areas are generally of poor quality. • The wider environment is characterised by residential, agricultural land and a small marina.
Current use	Timber merchants
Potential use(s)	Site proposed for mixed use development
Promoter:	Landowner. Agent – Strutt & Parker
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for mixed development are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ More efficient use of land ○ Re-use of brownfield land • Negative effects of using this land for mixed development are likely to be: <ul style="list-style-type: none"> ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on the conservation area ○ Access ○ Flood risk
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher value land uses competing for use of this land.



Site options for new homes and businesses

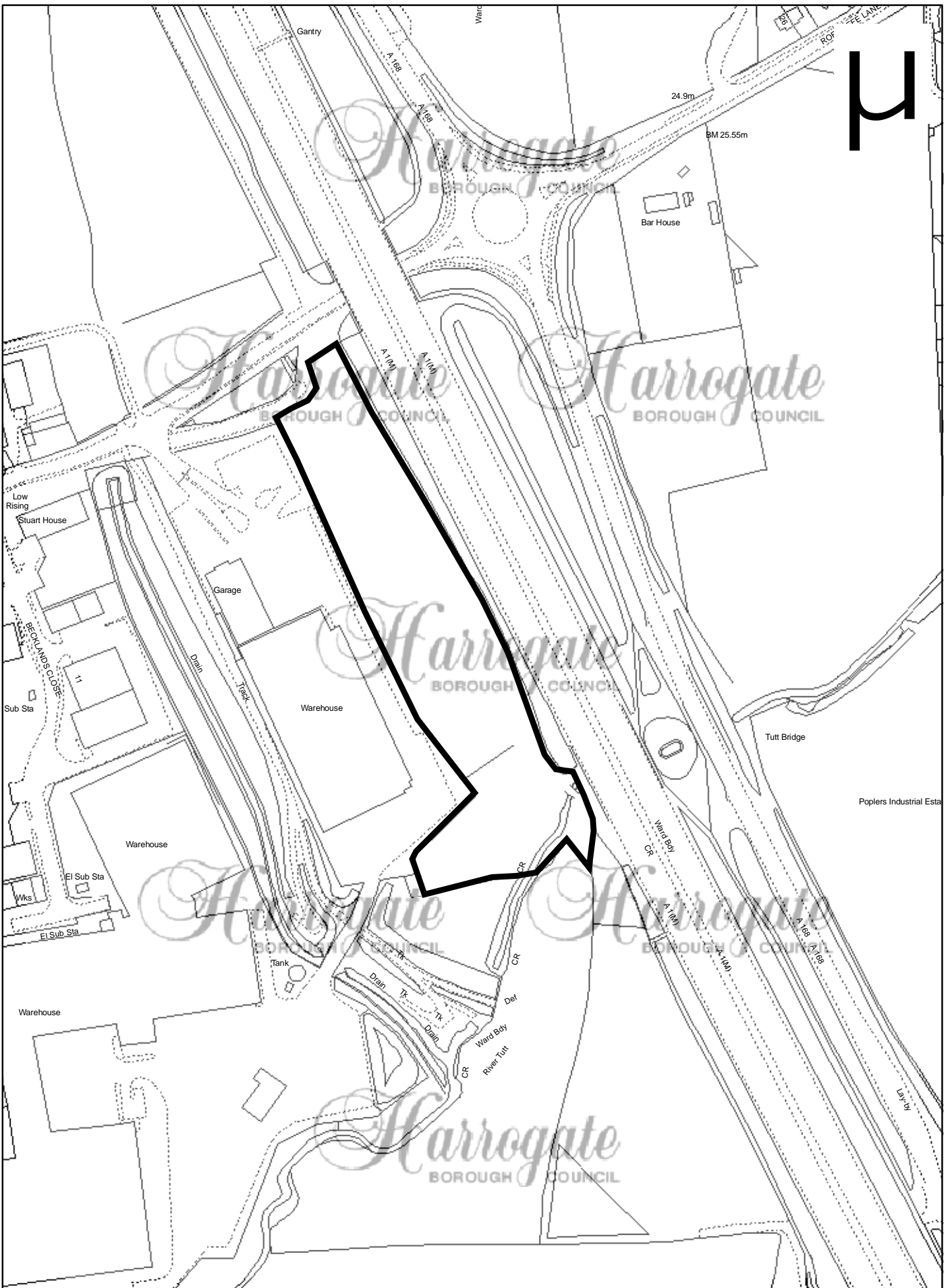
Ref B12 Farnell Technology Park, Boroughbridge 6.0 h



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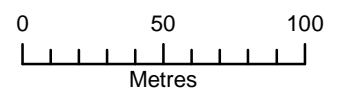
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B12
Location	Poplars Industrial Estate, Wetherby Road, Boroughbridge
Site area	6ha
Site description	<ul style="list-style-type: none"> • The eastern part of the site is dominated by a low-slung substantial vacant factory unit to the front of which is a vacant small storage unit, associated unmade yard area and former bungalow now boarded up. • The remainder of this area comprises a large brick built building occupied by Kelan Circuits Ltd. • To the rear of this is a flat, cleared area, accessed through the existing internal site road from Wetherby Road. • The western part of the site is in agricultural use. It is separated from the eastern part of the site by a hedge screen and a change in level, sitting as it does at a higher level than the developed area. • To the north lies the River Tutt beyond which lies agricultural land
Current use	The eastern part of the site is in employment use with approximately half of this area occupied by a vacant unit. The western part of the site is currently in agricultural use (grazing)
Potential use(s)	Proposed for mixed use development
Promoter:	Landowner
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for mixed development are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Ability of residents to easily access services and commute to work by non car modes of transport ○ Provision of a significant amount of employment land ○ Redevelopment of brownfield land • Negative effects of using this land for mixed development are likely to be: <ul style="list-style-type: none"> ○ Increase in energy and water demand and waste produced ○ Loss of agricultural land • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic noise and pollution generation ○ Flood risk ○ Traffic generation
Viability	<ul style="list-style-type: none"> • There will be costs associated with the redevelopment of the large vacant unit as it is unlikely that this can be used in the current form



Site options for new homes and businesses

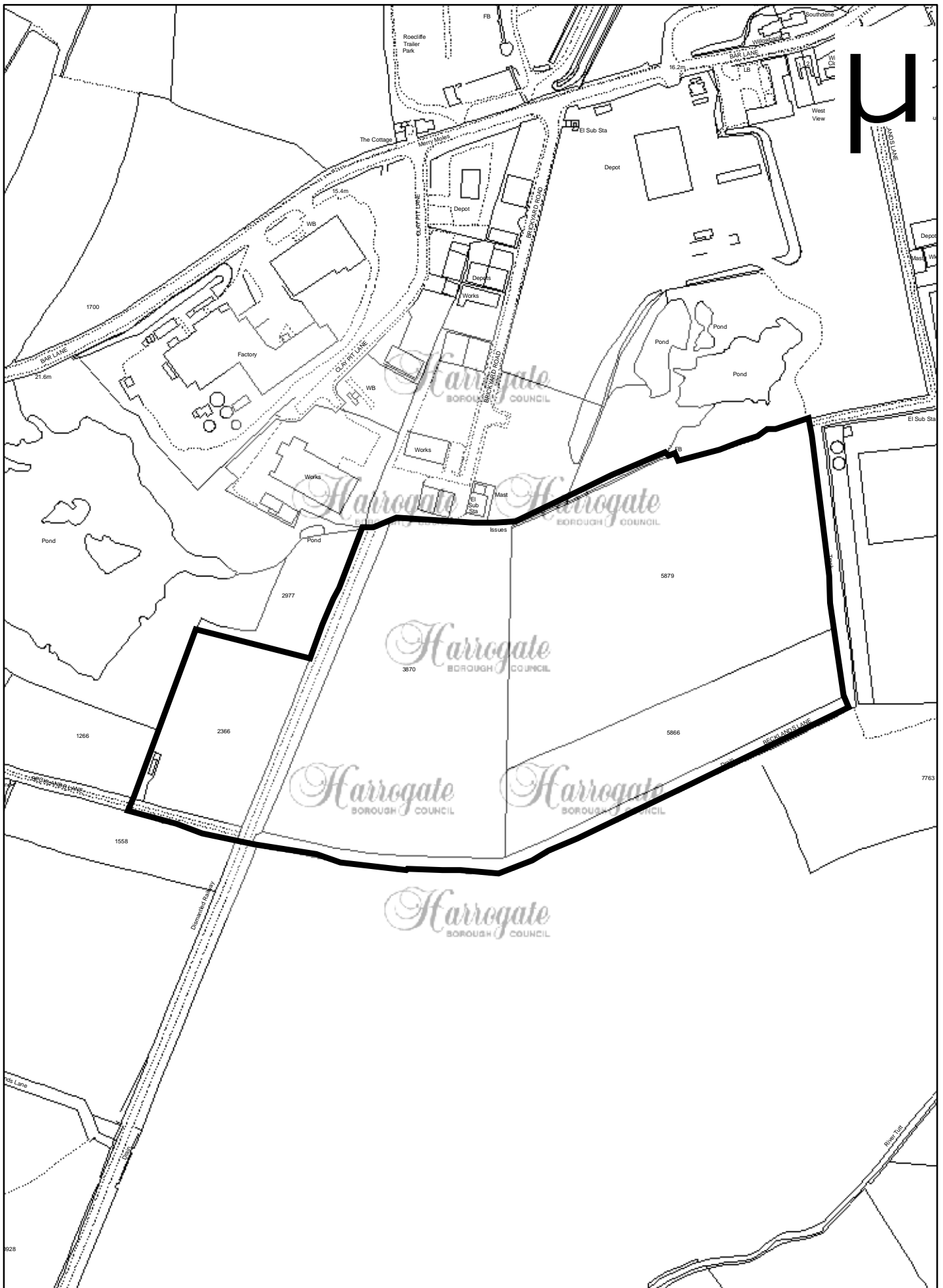
Ref B17 Bar Lane, Boroughbridge 1.7 Ha



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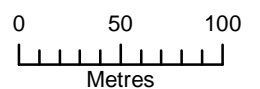
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B17
Location	Bar Lane, Boroughbridge
Site area	1.7ha
Site description	<ul style="list-style-type: none"> • A small, generally linear site that lies immediately west of the A1(M) and east of the existing industrial development at Bar Lane. • The site boundary is formed by a combination of post and rail fencing and hedgerow. The River Tutt runs across the site at the south eastern corner • A made access has been created into the site at the northern edge • The site is set within a moderate/poor quality environment characterised by industrial development and the A1(M)
Current use	Agricultural land
Potential use(s)	Proposed for employment use
Promoter:	Agent – Peacock and Smith
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ Provision of employment land • Negative effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ The site is poorly located from services and facilities in Boroughbridge ○ Loss of agricultural land ○ Reliance on the private car to access the site ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ Flood risk ○ Access into the site
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs



Site options for new homes and businesses

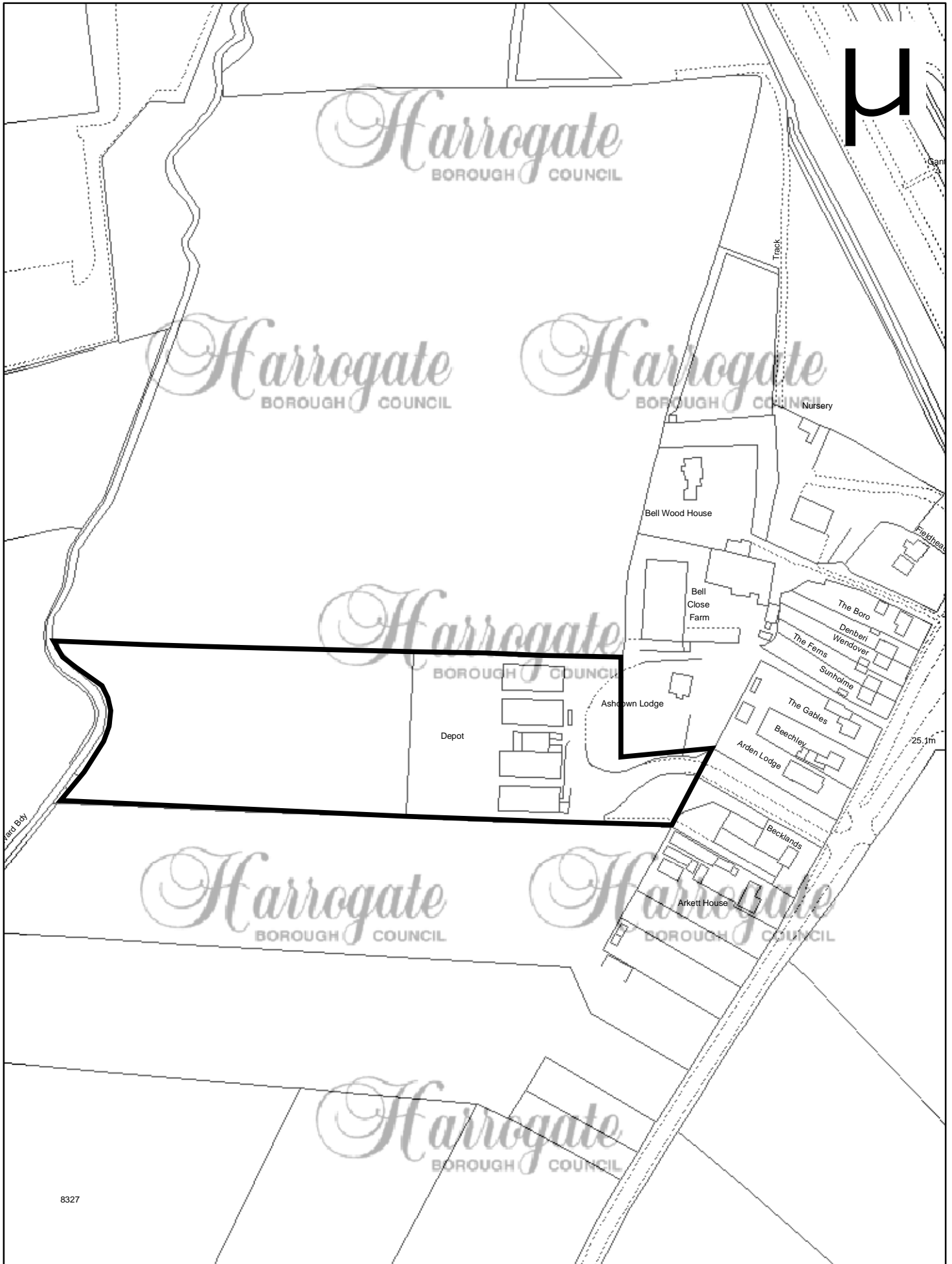
Ref B18 Brickyard Road, Boroughbridge 11.2 Ha



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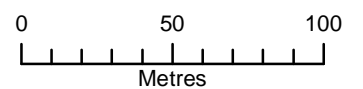
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	B18
Location	Brickyard Road, Boroughbridge
Site area	11.2ha
Site description	<ul style="list-style-type: none"> • Large flat site currently in agricultural use with boundaries formed by mature trees and hedging. • A disused railway line runs through the western edge of the site beyond which is a wooded area. • Becklands Lane forms the southern boundary, beyond which is open countryside. To the north is Bar Lane Industrial estate • Two Sites of Importance for Nature Conservation lie to the north and west.
Current use	Agricultural land
Potential use(s)	Proposed for employment
Promoter:	Agent – Peacock & Smith
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of employment land • Negative effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ The site is remotely located from services and facilities in Boroughbridge ○ Reliance on the private car to access the site ○ Increase in energy and water demand and waste produced ○ Loss of agricultural land • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact of large scale development in the open countryside ○ Traffic generation ○ Access to the site
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher value land uses competing for use of this land



Site options for new homes and businesses

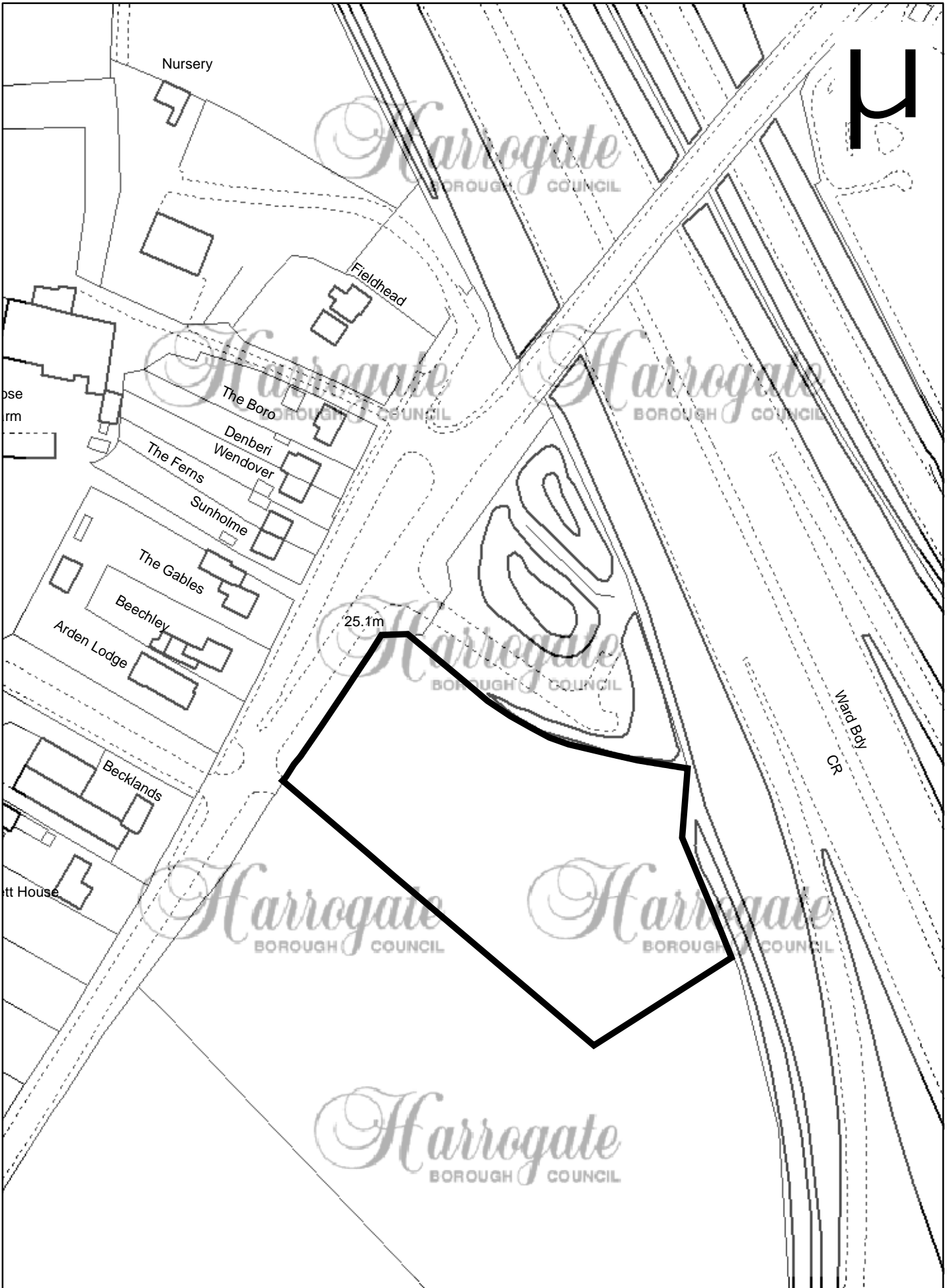
Ref RL39 Land at Minskip 2.4 Ha



This initial site assessment represents very early 'WORK IN PROGRESS' by the Council. New government regulations require the Council to consult on site options for future housing and employment, put forward by others, as early as possible.

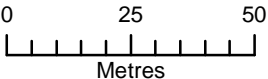
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	RL39
Location	Land at Minskip
Site area	2.4ha
Site description	<ul style="list-style-type: none"> • Long, rectangular site, the western part is in agricultural use whilst the eastern part of the site is used as a HGV depot. • The River Tutt forms the western boundary of the site, beyond which are views of industrial development at Bar Lane. • To the east is a ribbon of residential development running along Minskip to Boroughbridge Road. To the north and south of the site is agricultural land.
Current use	Part agricultural land, part HGV depot
Potential use(s)	Proposed for employment use
Promoter:	Agent – Lister Haigh
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of employment land • Negative effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ The site is remotely located from services and facilities in Boroughbridge ○ Loss of agricultural land ○ Reliance on the private car to access the site ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on countryside character ○ Traffic generation ○ Flood risk
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs



Site options for new homes and businesses

Ref B100 Land at Aldborough Gate, Boroughbridge 0.9 Ha



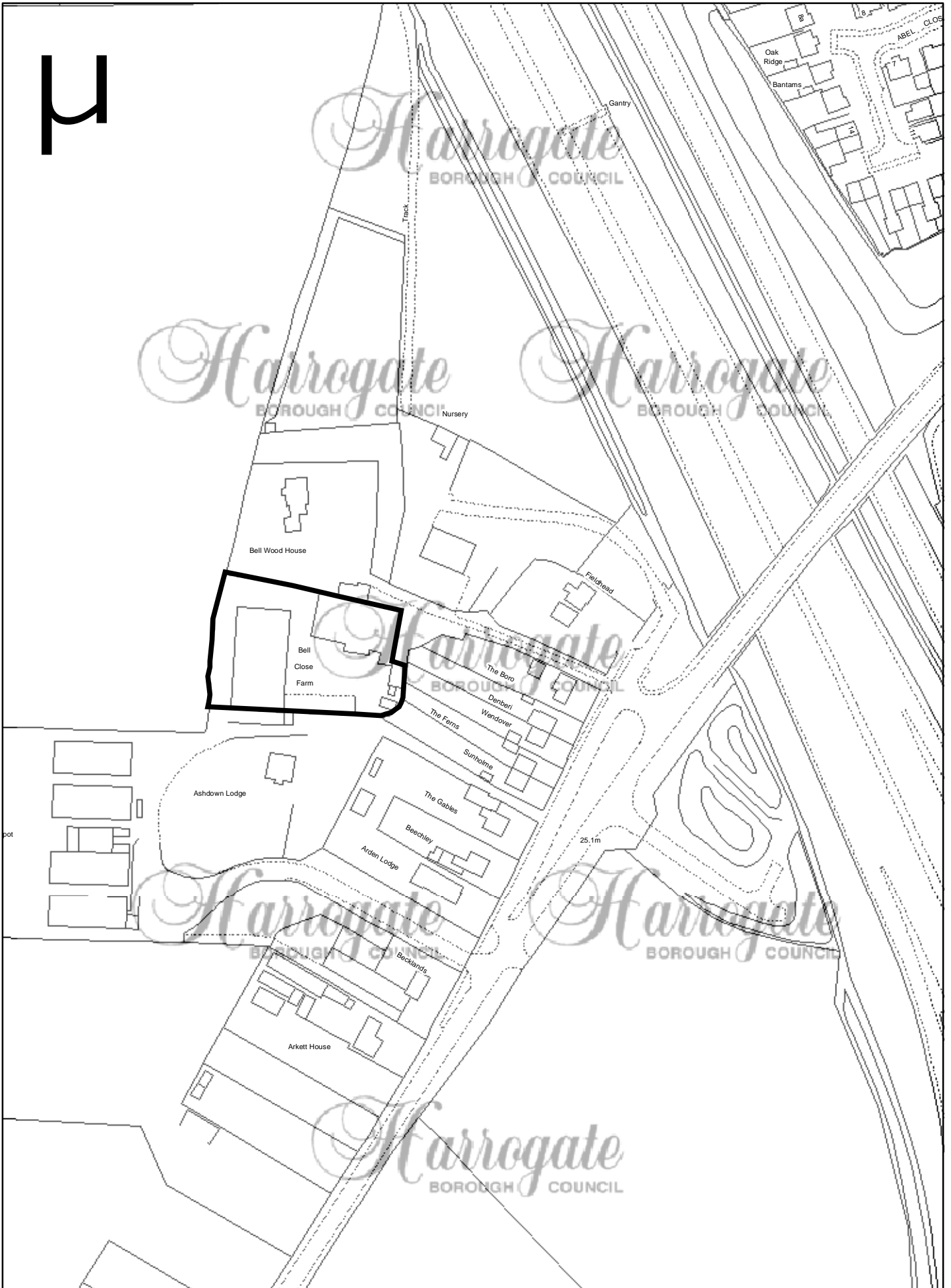
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This initial site assessment represents very early 'WORK IN PROGRESS' by the Council. New government regulations require the Council to consult on site options for future housing and employment, put forward by others, as early as possible.

Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

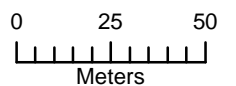
Settlement	Boroughbridge
Site reference	B100
Location	Land at Aldborough Gate, Boroughbridge
Site area	0.9ha
Site description	<ul style="list-style-type: none"> • The site lies within an area of agricultural land characterised by a large field pattern which creates an open landscape exposed to view. • Along the north eastern edge of the site runs the A1(M) whilst the Boroughbridge to Minskip road runs along the western boundary • To the north east there are longer views of a supermarket and residential development. To the west is sporadic linear housing with views of the cold storage units at Bar Lane industrial estate.
Current use	Agricultural land
Potential use(s)	Site proposed for employment use
Promoter:	Agent – Lister Haigh
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ Provision of employment land • Negative effects of using this land for employment are likely to be: <ul style="list-style-type: none"> ○ The site is remotely located from services and facilities in Boroughbridge ○ There is likely to be a reliance on the private car to access this site, impacting on air quality ○ Loss of agricultural land ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on local distinctiveness ○ Coalescence of Minskip and Boroughbridge
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs

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Site options for new homes and businesses

Ref RL130 Land at Bell Close Farm, Minskip 0.4 Ha



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Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Boroughbridge
Site reference	RL130
Location	Land at Bell Close Farm, Minskip
Site area	0.4ha
Site description	The site lies to the west of linear residential development which runs along the Minskip to Boroughbridge Road. To the east of the site lies agricultural land. Modern agricultural buildings are set within the site.
Current use	Agricultural land
Potential use(s)	Residential
Promoter:	Landowner, Agent Wildblood MacDonald Ltd
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Before 2011
Suitability	<ul style="list-style-type: none"> • Positive effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Provision of affordable housing for local people • Negative effects of using this land for housing are likely to be: <ul style="list-style-type: none"> ○ Inability of residents to easily access services and commute to work by non car modes of transport ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Impact on countryside character ○ Access and traffic generation ○ Impact on residential amenity
Viability	<ul style="list-style-type: none"> • There are no apparent abnormal development costs • There are no higher value land uses competing for use of this land