

Extract from SITE OPTIONS for NEW HOMES & BUSINESSES Issues & Options Consultation Housing & Employment Land Allocations DPD

Appendix B - Larger villages 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.

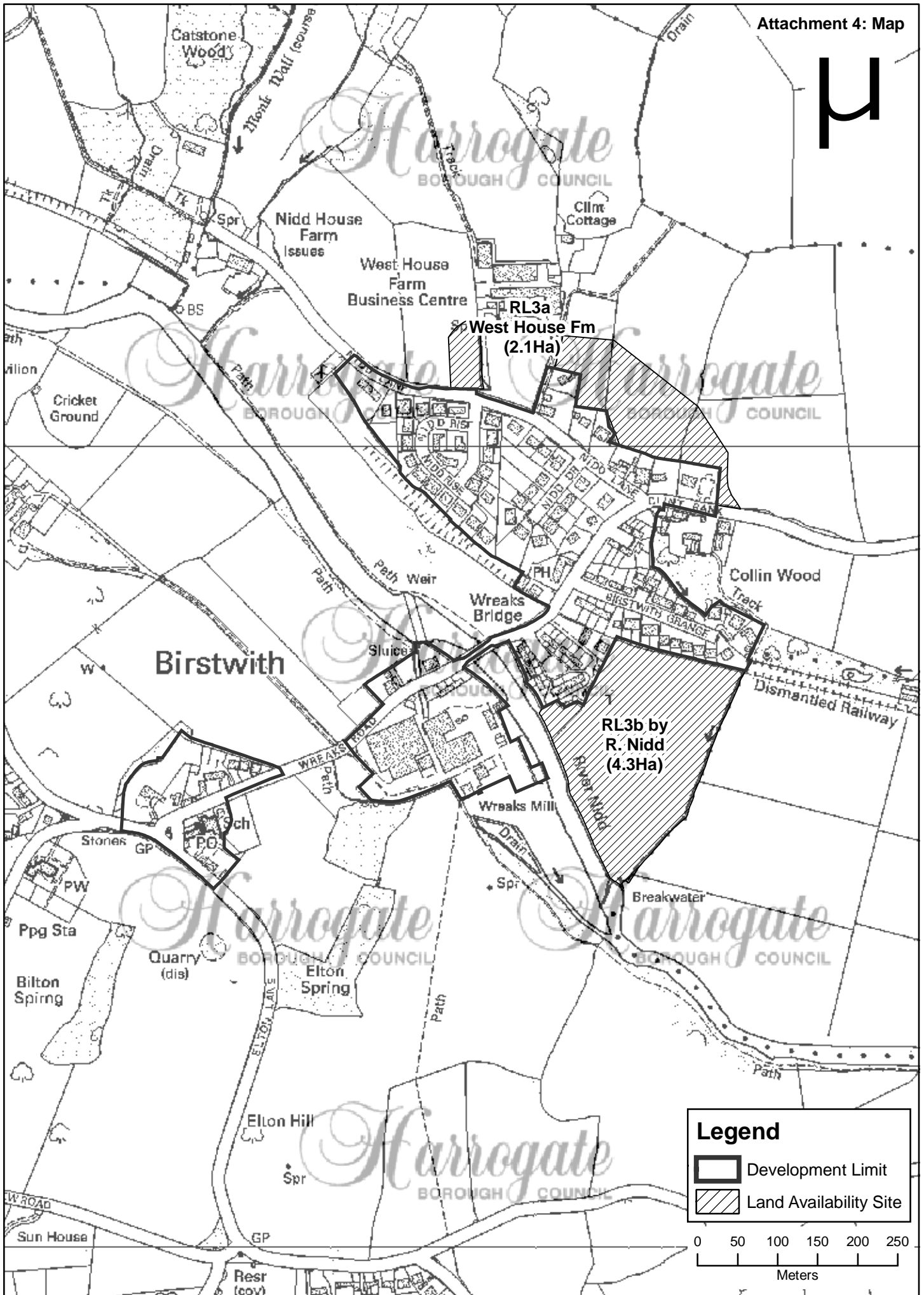
Finding a site option:

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.

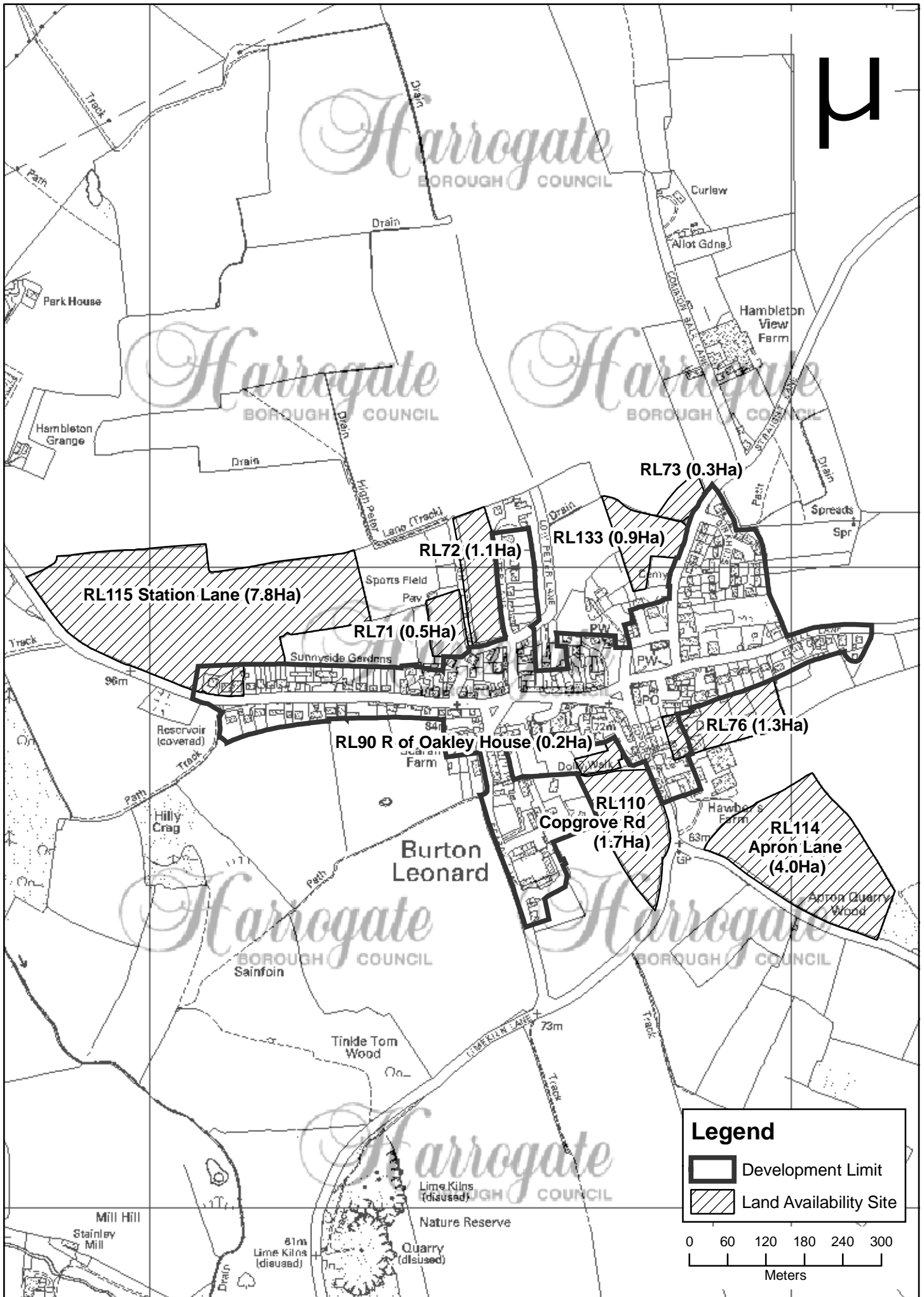
List of larger village Site options

Birstwith	RL3a West House Farm
Birstwith	RL3b Land by River Nidd
Burton Leonard	RL71 Land at Burton Leonard
Burton Leonard	RL72 Land at Burton Leonard
Burton Leonard	RL73 Land at Burton Leonard
Burton Leonard	RL76 Land at Burton Leonard
Burton Leonard	RL90 Land to rear of Oakley House, Burton Leonard
Burton Leonard	RL110 Copgrove Road, Burton Leonard
Burton Leonard	RL114 Apron Lane, Burton Leonard
Burton Leonard	RL115 Station Lane, Burton Leonard
Burton Leonard	RL133 Land at Burton Leonard
Follifoot	RL25a Land at Follifoot
Green Hammerton	RL12 Land at Bernard Lane, Green Hammerton
Green Hammerton	RL15 Ebor View, Green Hammerton
Killinghall	RL000000 Land at Killinghall
Killinghall	RL118a Kennel Hall Farm, Killinghall
Killinghall	RL118b Kennel Hall Farm, Killinghall
Killinghall	RL551 Land at Nidd House Farm, Killinghall
Kirk Hammerton	RL10 Jackson's Haulage Depot, Kirk Hammerton
Kirk Hammerton	RL101 Land at Kirk Hammerton
Kirk Hammerton	RL120 Land at Station Road, Kirk Hammerton
Kirkby Malzeard	RL5 Land to north of Main Street, Kirkby Malzeard
Pannal	H35 Follifoot Road, Pannal
Pannal	H49 Pannal Grange, Pannal
Pannal	H74 Dunlopillow Site, Pannal
Pannal	RL500 Land at Daw Cross, Burn Bridge, Pannal
Summerbridge	RL131 Land adjacent to Summerbridge Methodist Church
Tockwith	RL14 OS 6317, Tockwith
Tockwith	RL103 Land at Tockwith



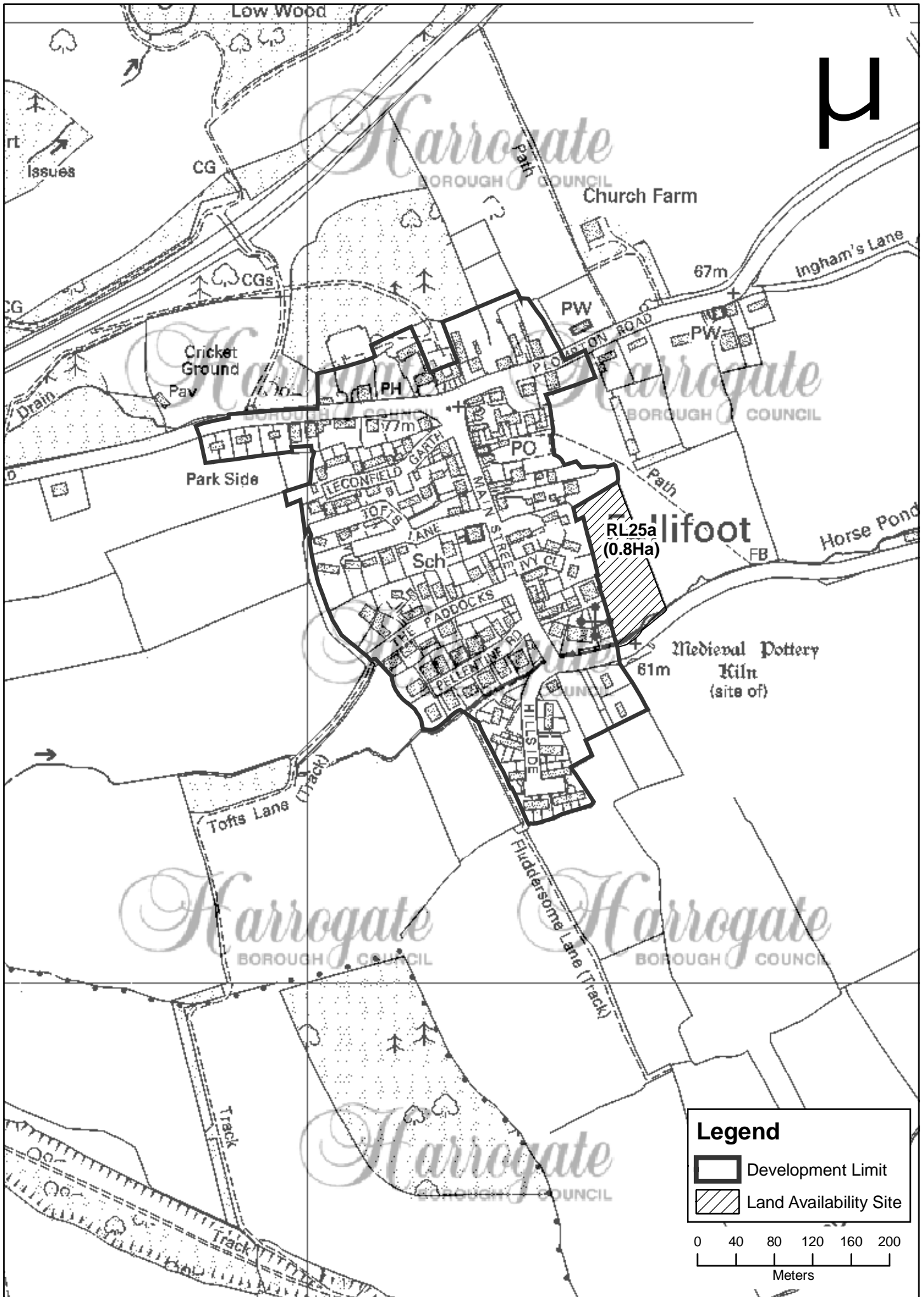
Birstwith: Site Options for new homes and businesses

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Burton Leonard: Site Options for new homes and businesses

1:7,500



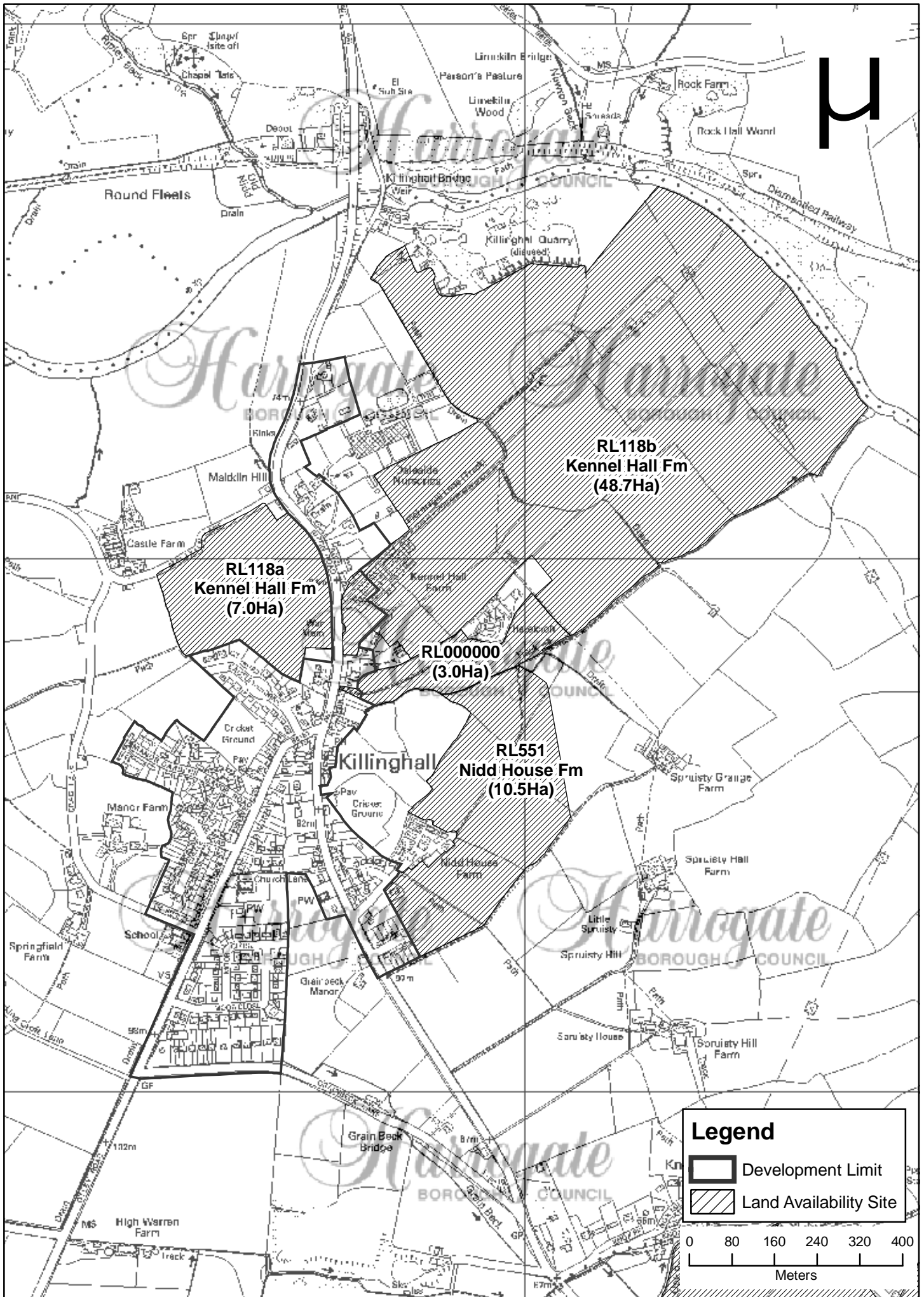
Follifoot: Site Options for new homes and businesses

1:5,000



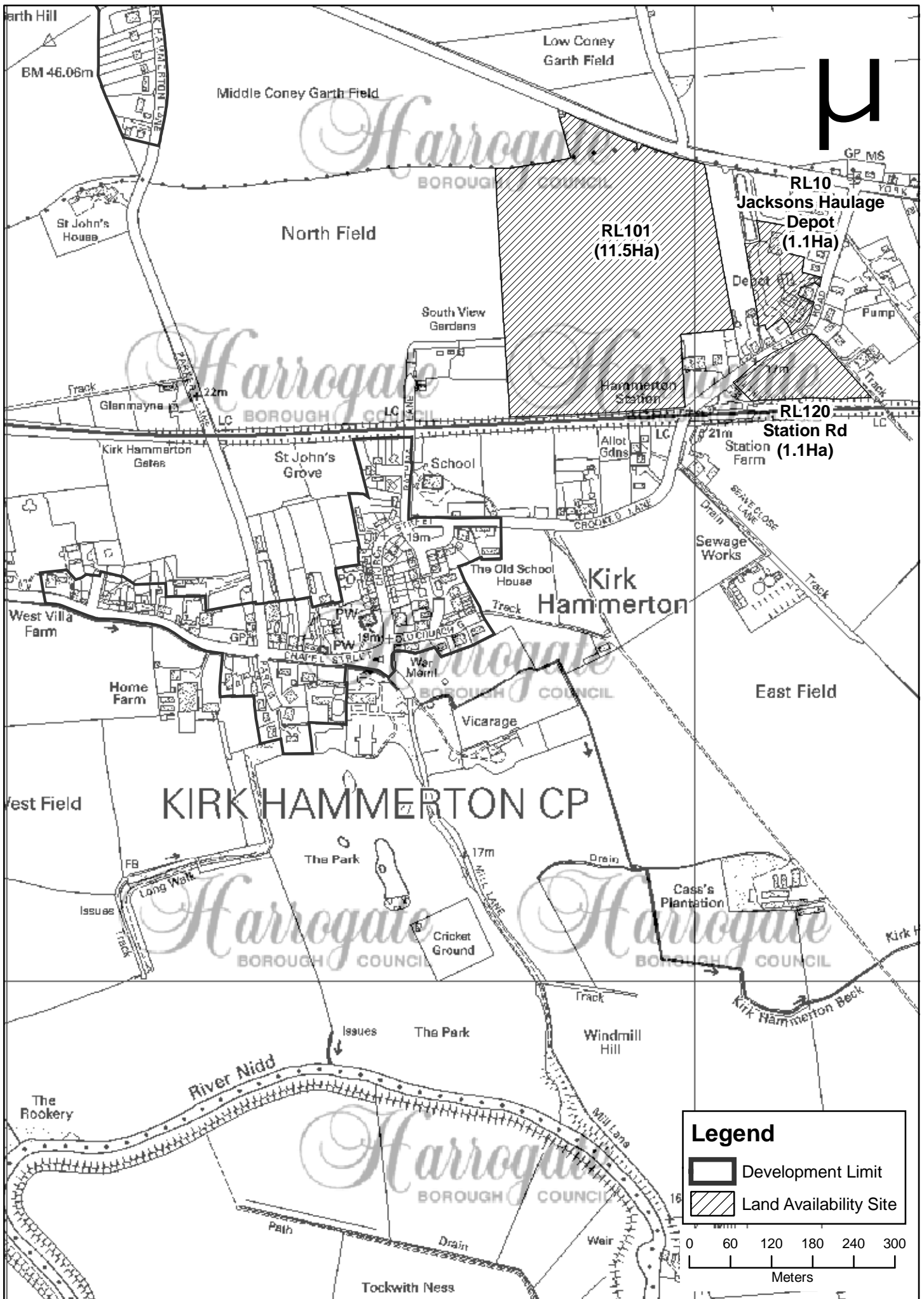
Green Hammerton: Site Options for new homes and businesses

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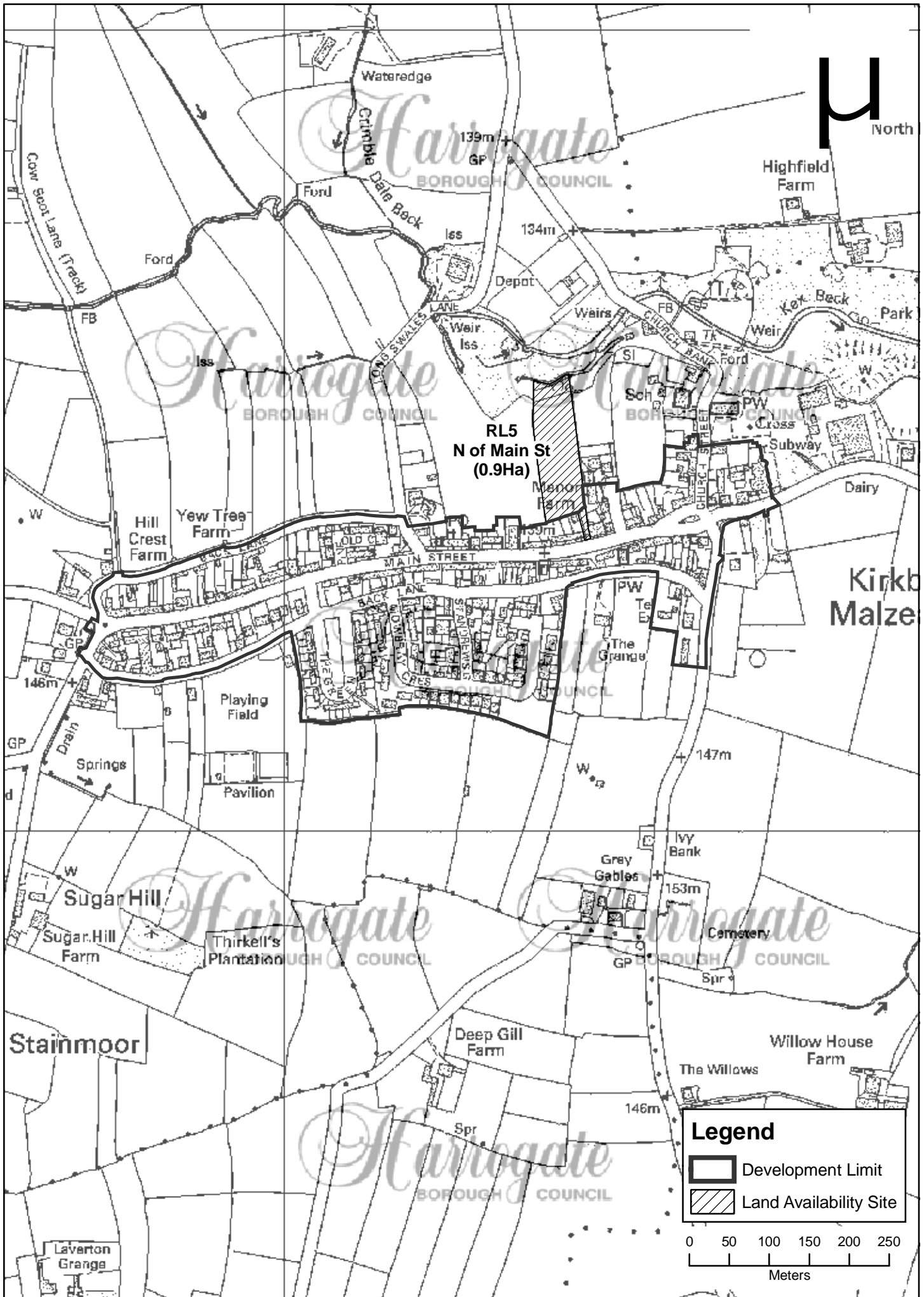
Killinghall: Site Options for new homes and businesses

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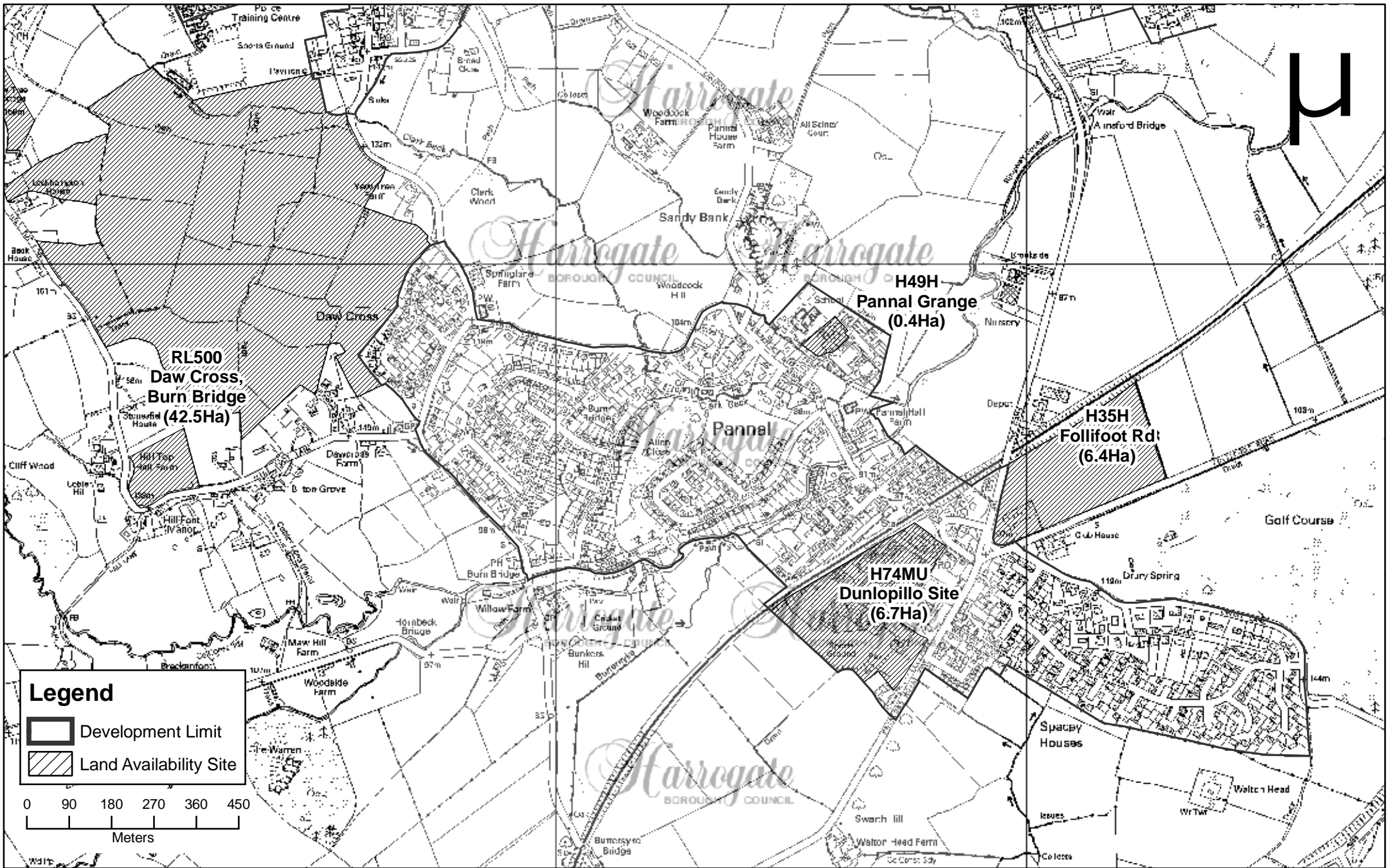
Kirk Hammerton: Site Options for new homes and businesses

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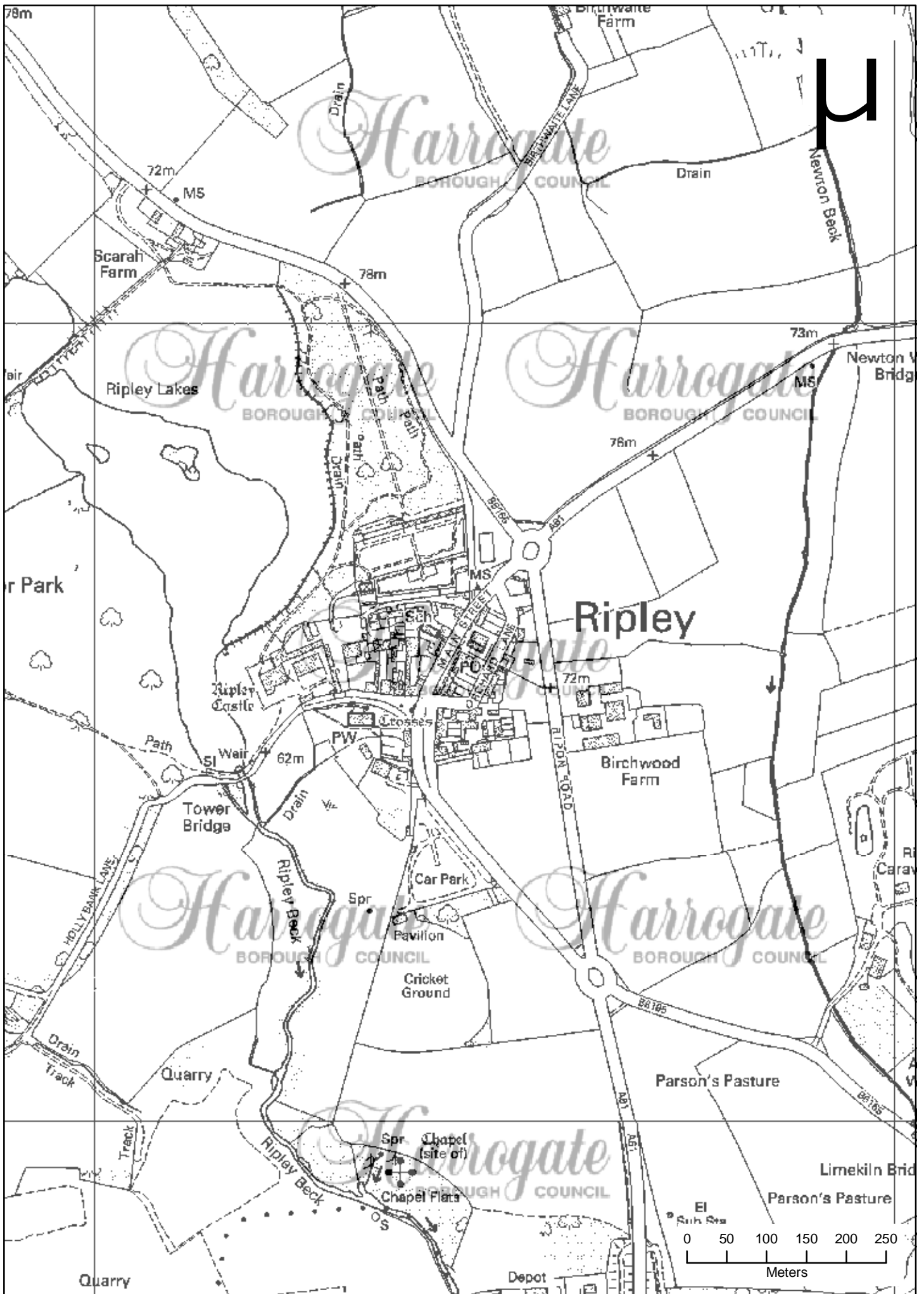
Kirkby Malzeard: Site Options for new homes and businesses

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Pannal: Site Options for new homes and businesses

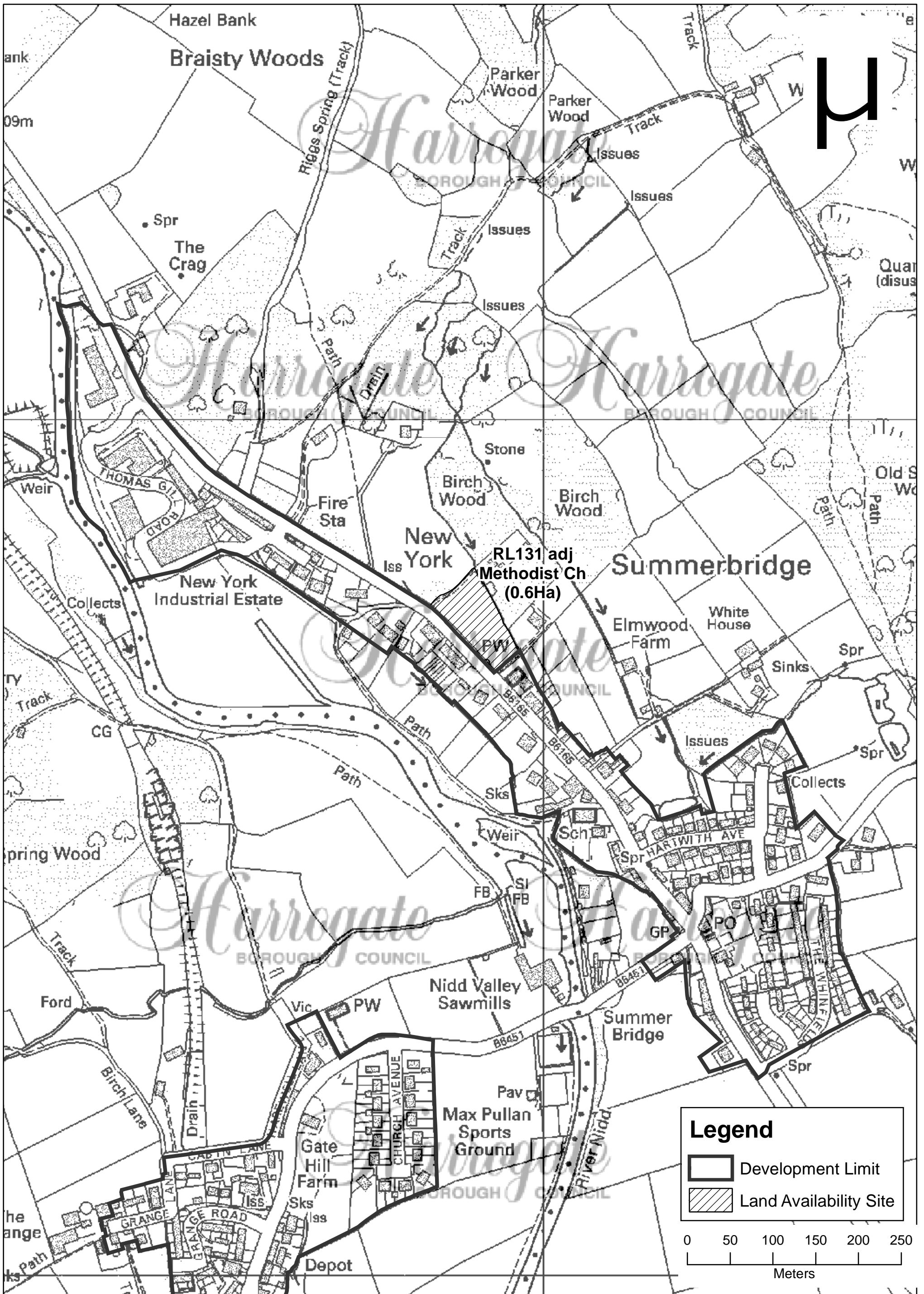
1:10,322



**Ripley: Site Options for new homes and businesses (none at this time)
(No existing Development Limit)**

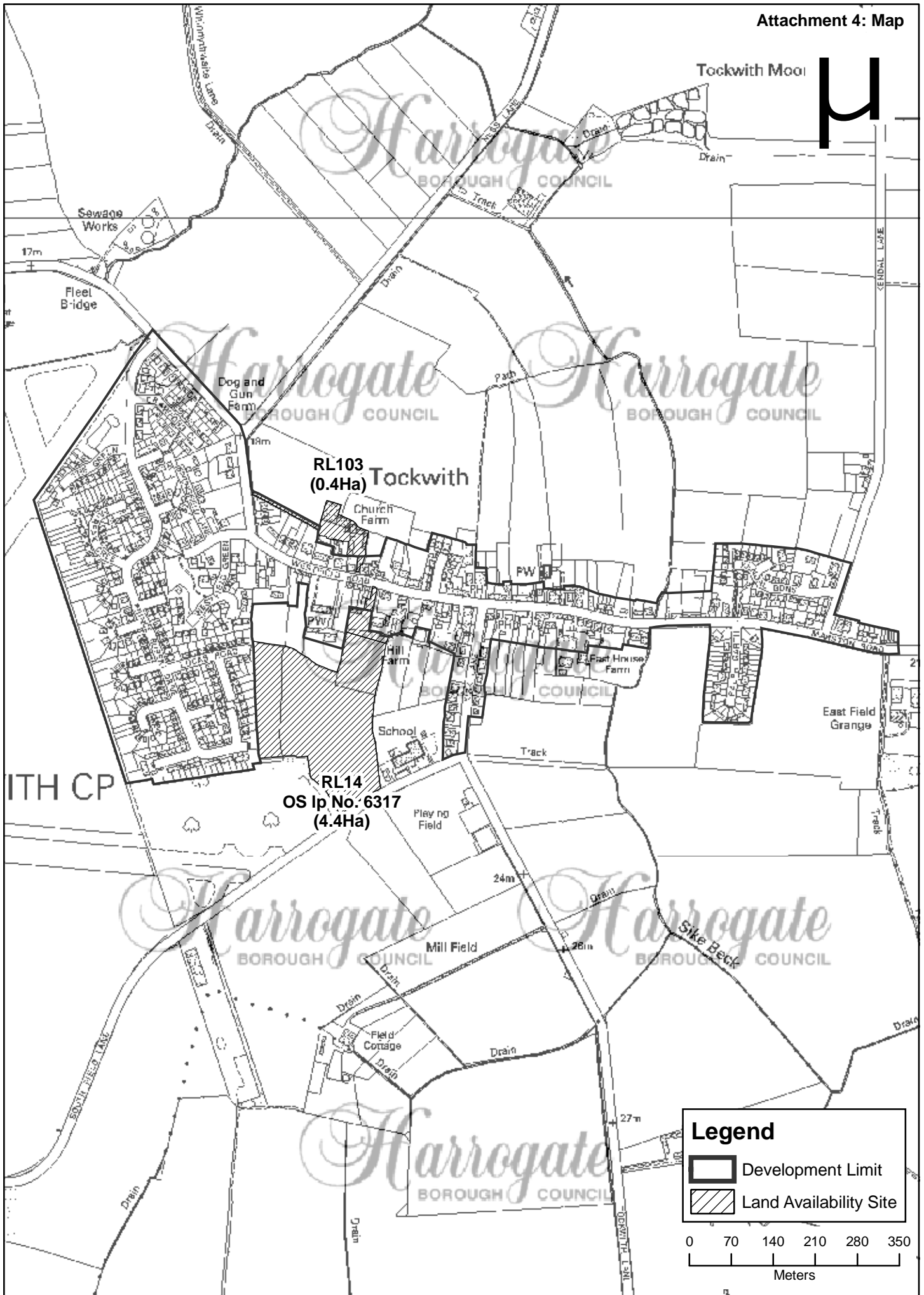
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Summerbridge: Site Options for new homes and businesses

1:4,000



Tockwith: Site Options for new homes and businesses

1:8,000