

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

Appendix B - Masham 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 Masham Site options

M1 Auction Mart, Leyburn Road

M3 Thorpe Road

M4 Leyburn Road

M5 Fearby Road

M6 Westholme Road

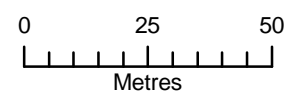
M7 Jameson's Warehouse and Office, Leyburn Road

M8 Swinburn Road



Site options for new homes and businesses

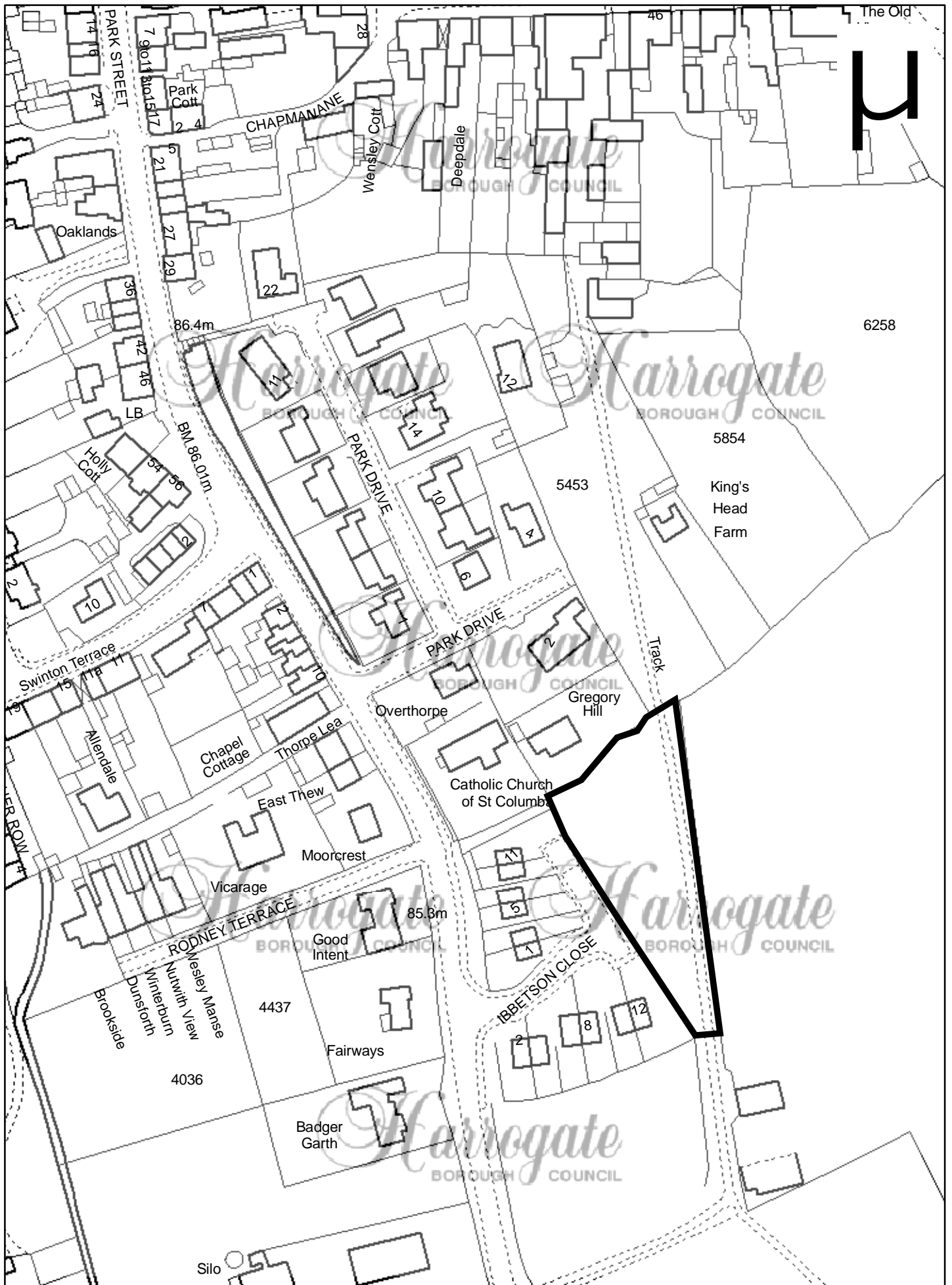
Ref M1 Auction Mart, Leyburn Road, Masham 1.0H



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.

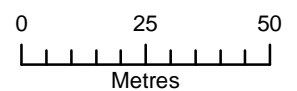
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Masham
Site reference	M1
Location	Auction Mart, Leyburn Road, Masham
Site area	1.0 ha
Site description	<ul style="list-style-type: none"> • Relatively flat site. Scruffy appearance, which detracts from otherwise well-kept nature of the area • Northern half currently used in part as a temporary car park for the Black Sheep Brewery, plus also comprises livestock holding pens and an area of hardstanding • Southern part is occupied by a brick/corrugated iron building housing more livestock pens, plus additional outdoor pens and areas of hardstanding • Overall the site is well related to the existing built-up area.
Current use	Auction Mart – sheep pens, sheds, areas of hardstanding and a grassed paddock area.
Potential use(s)	Proposed for residential use by owner/agent. Potential also to incorporate community uses and employment uses
Promoter:	Agent: Turley Associates
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 developing this land are likely to be: <ul style="list-style-type: none"> ○ Provision of affordable housing for local people ○ Provision new public open space (if developed solely/partly for residential use); ○ Potential to provide a new community facility; ○ Improvements to the quality of the built and natural environment, which will also enhance setting of the adjoining Conservation Area ○ Ability of residents to easily access services and commute to work by non car modes of transport ○ Opportunity to use a brownfield site more efficiently; ○ Provision of employment land • Negative effects of developing this land are likely to be: <ul style="list-style-type: none"> ○ Loss of Auction Mart ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ The site is at high/medium risk of flooding ○ Impact of development on the setting of the Conservation Area ○ Impact on landscape setting of Masham
Viability	<ul style="list-style-type: none"> • Housing is likely to be the highest value use of this site. • There may be abnormal costs associated with contamination and developing in Flood Zones 2 and 3a.



Site options for new homes and businesses

Ref M3 Thorpe Road, Masham



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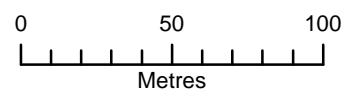
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Masham
Site reference	M3
Location	Thorpe Road, Masham
Site area	0.3 ha
Site description	<ul style="list-style-type: none"> • The site slopes gently downhill southwards • A track runs along the eastern boundary, providing access north to the Market Place and south into an adjoining field, before turning west into Thorpe Rd • A footpath runs along the northern boundary, providing access to Thorpe Road to the west and countryside to the east • The site is bound to the east and south by arable fields, to the north by houses and bungalows and to the west by a recent affordable housing development of semi-detached dwellings • However, the site is relatively well sheltered from public view
Current use	Agriculture
Potential use(s)	Proposed for residential use.
Promoter:	Parish Council
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 ○ 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"> ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ Impact on the landscape setting of Masham
Viability	<ul style="list-style-type: none"> • There are no higher land value uses competing for use of this land. • There are no apparent abnormal development costs.



Site options for new homes and businesses

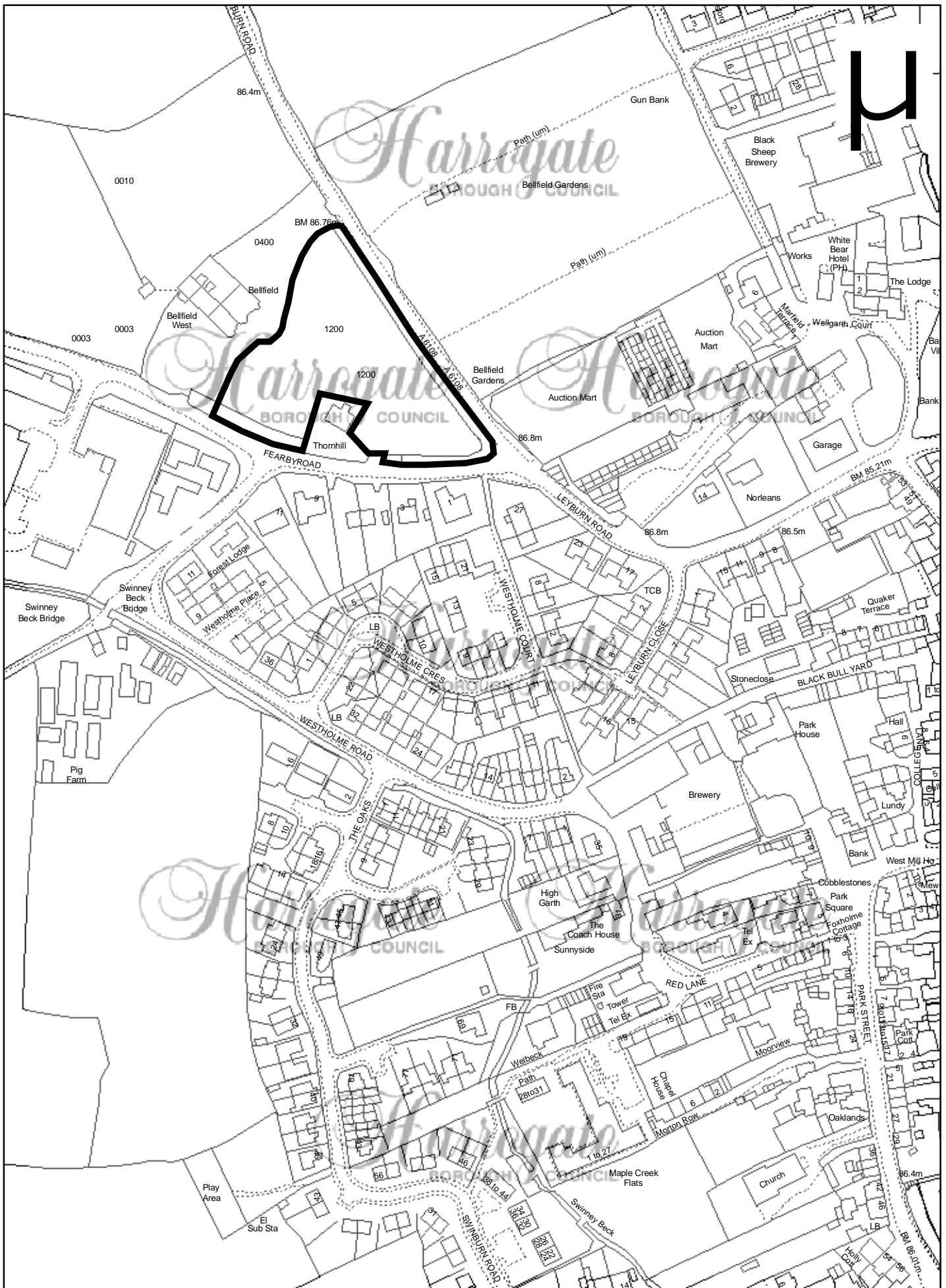
Ref M4 Leyburn Road, Masham 2.6 Ha



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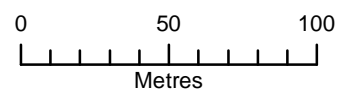
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Masham
Site reference	M4
Location	Leyburn Road
Site area	2.6 ha
Site description	<ul style="list-style-type: none"> • Relatively level site, occupied by allotments. It has an open, generally well-kept and attractive appearance, although some sheds/greenhouses are in poor repair • Two rights of way run east-west across the site, from Leyburn Rd to the Brewery area • Boundary treatments are a mixture of dry-stone walls, hedges and barbed wire fencing • To the north are fields and a small farm, to the east are houses plus the Black Sheep Brewery and White Bear pub, to the south is the Auction Mart and to the west is the A6108
Current use	Allotments
Potential use(s)	Future uses could include residential, employment, community, or a mix.
Promoter:	Agent: CSH Property Consultants
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 developing this land are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Potential to provide a new community facility; ○ Provision of employment land ○ Ability of residents to easily access services and commute to work by non car modes of transport • Negative effects of developing this land are likely to be: <ul style="list-style-type: none"> ○ Loss of attractive and well-used allotments; ○ Loss of openness, to the detriment of Masham's landscape setting and to the setting of the adjoining Conservation Area; ○ 95% of the site is at high risk of flooding ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation
Viability	<ul style="list-style-type: none"> • Housing is likely to be the highest value use of this site. • There may be abnormal costs associated with developing in Flood Zones 2 and 3a.



Site options for new homes and businesses

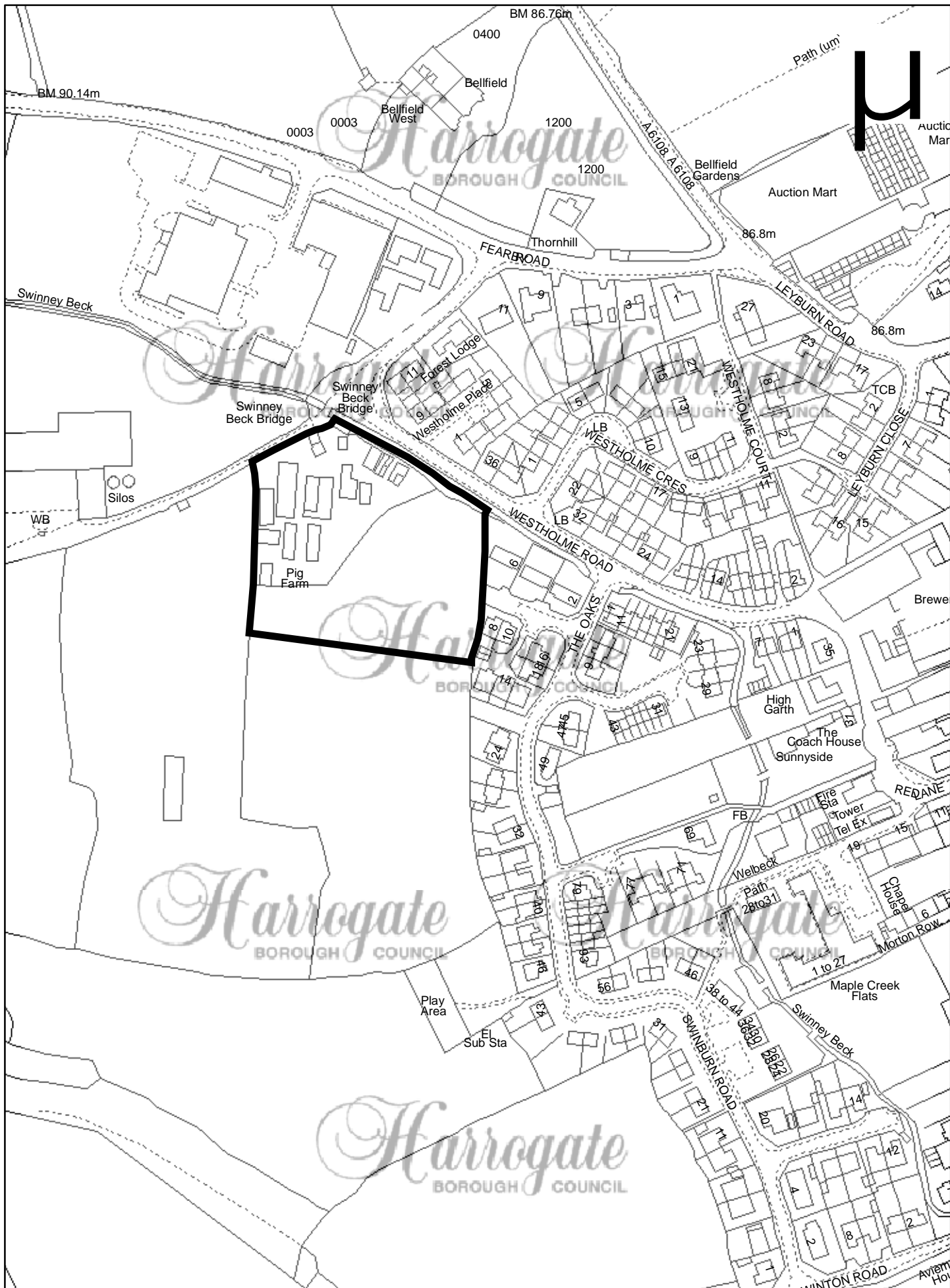
Ref M5 Fearby Road, Masham 0.9 Ha



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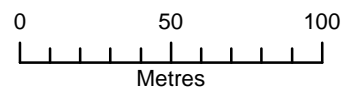
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Masham
Site reference	M5
Location	Fearby Road
Site area	0.9ha
Site description	<ul style="list-style-type: none"> • A relatively flat, open site on the urban edge • There are residential properties and industrial development to the south, the Auction Mart and allotments to the east and agricultural land to the north
Current use	Agriculture
Potential use(s)	Not proposed for any particular use. Future uses could include residential, employment, community, or a mix.
Promoter:	Promoted through the Issues Consultation
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 developing this land are likely to be: <ul style="list-style-type: none"> ○ Provision of affordable housing ○ Potential to provide a new community facility; ○ Potential to provide new public open space (if developed solely/partly for residential use); ○ Provision of employment land ○ Ability of residents to easily access services and commute to work by non car modes of transport • Negative effects of developing this land are likely to be: <ul style="list-style-type: none"> ○ Loss of openness and obstruction of views of Bellfield, to the detriment of Masham's landscape setting; ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation; ○ Improved safety for pedestrians crossing Leyburn Road/Fearby Road, to access the town centre; ○ 55% of the site area is at high or moderate flood risk (Flood Zones 2 and 3a).
Viability	<ul style="list-style-type: none"> • Housing is likely to be the highest value use of this site. • There may be abnormal costs associated with developing in Flood Zones 2 and 3a.



Site options for new homes and businesses

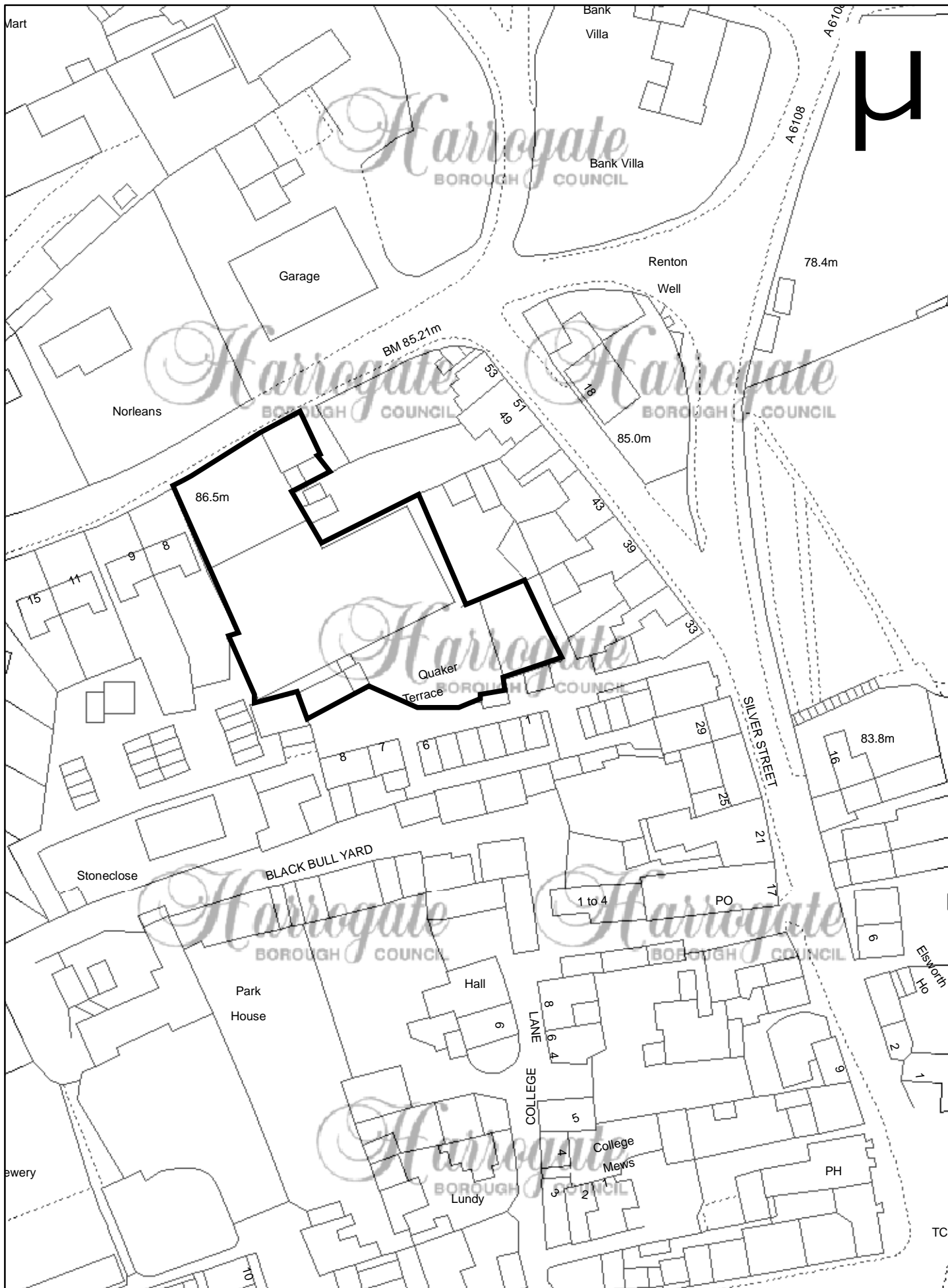
Ref M6 Westholme Road, Masham 1.2Ha



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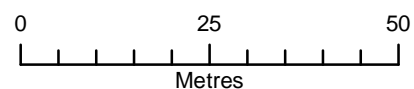
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Masham
Site reference	M6
Location	Westholme Road
Site area	1.2 ha
Site description	<ul style="list-style-type: none"> • A relatively flat site, although rises gently uphill beyond its southern and eastern boundaries. Remaining storage buildings are in a poor state of repair • Swinney Beck runs along the northern boundary • The southern boundary shown is not demarcated on the ground • The site was allocated for development in the Harrogate District Local Plan
Current use	South/east section of the site (approximately 50%) is in agricultural use. North/west section is occupied by the storage buildings/barns of a previous pig farm and hardstanding.
Potential use(s)	Not proposed for any particular use. Potential for residential, employment and community uses, or a mix.
Promoter:	Agent: Barber Titley
Availability:	<ul style="list-style-type: none"> • Possible availability for development: <ul style="list-style-type: none"> ○ Between 2011 and 2016;
Suitability	<ul style="list-style-type: none"> • Positive effects of developing this land are likely to be: <ul style="list-style-type: none"> ○ Provision of a significant amount of affordable housing for local people ○ Potential to provide a new community facility; ○ Potential to provide new public open space (if developed solely/partly for residential use); ○ Provision of employment land ○ Ability to make efficient use of the brownfield element of the site. • Negative effects of developing this land 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"> ○ Potential impact on biodiversity by redeveloping the brownfield element of the site; ○ 30% of the site is at high flood risk whilst 70% is at moderate flood risk ○ Traffic generation; ○ Impact on Masham's landscape setting.
Viability	<ul style="list-style-type: none"> • Housing is likely to be the highest value use of this site. • There may be abnormal costs associated with contamination and developing in Flood Zones 2a and 3.



Site options for new homes and businesses

Ref M7 Jameson's Warehouse & Office, Leyburn Road 0.2Ha

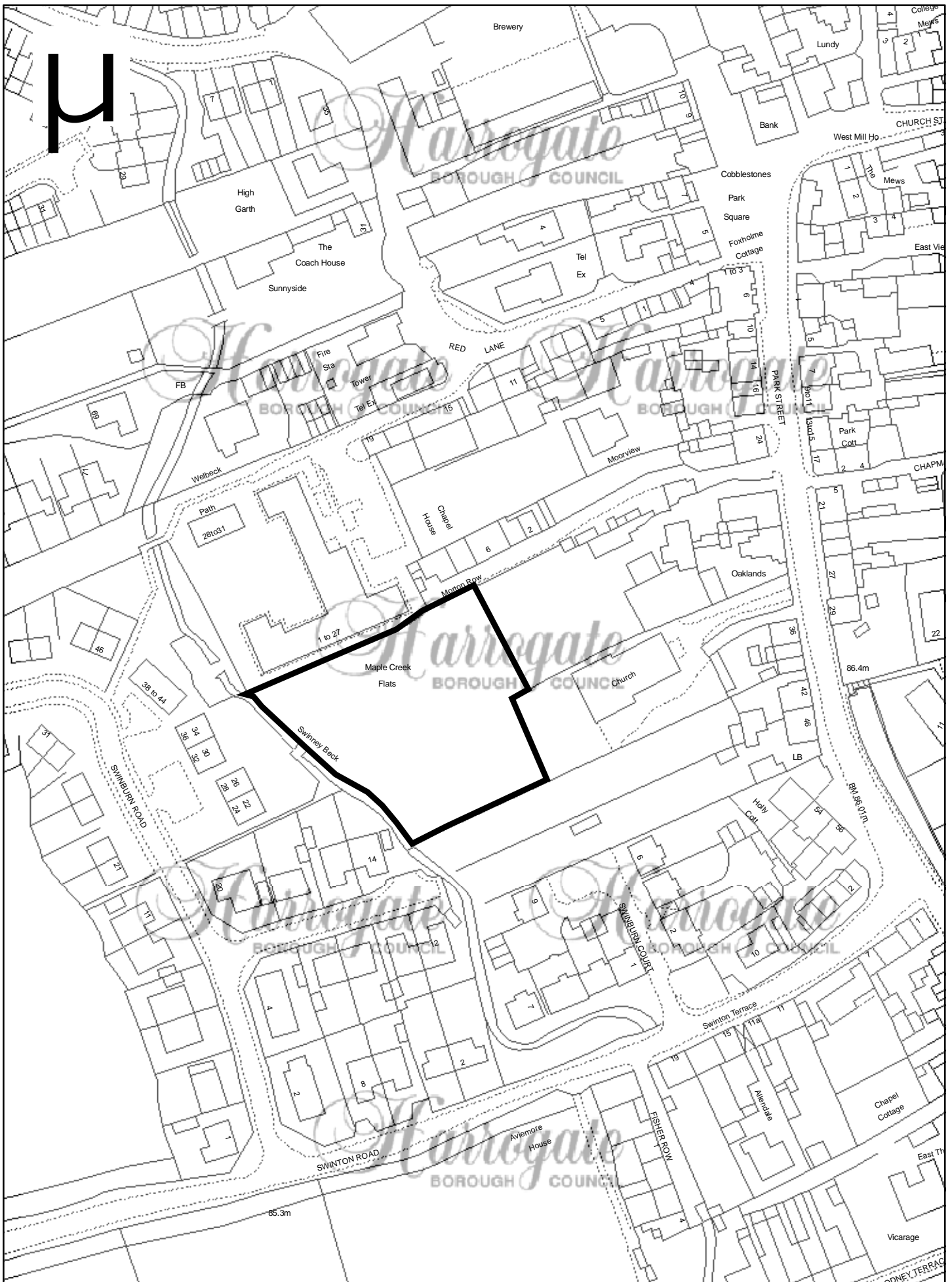


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Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

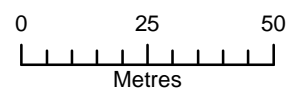
Settlement	Masham
Site reference	M7
Location	Jameson's Warehouse & Office, Leyburn Road
Site area	0.2 Ha

The Council has not yet undertaken an assessment of this site. This site's potential for housing has been considered in the Council's Urban Housing Capacity Study 2005.



Site options for new homes and businesses

Ref M8 Swinburn Road 0.4 Ha



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Settlement	Masham
Site reference	M8
Location	Swinburn Road
Site area	0.4 Ha

The Council has not yet undertaken an assessment of this site. This site's potential for housing has been considered in the Council's Urban Housing Capacity Study 2005