

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

Appendix B - Pateley Bridge 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 Pateley Bridge Site options

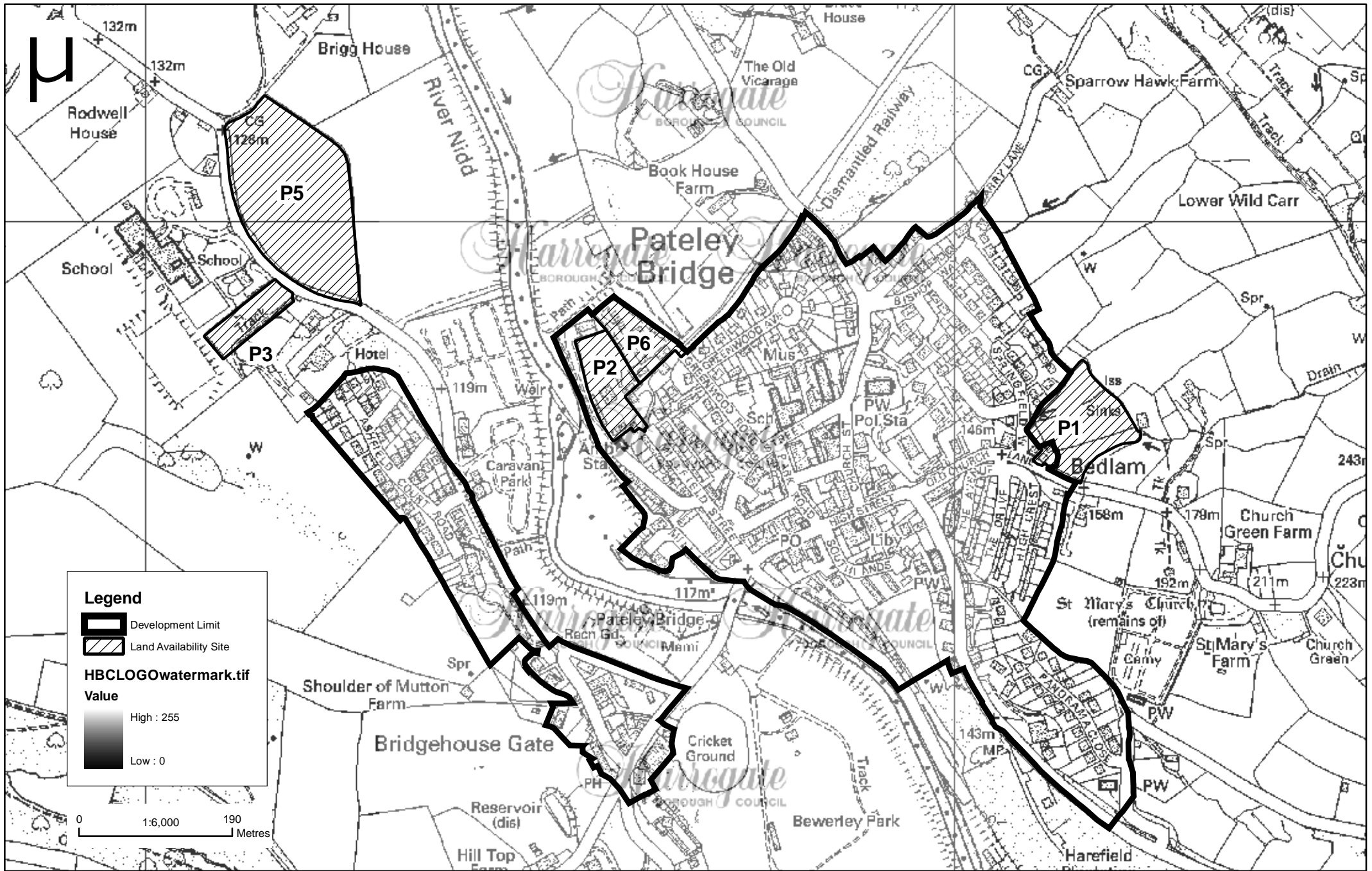
P1 Land off Church Lane

P2 Pateley Bridge Highways Depot

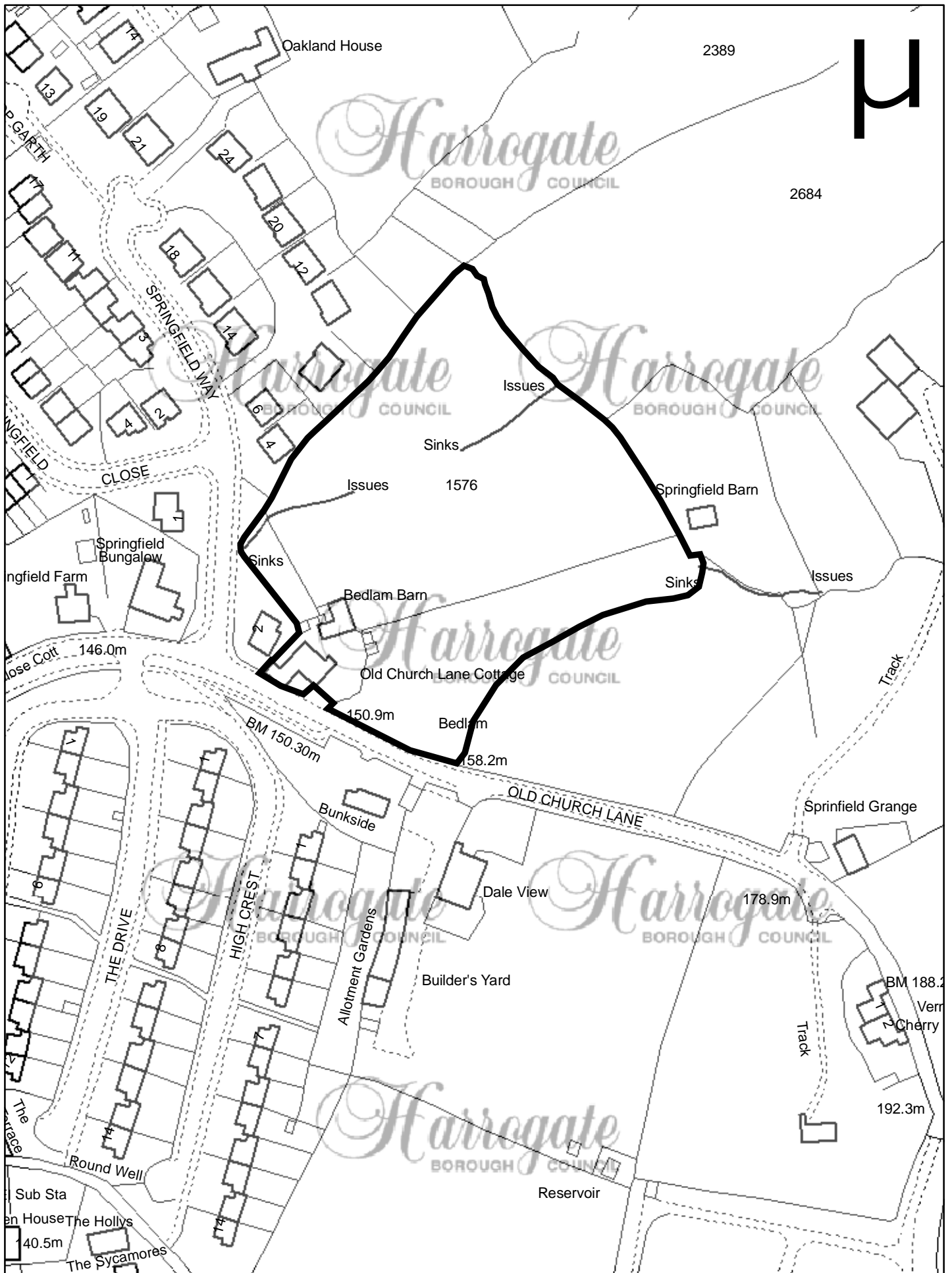
P3 Land at Low Wath Road

P5 Land opposite Nidderdale High School

P6 Coal Yard, Greenwood Road

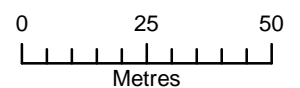


SITE OPTIONS FOR HOMES & BUSINESSES - PATELEY BRIDGE



Site options for new homes and businesses

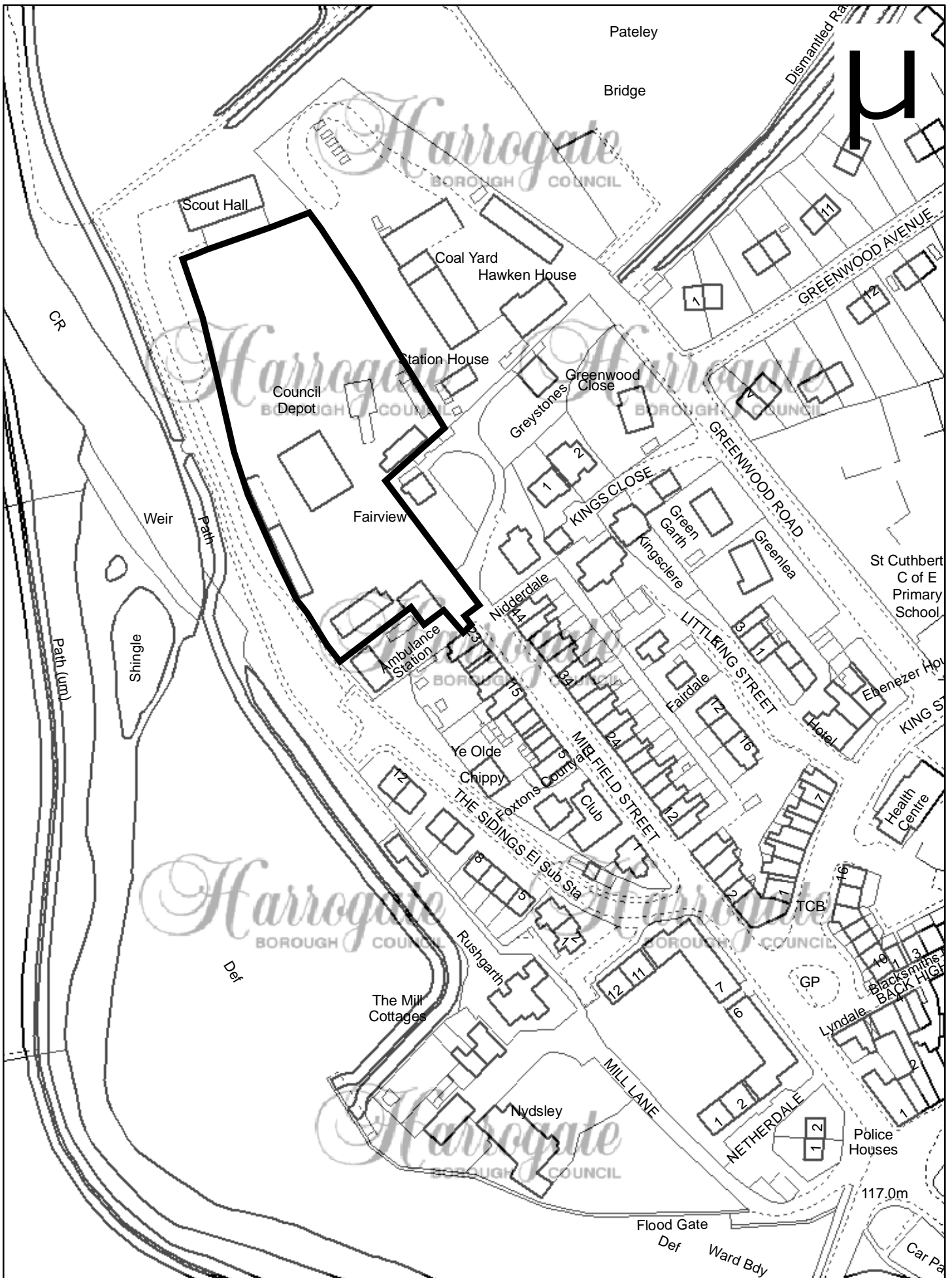
Ref P1 Land off Church Lane, Pateley Bridge 1.1 Ha



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.

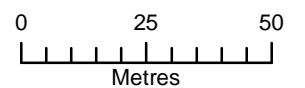
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Pateley Bridge
Site reference	P1
Location	Land off Church Lane
Site area	1.1 ha
Site description	<ul style="list-style-type: none"> • 2 old dwellings in the south west corner • The remaining site is uneven and slopes uphill, steeply in places, particularly in the upper reaches • A stream runs east to west through the northern part of the site (underground in the central stretch) • This is a prominent site, with wide views across the valley. Rural in character
Current use	Primarily agricultural land
Potential use(s)	Residential use
Promoter:	TL Murphy & Co and Environmental Resource Management
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 ○ Renovation of existing attractive dwellings on the site ○ 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 an attractive, open, greenfield site, to the detriment of the adjoining Conservation Area, AONB and landscape setting of Pateley Bridge ○ 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"> • There are no higher land value uses competing for use of this site. • There are no apparent abnormal development costs.



Site options for new homes and businesses

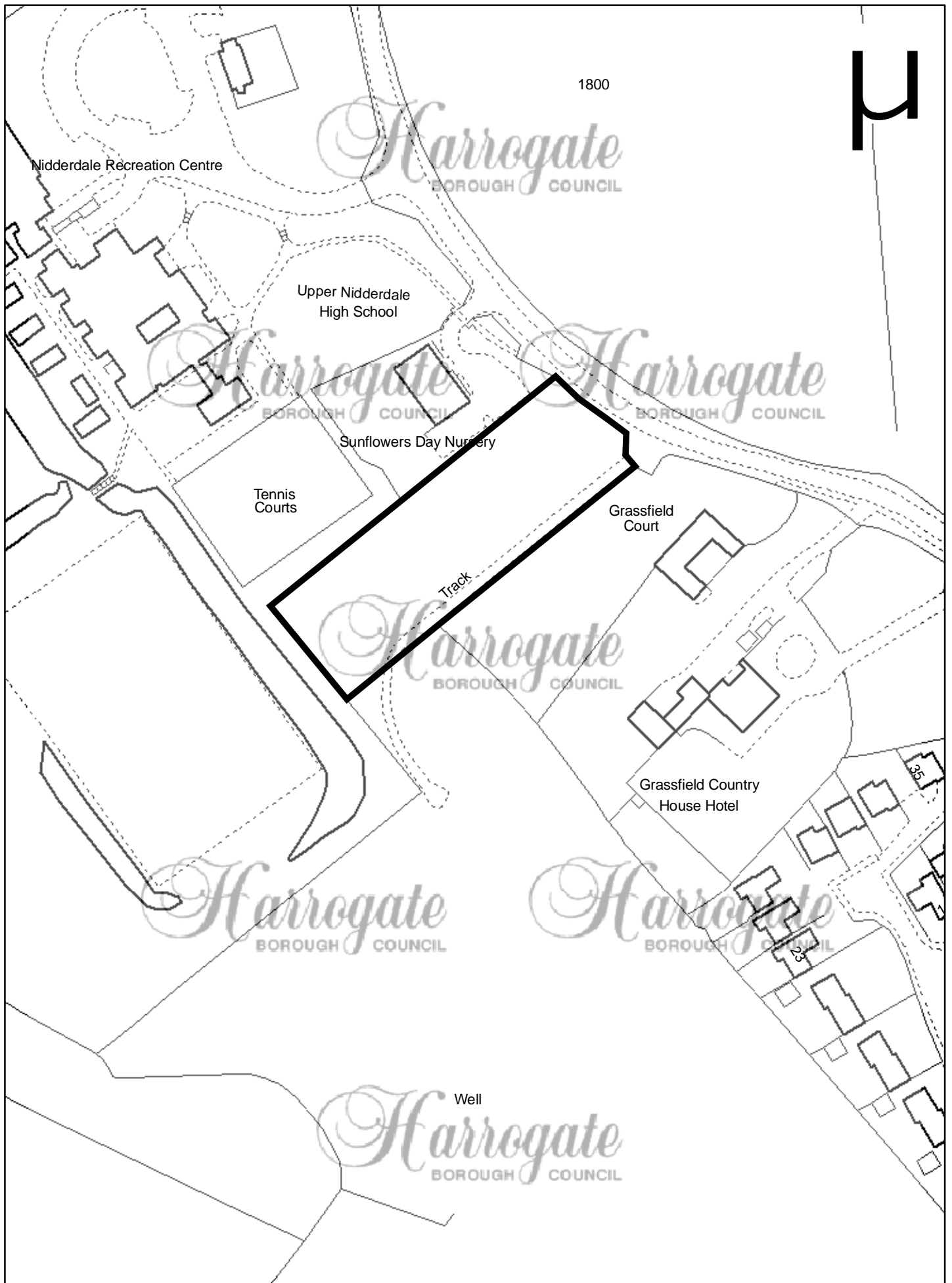
Ref P2 Pateley Bridge Highways Depot 0.6 Ha



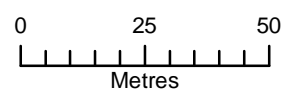
This initial site assessment represents very early 'WORK IN PROGRESS' by the Council. New government regulations require the Council to consult on site options for future housing and employment, put forward by others, as early as possible.

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Settlement	Pateley Bridge
Site reference	P2
Location	Pateley Bridge Highways Depot
Site area	0.6 ha
Site description	<ul style="list-style-type: none"> • The southern-most section is occupied by a new single-storey ambulance station and is well kept • The northern part comprises the County Councils Highways Depot. • To the north is the new Scout Hut, with Millennium Green beyond whilst to the north east is a Coal Yard containing a range of industrial/storage uses. The area to the east and south is primarily residential, with dwellings of varying sizes, tenures and densities
Current use	NYCC Highways Depot. Understood to be declared surplus to future requirements.
Potential use(s)	Potential for a mix of uses - residential, community, employment
Promoter:	Owner – North Yorkshire County 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 developing this land are likely to be: <ul style="list-style-type: none"> ○ Provision of affordable housing for local people ○ Potential to provide new public open space (if developed solely/partly for residential use) ○ Ability of residents to easily access services and commute to work by non car modes of transport ○ Potential to provide a new community facility ○ Opportunity to make more efficient use of a brownfield site ○ Opportunity to improve the natural and built quality of the site and thereby enhance the setting of the Conservation Area. • Negative effects of developing this land 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 ○ 80% of the site is at high risk of flooding, whilst 20% is at moderate risk ○ Requirements of the Ambulance service.
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 3a and 2.



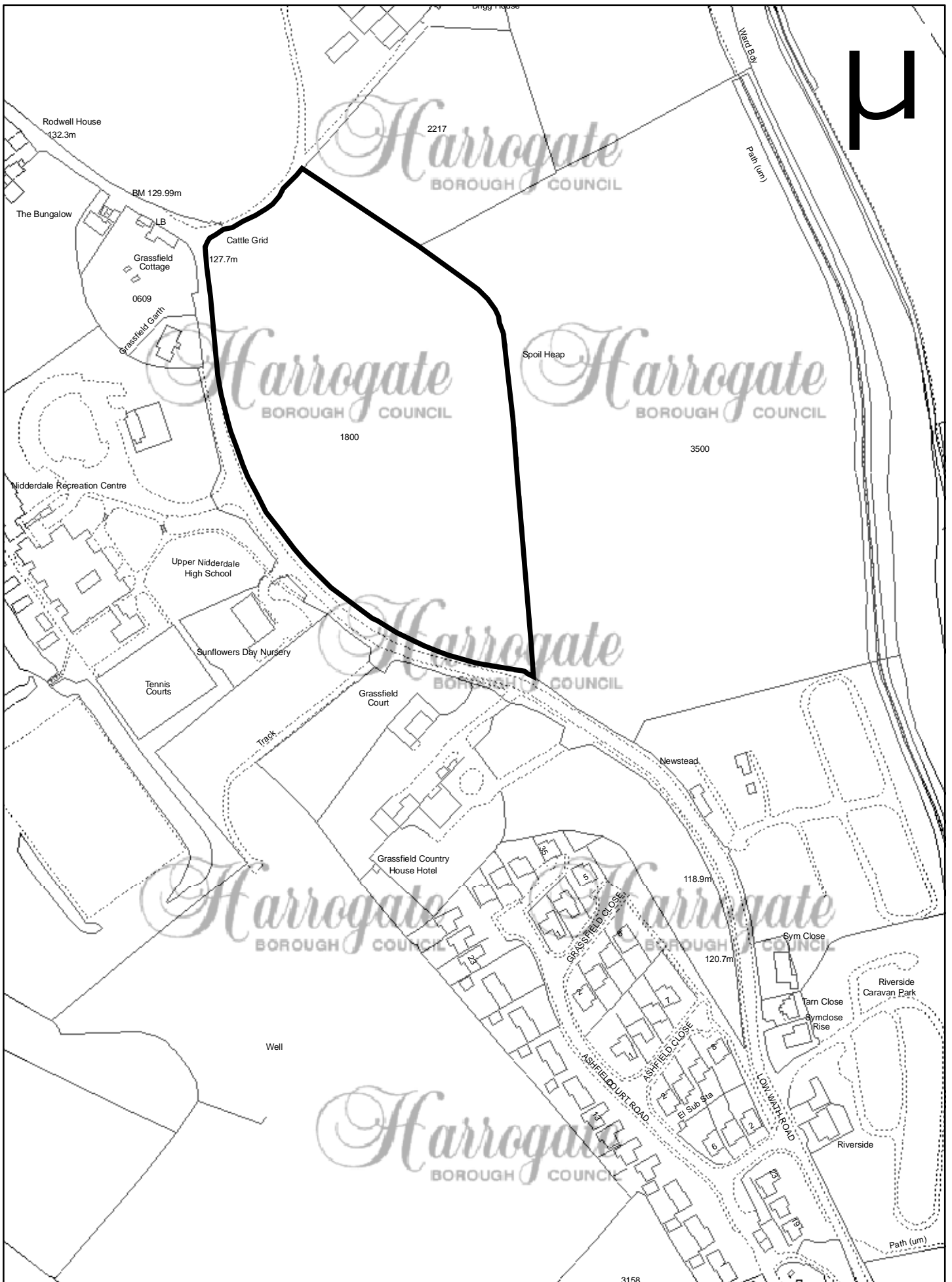
Site options for new homes and businesses
Ref P3 Land at Low Wath Road, Pateley Bridge 0.4 Ha



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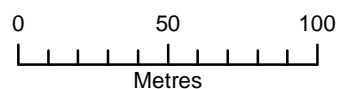
Public consultation will again take place when more detailed information is available on each site. As a result of this additional information, the content of each appraisal may change.

Settlement	Pateley Bridge
Site reference	P3
Location	Land at Low Wath Road
Site area	0.4 ha
Site description	<ul style="list-style-type: none"> • Site is level and rises very slightly uphill to the south-west • The site is bounded to the south by a dwelling and to the north by Sunflowers Day Nursery and Nidderdale High School • The character of the site and the surrounding area is predominantly rural.
Current use	Agricultural – paddock
Potential use(s)	Proposed by agent/owner for residential use.
Promoter:	Agent: Barber Titleys
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 to provide new public open space. • 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 ○ Loss of greenfield land and encroachment into the countryside ○ Loss of biodiversity ○ Increase in energy and water demand and waste produced • Effects to consider very carefully: <ul style="list-style-type: none"> ○ Traffic generation ○ Flood risk ○ Impact on the landscape setting of Pateley Bridge
Viability	<ul style="list-style-type: none"> • There are no higher land values competing for use of this site. • There are no apparent abnormal development costs.



Site options for new homes and businesses

Ref P5 Land opposite Nidderdale High School, Pateley Bridge 2.8 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	Pateley Bridge
Site reference	P5
Location	Land opposite Nidderdale High School
Site area	2.8 ha
Site description	<ul style="list-style-type: none"> • A very prominent undulating site in the bottom of the wide Nidd valley, visible topography is undulating, dipping towards the centre • Fields abut the site to the north and east (a new car park is currently being laid out within the field to the east). To the west is Upper Nidderdale High School and to the south lies Sunflowers Day Nursery, Grassfield Court (residential) and Grassfield Country House Hotel (vacant) • The site and surrounding area is essentially rural in character and separate from the urban area.
Current use	Agricultural - grazing
Potential use(s)	Potential for residential, employment and community uses, or a mix.
Promoter:	Owner
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 new public open space (if developed solely/partly for residential use) ○ Potential to provide a new community facility ○ Provision of employment land • 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 ○ Loss of greenfield land and encroachment into the countryside ○ Loss of biodiversity ○ 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 Pateley Bridge
Viability	<ul style="list-style-type: none"> • Housing is likely to be the highest value use of this site. • There are no apparent abnormal development costs.

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.

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Settlement	Pateley Bridge
Site reference	P6
Location	Coal Yard, Greenwood Road
Site area	0.5 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.