

Delivery and Monitoring

10 Delivery and Monitoring

DM1: Housing Allocations

- 10.1** Prior to submitting a planning application, applicants are encouraged to use the council's pre-application service and should carry out consultation with the local community in line with the requirements set out in the council's Statement of Community Involvement (SCI).

Policy DM1: Housing Allocations

The sites shown at table 10.1, and on the policies map, are allocated for housing development and associated uses. They will be developed in accordance with relevant Local Plan policy requirements and the development requirements identified in respect of each site.

Site Ref	Settlement	Site Name	Potential number of dwellings
H2	Harrogate	Land north of Knox Lane, Harrogate	52
H18	Harrogate	Greenfield Court, 42 Wetherby Road, Harrogate	25
H21	Harrogate	Land at Kingsley Drive, Harrogate	173 (across H21 and H48)
H22	Harrogate	Land at Granby Farm, Harrogate	90
H23	Harrogate	Land north of Kingsley Farm, Harrogate	140
H48	Harrogate	Land adjacent to Kingsley Farm, Harrogate	See H21
H49	Harrogate	Windmill Farm, Otley Road, Harrogate	776
H56	Harrogate	Land to the north of Cow Dyke Farm, Harrogate	139
H65	Harrogate	Harlow Nurseries, Harrogate	40
H69	Harrogate	Land to the east of Knox Hill, Harrogate	73
H70	Harrogate	Land east of Whinney Lane, Harrogate	230
K24	Knaresborough	Land at Halfpenny Lane and south of Water Lane, Knaresborough	148
K25	Knaresborough	Land at Highfield Farm, Knaresborough	402
K37	Knaresborough	Land at Boroughbridge Road, Knaresborough	146
R1	Ripon	Land adjacent to 63 Bondgate, Ripon	10
R5	Ripon	Land north of King's Mead, Ripon	53
R6	Ripon	Land at Springfield Close Farm, Ripon	20
R24	Ripon	Deverell Barracks, Ripon	401
R27	Ripon	Laver Banks, Clothholme Road, Ripon	63
B2	Boroughbridge	Land west of Leeming Lane, Langthorpe	52
B4	Boroughbridge	Land north of Aldborough Gate, Boroughbridge	171
B10	Boroughbridge	Old Hall Caravan Park, Langthorpe	67
B11	Boroughbridge	Land at the Bungalow, Boroughbridge	10
B12	Boroughbridge	Land at Stumps Cross, Boroughbridge	397
M8	Masham	Land north of Swinton Road, Masham	49
P7	Pateley Bridge	Former Highways Depot, Pateley Bridge	13

Site Ref	Settlement	Site Name	Potential number of dwellings
BW10	Birstwith	Land south of Wreaks Road (smaller site), Birstwith	27
BM2	Bishop Monkton	Land at Moor Road, Bishop Monkton	48
BM3	Bishop Monkton	Land at Church Farm, Bishop Monkton	32
BM4	Bishop Monkton	Land at Knaresborough Road, Bishop Monkton	46
BL9	Burton Leonard	Alfred Hymas site, Burton Leonard	41
DF4	Dishforth	Land north east of Thornfield Avenue, Dishforth	43
GB4	Goldsborough	Land adjacent to cricket ground, Goldsborough	36
GH2	Green Hammerton	Land at New Lane, Green Hammerton	55
KL2	Killinghall	Land adjoining Grainbeck Manor, Killinghall	45
KH11	Kirk Hammerton	Land at Station Road, Kirk Hammerton	30
KM1	Kirkby Malzeard	Wensleydale Dairy Products Limited, Kirkby Malzeard	16
MK8	Markington	Land to the south of High Mill Farm, Markington	46
MG7	Marton cum Grafton	Land north of Braimber Lane (smaller site), Marton cum Grafton	12
MG8	Marton cum Grafton	Yew Tree Farm, (smaller site), Marton cum Grafton	20
NS3	North Stainley	Land to west of Cockpit Green, North Stainley	134
NS6	North Stainley	Land south of A6108 (smaller site), North Stainley	65
SH1	Sharow	Land at New Road, Sharow	62
SP4	Spofforth	Land at Castle Farm, Spofforth	22
SP6	Spofforth	Land at Massey Fold, Spofforth	97
SV1	Staveley	Land between Minskip Road and Low Field Lane, Staveley	72
SB5	Summerbridge	Land at Braisty Woods, Summerbridge	24
TW3	Tockwith	Church Farm, Tockwith	53

Table 10.1 Housing Allocations

Commitments⁽³⁷⁾

Site Ref	Settlement	Site Name	Number of dwellings permitted
H3	Harrogate	Land at Kingsley Road, Harrogate	91
H6	Harrogate	BT Training Centre, St George's Drive, Harrogate	88
H36	Harrogate	Former Police Training Centre, Yew Tree Lane, Harrogate	161
H46	Harrogate	Land at Otley Road, Harrogate	125
K21	Knaresborough	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough	78
K22	Knaresborough	Land at Orchard Close, Knaresborough	74
K23	Knaresborough	Land north of Bar Lane and east of Boroughbridge Road, Knaresborough	12

37 Commitments refers to sites that the council has granted permission for. This list relates to sites that were promoted to the council for inclusion in the Local Plan and would have been identified as allocations but have subsequently secured planning permission. There are many other sites that have the benefit of permission that the council takes into consideration when determining the amount of new land needed; these are listed in Appendix 1: Housing Trajectory.

Site Ref	Settlement	Site Name	Number of dwellings permitted
R8	Ripon	Lad at West Lane, Ripon	390
R23	Ripon	Former Ripon Cathedral Choir School	117
B18	Boroughbridge	Old Poultry Farm, Leeming Lane, Langthorpe	34
BW9	Birstwith	Land to the south of Clint Bank, Birstwith	14
DB3	Dacre Banks	Abbots Garage and adjacent land, Dacre Banks	22
DF2	Dishforth	Land at North End, Dishforth	72
DR1	Darley	Land at Stumps Lane, Darley	5
GB2	Goldsborough	Land at Low Farm, Goldsborough	5
GH4	Green Hammerton	Land to the east of Bernard Lane, Green Hammerton	20
HM7	Hampsthwaite	Land off Brookfield Garth, Hampsthwaite	36
KL6	Killinghall	Land at Manor Farm, Killinghall	50
KL13	Killinghall	Former cricket club and adjoining land, Killinghall	73
KB1	Kirby Hill	Land east of St John's Walk, Kirby Hill	34
KH4	Kirk Hammerton	Land north of Station Road, Kirk Hammerton	18
KM4	Kirkby Malzeard	Land south of Richmond Garth, Kirkby Malzeard	37 (across KM4 and KM5)
KM5	Kirkby Malzeard	Land east of Richmond Garth, Kirkby Malzeard	See KM4
MK9 ⁽¹⁾	Markington	Land at High Mill Farm, High Street, Markington	25

Table 10.2 Housing Commitments: Housing allocation sites that have now gained planning permission.

1. This site forms part of site MK8

Justification

- 10.2** This policy makes allocations of land that, together with policy DM3: Mixed Use Allocations, will deliver the amount of new homes needed over the plan period as identified under policy GS1: Providing New Homes and Jobs. Qualifying sites will be expected to include affordable homes, starter homes and self-build plots. In the context of this policy, associated uses includes schools and childcare facilities, green and blue infrastructure, open spaces for recreation and sport including allotments and play areas, community facilities, and small local shops.⁽³⁸⁾ An indicative yield is included for each site, however, the number of homes granted planning permission on the site may be higher or lower than the indicative yield and will be determined at the planning application stage, taking into consideration housing mix and density alongside detailed design considerations.
- 10.3** All sites will need to deliver appropriate on-site or off-site infrastructure provision and/or a financial contribution towards the provision of infrastructure and services in order to cater for the needs generated by the development in line with policy T14.

38 A separate policy DM3: Mixed Use Allocations deals with those sites that include a specific mix of housing and employment development together with associated uses.

- 10.4** Development requirements have been identified for each site and are necessary to ensure that the likely impacts of the development will be adequately mitigated. Prior to submitting a planning application, applicants are encouraged to use the council's pre-application service and should carry out consultation with the local community in line with the requirements set out in the council's Statement of Community Involvement (SCI).

Further Information

Related planning policies

- Policy GS1: Providing New Homes and Jobs
- Policy HS2: Affordable Housing and Starter Homes
- Policy DM2: Employment Allocations
- Policy DM3: Mixed Use Allocations
- Policy TI4: Delivery of New Infrastructure

Designations/boundaries shown on the policies map

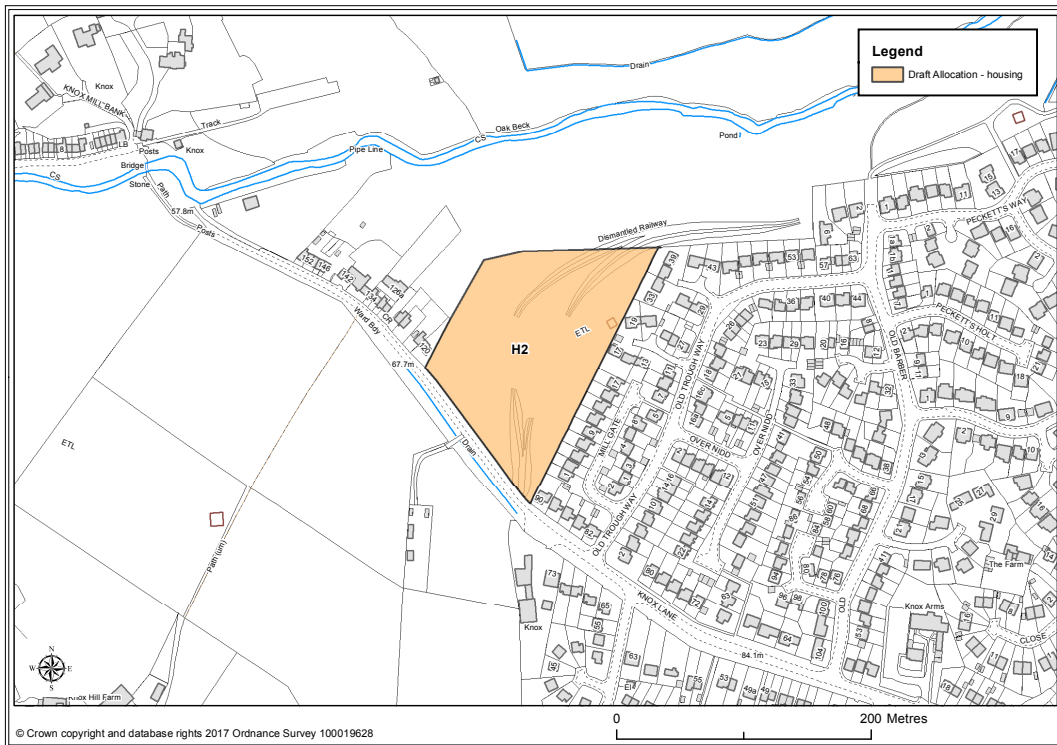
- Housing allocations
- Housing commitments (those shown in table 10.2 only).⁽³⁹⁾

39 Commitments refer to those sites that the council has granted permission for, or is minded to do so subject to the signing of a section 106.

Harrogate

H2: Land north of Knox Lane, Harrogate

Site Ref	H2
Settlement	Harrogate



Map 10.1 Site H2

Site name	Land north of Knox Lane, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.966
Net site area (ha)	1.754
Indicative yield	52
Related site	H69: Land to the east of Knox Hill.

Site H2

H2 Site Requirements

H2 Site Requirements

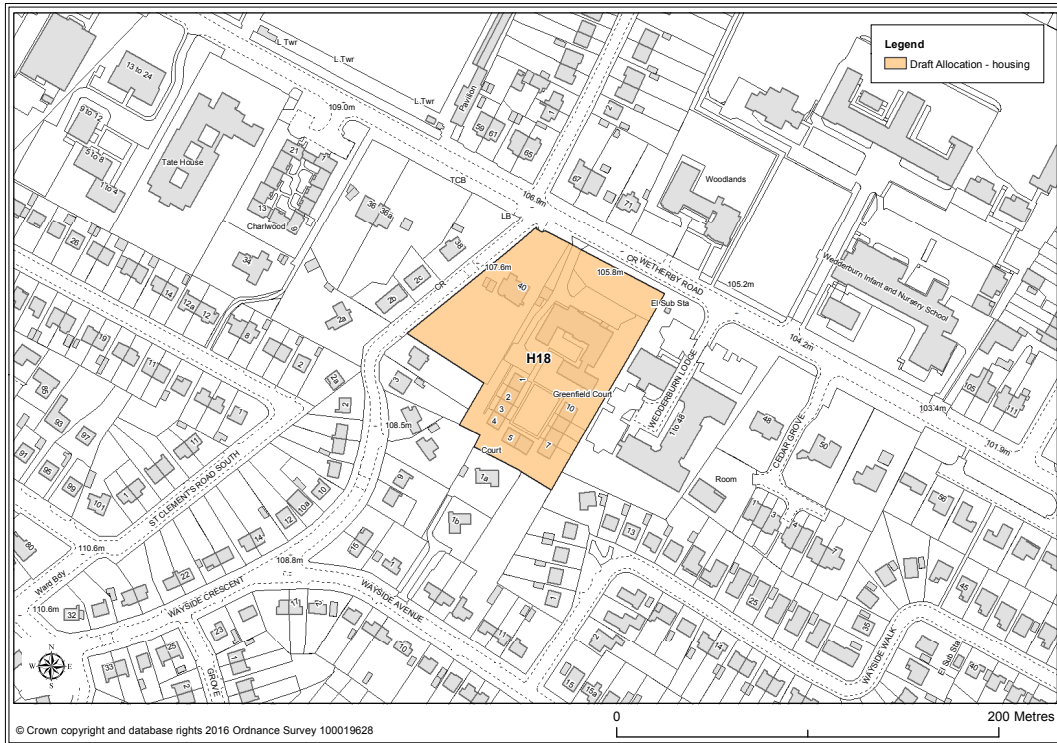
The development of this site should meet the following requirements:

1. A high-voltage power line crosses the site and therefore development should ensure adequate amenity including in respect of safety, noise, visual impact, maintenance of the line, electric and magnetic fields, and other electrical effects.
2. The design and layout of development should enhance the urban edge through locally distinctive development that reflects high-quality aspects of the local vernacular and displays a considered use of high-quality materials.
3. Spruisty Bridge, to the north-west of the site, is Grade 2 listed; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.
4. Provide Green Infrastructure which contributes to the creation of wider networks of connected Green Infrastructure linked in terms of habitat connectivity and, where appropriate, public access. This should include, in discussion with neighbouring landowners, securing linkages with off-site Green Infrastructure assets where possible, including: those planned on the nearby development site H69: Land to the east of Knox Hill and the open space to the rear of Peckett's Way.
5. Retain mature trees and hedgerows along the site frontage with Knox Lane where possible. It is recognised that some loss may be unavoidable in order to gain appropriate access to the site but any loss should be compensated for by new planting of native trees and hedgerow on the site frontage and/or in the southern portion of the site amongst new built development.
6. Retain the hedgerows and trees, including protected trees, on the other site boundaries.
7. Provide vehicle, cycle and pedestrian access from Knox Lane; the location and design of the access should take account of the need to also provide vehicle, cycle and pedestrian access to site H69: Land to the east of Knox Hill.
8. Provide pedestrian and cycle links within the site and from the site to create convenient and attractive routes through the development to local services, facilities and the public rights of way network.
9. The design and layout of development should protect and enhance the recreational and amenity value of nearby public rights of way; this should include the route of the Harrogate Ringway, which follows Knox Lane and Old Trough Way.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.3 H2 Site Requirements

H18: Greenfield Court, 42 Wetherby Road, Harrogate

Site Ref	H18
Settlement	Harrogate



Site name	Greenfield Court, 42 Wetherby Road, Harrogate
Existing use	Care Home
Proposed use	Housing
Gross site area (ha)	0.9492
Net site area (ha)	0.85
Indicative yield	25

Site H18

H18 Site Requirements

H18 Site Requirements

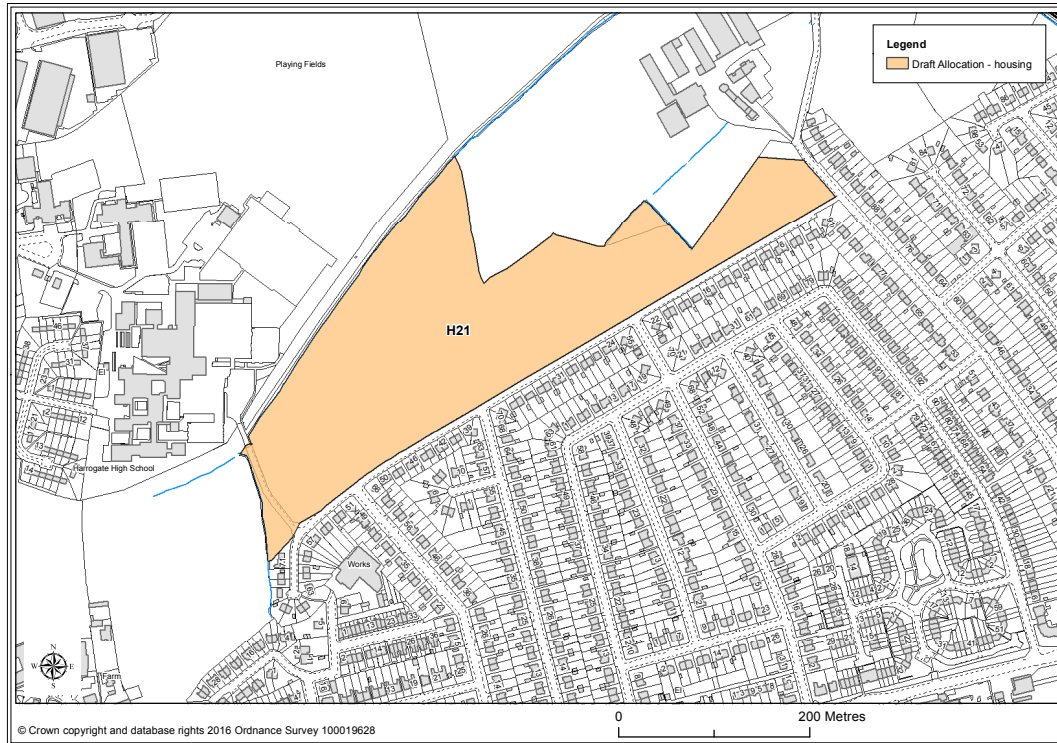
The development of this site should meet the following requirements:

1. Frontage development should respect the existing generous spacing between buildings on-site, and the existing frontage provided by Greenfield Court and 40 Wetherby Road should be maintained with no new built development sited forward of this building line.
2. The historic core of both Greenfield Court and 40 Wetherby Road should be retained.
3. Retain protected trees and maximise the retention of other boundary trees and hedges; this should include the retention of trees and hedges fronting Wetherby Road.
4. Provide vehicle, cycle and pedestrian access from Wayside Crescent. Investigate retaining an existing access from Wetherby Road as a pedestrian only secondary access.
5. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Travel plan
 - Flood risk assessment
 - Preliminary ecological appraisal

Table 10.4 H18 Site Requirements

H21: Land at Kingsley Drive, Harrogate

Site Ref	H21
Settlement	Harrogate



Map 10.3 Site H21

Site name	Land at Kingsley Drive, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	8.2259
Net site area (ha)	5.35
Indicative yield	173 (across both H21 and H48)
Related sites	H3: Land at Kingsley Road; H22: Land at Granby Farm; H23: Land north of Kingsley Farm; H47: Kingsley Farm; H48: Land adjacent to Kingsley Farm.

Site H21

H21 Site Requirements

H21 Site Requirements

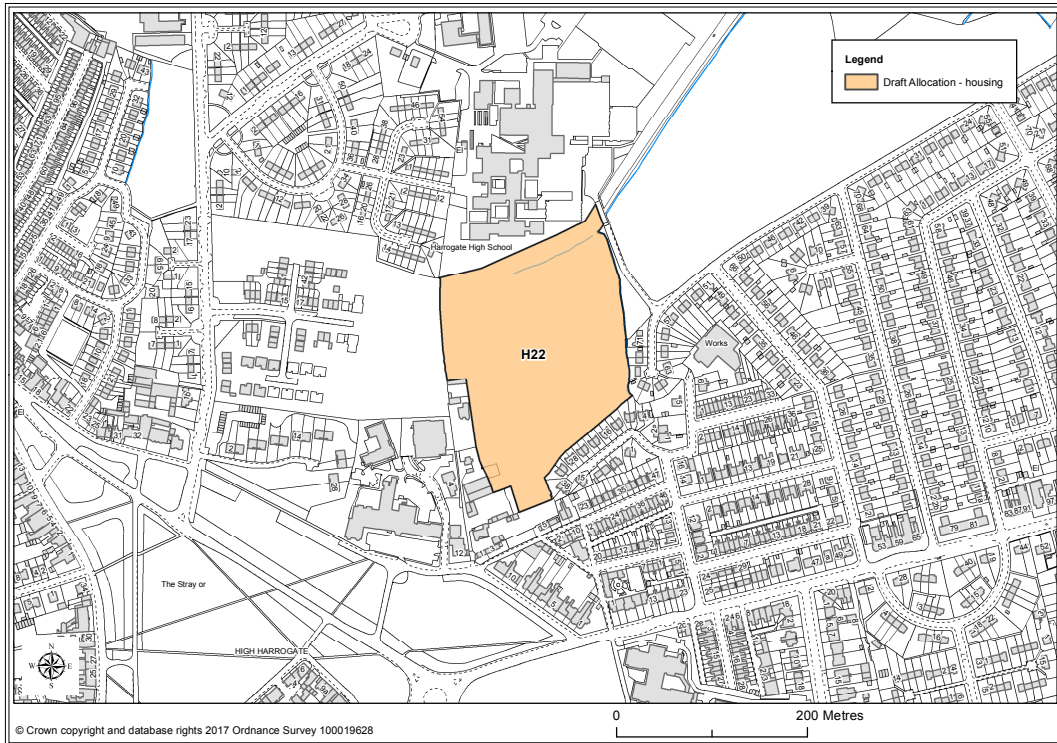
The development of this site should meet the following requirements:

1. The Harrogate Conservation Area lies to the south-west of the site. Development of the site should minimise harm to this designated heritage asset, including its setting, and seek to enhance its significance.
2. The design and layout of development should retain key views through the site from Birstwith Road to the open land beyond the site. Views from the junctions of Leyland Road and Rydal Road with Kingsley Drive should also be retained.
3. Retain the protected trees and maximise the retention of other trees, hedgerows and ditches on site.
4. Maintain and enhance the green infrastructure network through boundary planting of new native tree species particularly along the northwest boundary to link green infrastructure between H22 to the southwest and H23 to the north and contribute to the maintenance of a green link between the Stray and the wider countryside.
5. Provide two vehicle, cycle and pedestrian access points from Kingsley Drive.
6. The layout of the site will need to provide a suitable route to access H48: Land adjacent to Kingsley Farm that is capable of providing the main vehicle, cycle and pedestrian access to this adjacent site and may need to provide a suitable route to access H22: Land at Granby Farm
7. Provide pedestrian and cycle links within the site and from the site to connect with adjacent development sites, including H22 and H48, the adjacent public right of way and existing areas in order to provide convenient routes to the Knaresborough Round and Harrogate Ringway and local services and facilities including those in the town centre.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.5 H21 Site Requirements

H22: Land at Granby Farm, Harrogate

Site Ref	H22
Settlement	Harrogate



Map 10.4 Site H22

Site name	Land at Granby Farm, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	4.0051
Net site area (ha)	3.00
Indicative yield	90
Related sites	H3: Land at Kingsley Road; H21 Land at Kingsley Drive; H23: Land north of Kingsley Farm; H47: Kingsley Farm; H48: Land adjacent to Kingsley Farm.

Site H22

H22 Site Requirements

H22 Site Requirements

The development of this site should meet the following requirements:

1 Granby Court, numbers 10 11 and 12 Granby Road, and numbers 1 and 3 Silverdale Road, all to the south-west of the site, are Grade 2 listed buildings; development of the site should minimise harm to, and seek to enhance, the significance of these designated heritage assets.

2 The Harrogate Conservation Area, to the south and south-west of the site and adjacent to the southern site boundary, is a designated heritage asset; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.

3. Maintain and enhance the green infrastructure by retaining the existing boundary trees and hedgerows where possible. Some loss may be unavoidable in order to create access and views (visual links) towards the Stray and green infrastructure on other sites but any loss should be compensated for by new native planting elsewhere within the site. Enhance boundary planting with new native tree and hedgerow planting, particularly along the north-western boundary and create a green link towards the Stray to comprise a green corridor along the north-west boundary of the site.

4. Provide vehicle, cycle and pedestrian access from Kingsley Drive through the adjacent draft housing allocation H21: Land at Kingsley Drive or through the redeveloped Rugby Club Site

5. Provide pedestrian and cycle links within the site and from the site to provide convenient routes to local facilities and services, and nearby residential areas including development planned on site H21: Land at Kingsley Drive and the former rugby ground.

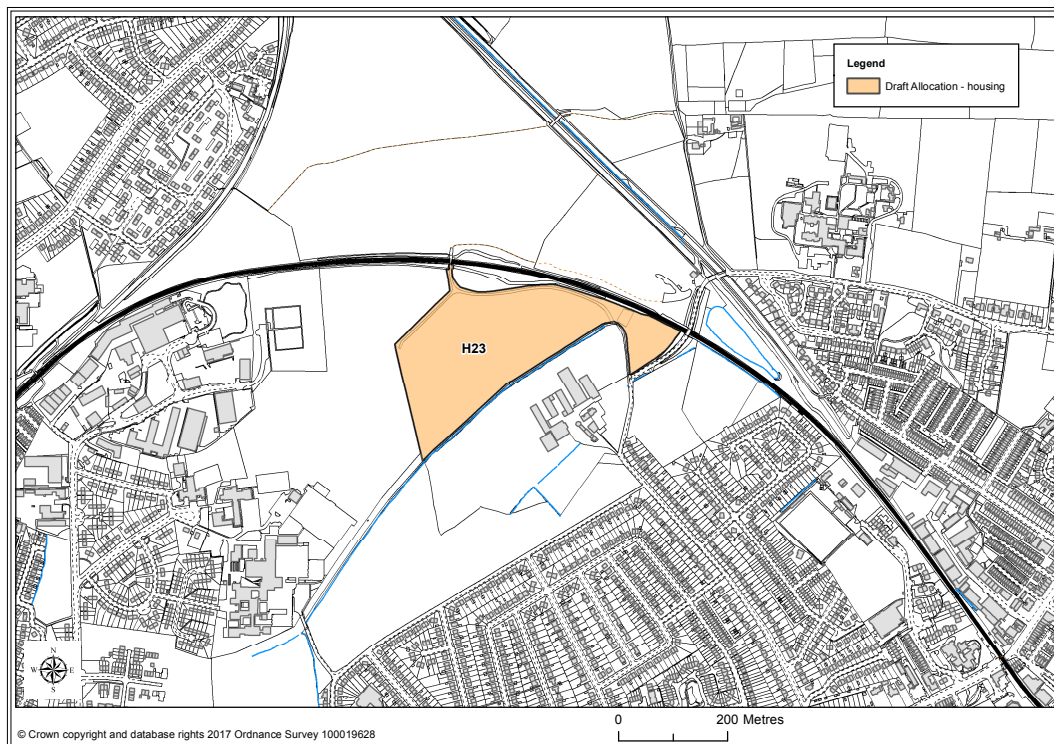
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

- Preliminary ecological appraisal
- Site-specific flood risk assessment
- Transport assessment
- Travel plan
- Landscape and visual impact assessment
- Heritage statement

Table 10.6 H22 Site Requirements

H23: Land north of Kingsley Farm, Harrogate

Site Ref	H23
Settlement	Harrogate



Map 10.5 Site H23

Site name	Land north of Kingsley Farm, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	7.2265
Net site area (ha)	4.70
Indicative yield	140
Related sites	H3: Land at Kingsley Road; H21 Land at Kingsley Drive; H22: Land at Granby Farm; H47: Kingsley Farm; H48: Land adjacent to Kingsley Farm.

Site H23

H23 Site Requirements

H23 Site Requirements

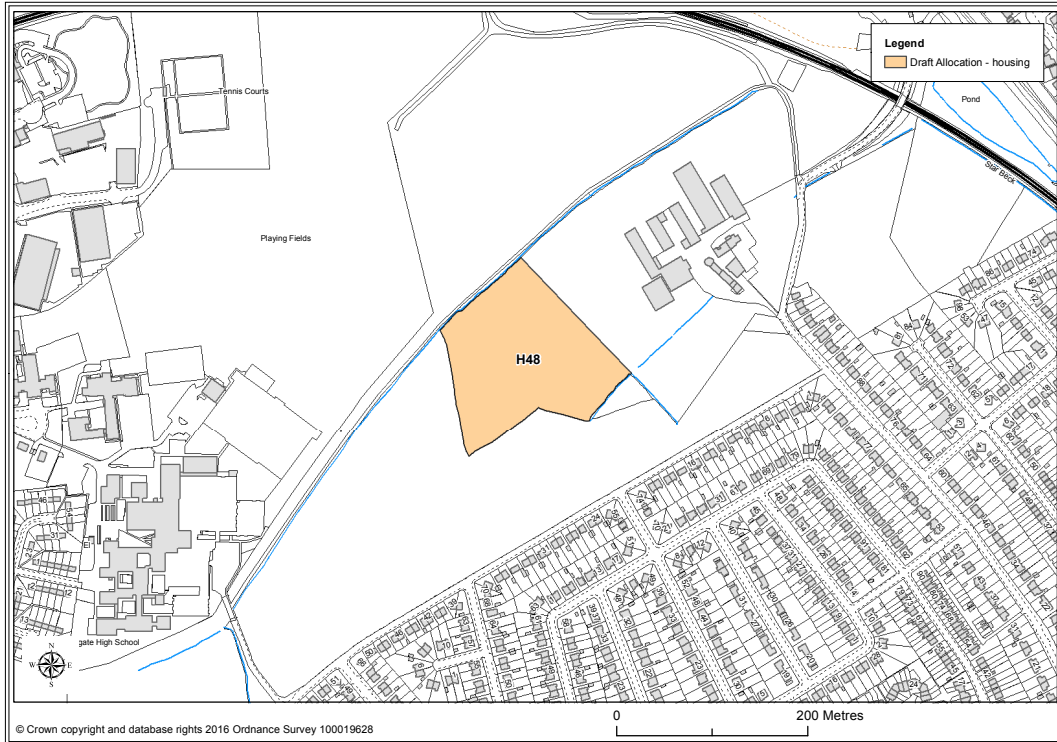
The development of this site should meet the following requirements:

1. Maintain and enhance the green infrastructure network by retaining existing boundary hedgerows and trees and enhancing existing boundary planting on all boundaries with new planting of native trees and hedgerow planting to link with green infrastructure on adjacent sites (H21 and Kingsley Farm)
2. Provide vehicle, cycle and pedestrian access from Kingsley Road; this may need access from H48.
3. Provide pedestrian and cycle links within the site and from the site to provide convenient routes to local facilities and services, and nearby residential areas including development planned on adjacent sites.
4. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that follows the track adjacent to the south-eastern site boundary and then crosses the centre of the site.
5. Green infrastructure should be provided having regard to the relationship of this site with H48: Land adjacent to Kingsley Farm; H47 Land at Kingsley Farm (commitment) and H22: Land at Granby Farm.
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment

Table 10.7 H23 Site Requirements

H48: Land adjacent to Kingsley Farm, Harrogate

Site Ref	H48
Settlement	Harrogate



Map 10.6 Site H48

Site name	Land adjacent to Kingsley Farm, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.2432
Net site area (ha)	1.68
Indicative yield	173 (across both H48 and H21)
Related sites	H3: Land at Kingsley Road; H21 Land at Kingsley Drive; H22: Land at Granby Farm; H23: Land north of Kingsley Farm; H47: Kingsley Farm.

Site H48

H48 Site Requirements

H48 Site Requirements

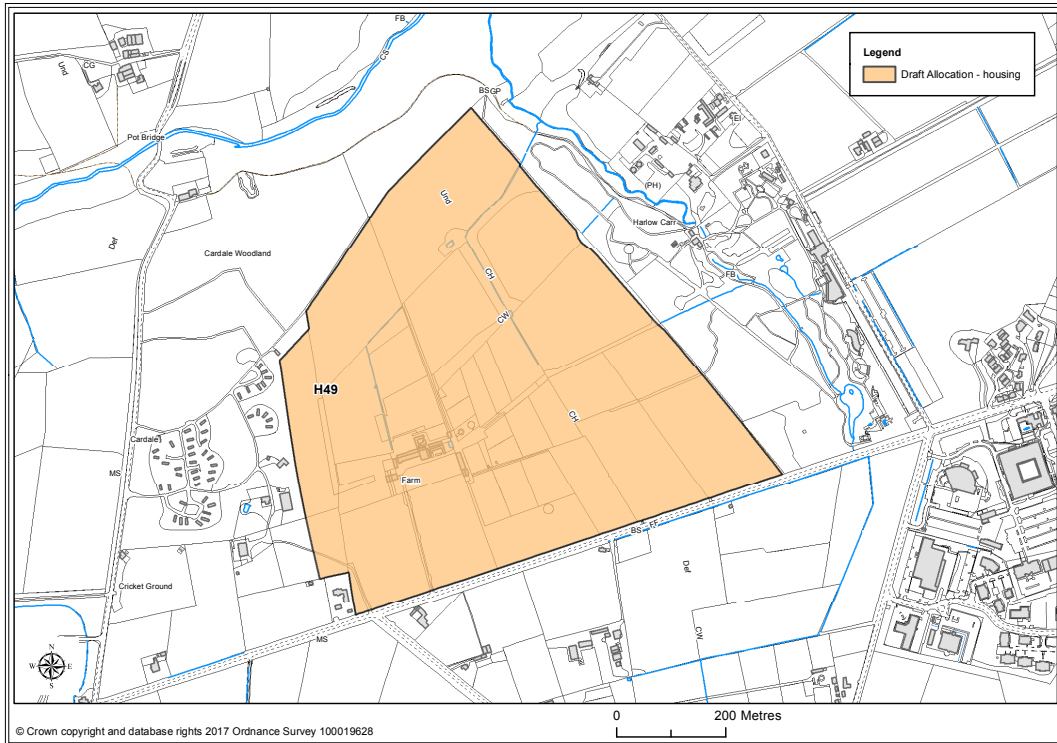
The development of this site should meet the following requirements:

1. The Harrogate Conservation Area lies to the south-west of the site. Development of the site should minimise harm to this designated heritage asset, including its setting, and seek to enhance its significance.
2. The design and layout of the development should minimise harm to, and enhance where possible, the significance of Kingsley Farm, a non-designated heritage asset.
3. Retain the protected trees and seek to maximise the retention of other trees and hedgerows and ditches on site. Enhance boundary planting with new native tree species; in combination with adjacent sites, create a green link towards the Stray.
4. Provide vehicle, cycle and pedestrian access through the adjacent sites H21: Land at Kingsley Drive and/or H47: Kingsley Farm.
5. The design and layout of the site should not preclude access to H23 should that be required.
6. Provide pedestrian and cycle links within the site and from the site to connect with adjacent development sites, including H21, H23 and H47, the adjacent public right of way and existing areas in order to provide convenient routes to local services and facilities including those in the town centre.
7. Green infrastructure provision should be provided having regard to the relationship of this site with H21, H47 and H23
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement
 - Site-specific flood risk assessment

Table 10.8 H48 Site Requirements

H49: Windmill Farm, Otley Road, Harrogate

Site Ref	H49
Settlement	Harrogate



Picture 10.1 Site H49

Site name	Windmill Farm, Otley Road, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	47.0707
Net site area (ha)	25.89
Indicative yield	776
Related sites	H45: Bluecoat Park, Harrogate; H46: Land at Otley Road, Harrogate

Site H49

H49 Site Requirements

H49 Site Requirements

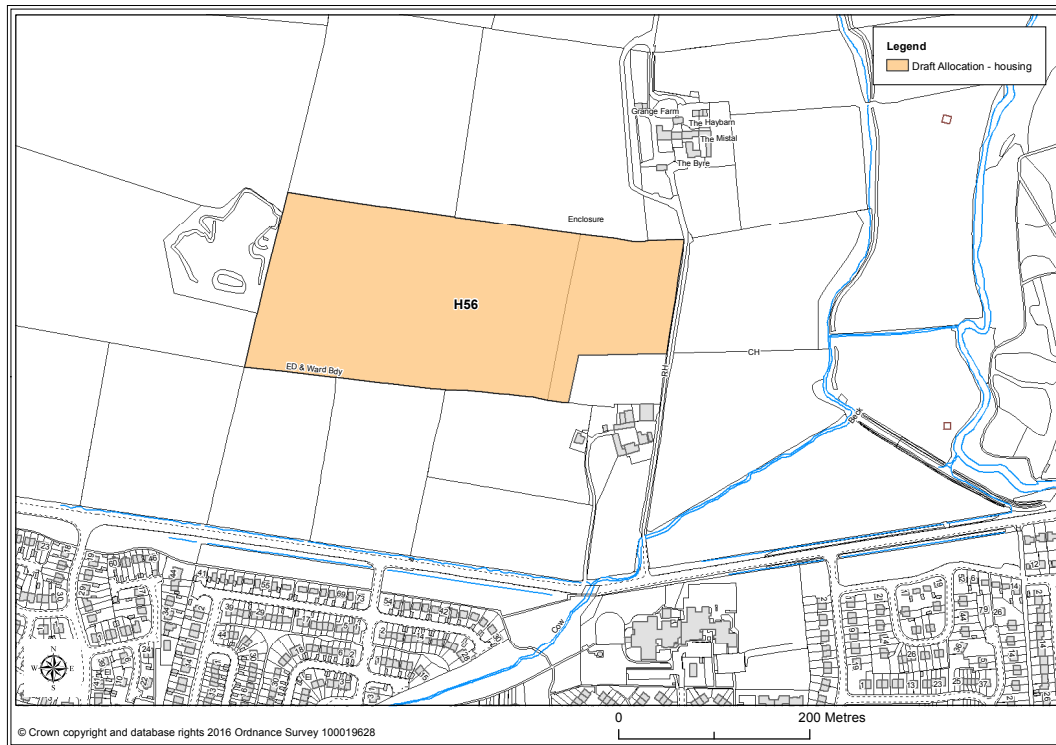
The development of this site should meet the following requirements:

1. Any planning application for this site will need to demonstrate how it accords with a full site masterplan, which itself is to be prepared in accordance with a West Harrogate Parameters Plan and agreed by the local planning authority in writing. The parameters plan will ensure the effective co-ordination of matters such as access, provision of community facilities, school provision, green infrastructure, public transport provision, cycling and pedestrian links with sites H45: Blue Coat Park and H46: Land at Otley Road and H51: Land east of Lady Lane. The Infrastructure Delivery Plan has identified a requirement for new education provision in West Harrogate on sites H49/H51. In order to ensure the timely delivery of education facilities in this location and to ensure that the combined education impacts of development in this location are mitigated, a financial contribution will be made towards the construction of a new school and/or provision of additional school places and land will be made available for a new school on sites H49/H51 in discussion with North Yorkshire County Council. Planning permission will not be granted on either H51 or H49, unless and until there is agreement between the applicant and the County and Borough Council which ensures that the necessary provision will be made. In order to ensure that the necessary educational facilities are available in time to serve the new residential development, any permission granted on either site will be conditioned to tie the rate of delivery of residential development to the provision and delivery of educational facilities.
2. The design and form of buildings should be used to create vistas and as stops to vistas, where appropriate including creating views and/or surprise vistas through the site across to Harlow Carr Gardens.
3. Introduce new native tree and shrub planting to buffer the woodlands to the north, east and west of the site, including Birk Crag and Cardale Woodlands Site of Importance for Nature Conservation (SINC).
4. Introduce areas of wildflower meadow; retain ponds and investigate the provision of a SuDs wetland as part of the requirement for on-site open space provision.
5. Retain the hedgerows and mature trees on site and add to the existing planting with new native tree and hedgerow planting both within the development and along the southern site boundary.
6. Provide vehicle, cycle and pedestrian access from the B6162 Otley Road; more than one point of access will be required.
7. Provide pedestrian and cycle links within the site and from the site to connect with nearby areas in order to provide convenient routes to local services and facilities, residential and employment areas.
8. Create green linkages through to southern parts of the site that connect with the wider open countryside.
9. Protect and enhance the recreational and amenity value of the public footpath (part of the Harrogate Ringway and leading to the Dales Way link) that follows the site's eastern boundary, including its contribution to the rural setting of Harlow Carr Gardens; this should include appropriate use of open space as part of the requirement for on-site open space provision.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Preliminary ecological assessment
 - Agricultural land classification survey in accordance with Policy NE8

Table 10.9 H49 Site Requirements

H56: Land to the north of Cow Dyke Farm, Harrogate

Site Ref	H56
Settlement	Harrogate



Map 10.7 Site H56

Site name	Land to the north of Cow Dyke Farm, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	7.1747
Net site area (ha)	4.66
Indicative yield	139

Site H56

H56 Site Requirements

H56 Site Requirements

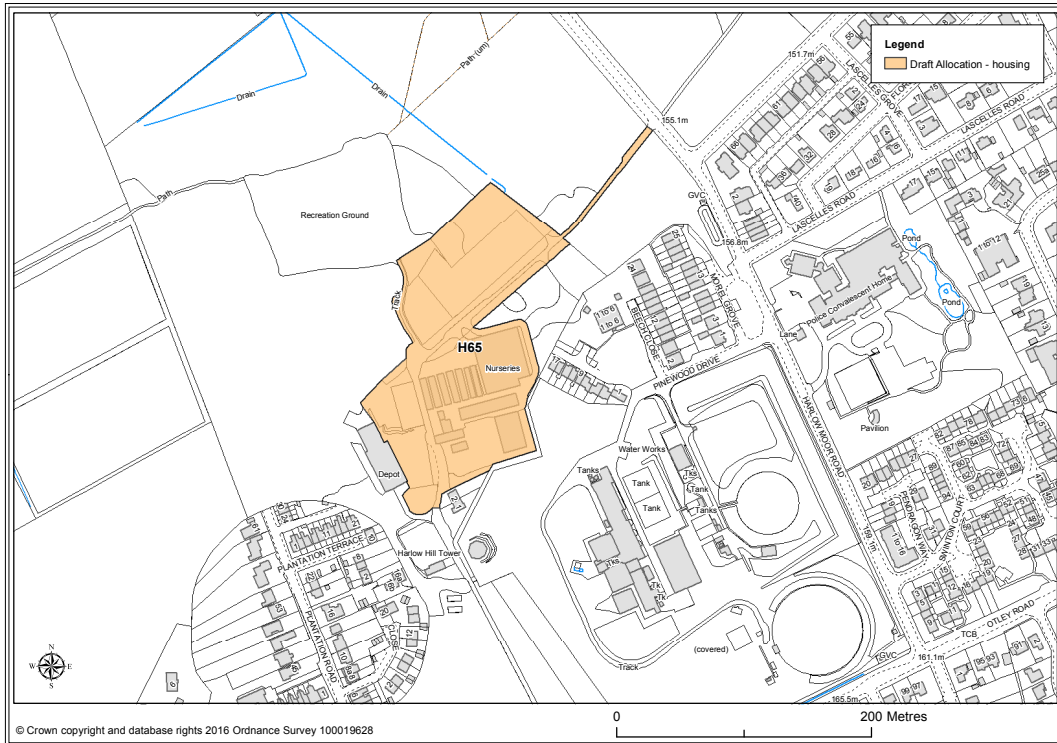
The development of this site should meet the following requirements:

1. Development of the eastern portion of the site should minimise harm to, and enhance where possible, the setting of the traditional farm buildings associated with Cow Dyke Farm, which are non-designated heritage assets. This should include leaving the land to the north of the farmstead free of development.
2. Create a Green Infrastructure link with the development site to the west (H73): Introduce new native tree and shrub planting in the west of the site adjacent to the disused quarry adjacent to the site boundary, in order to enhance this Green Infrastructure asset, which will form public open space for the adjacent development. Provide a pedestrian link to the quarry where possible.
3. Retain the two protected trees on the southern site boundary.
4. Retain and repair boundary hedgerows on-site; enhance on-site planting with new native tree species within the development.
5. Introduce new native tree and shrub planting along the northern boundary of the site in order to reduce the visibility of new development above the skyline and aid integration with the surrounding countryside.
6. Ensure sufficient distance is left between the planting (both new and retained; on-site and off-site) and new built development in order to ensure that the trees and hedgerows can reach maturity and be retained in the longer-term without negatively affecting residential amenity.
7. Provide vehicle, cycle and pedestrian access through site H71, H72, H73. More than one access point will be required.
8. Provide pedestrian and cycle links within the site and from the site to connect with adjacent development sites, including H71, H72 and H73, and existing areas in order to provide convenient routes to nearby housing as well as local services and facilities. In addition provide a pedestrian link to the public footpath adjacent to the eastern site boundary in order to provide convenient access to the countryside and wider public rights of way network.
9. Protect and enhance the recreational and amenity value of the public footpath that follows the eastern site boundary.
10. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Heritage statement
 - Preliminary ecological assessment

Table 10.10 H56 Site Requirements

H65: Harlow Nurseries, Harrogate

Site Ref	H65
Settlement	Harrogate



Map 10.8 Site H65

Site name	Harlow Nurseries, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.3164
Net site area (ha)	1.27
Indicative yield	40

Site H65

H65 Site Requirements

H65 Site Requirements

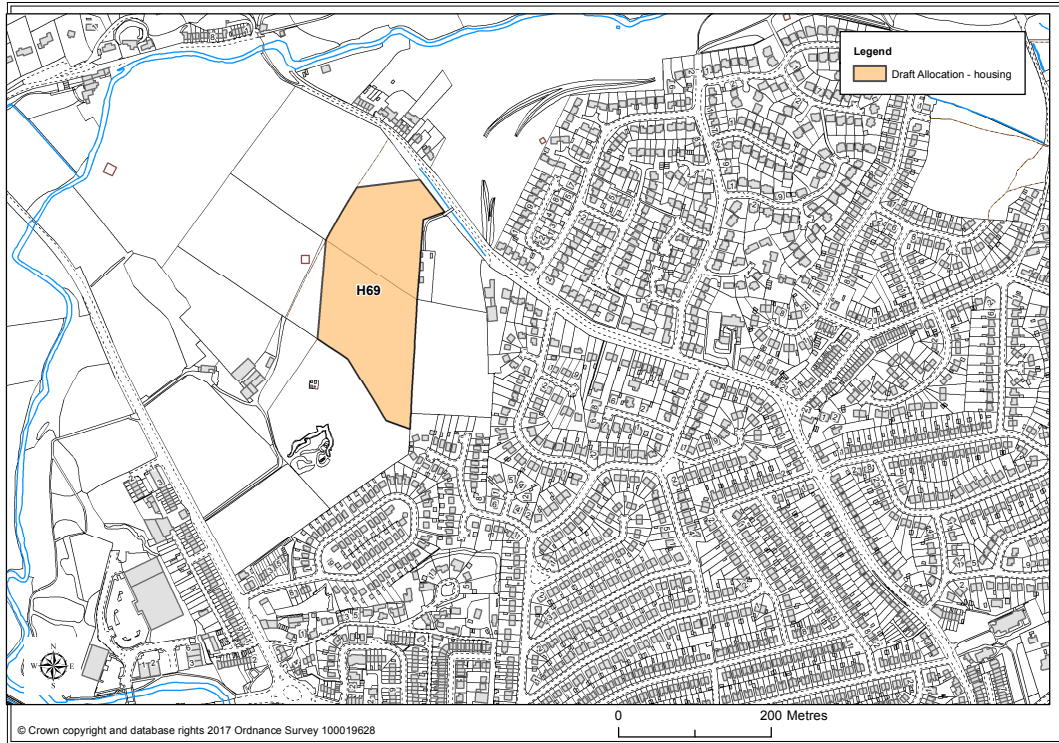
The development of this site should meet the following requirements:

1. The layout of the site should integrate the built form into the surrounding woodland structure and retain views from the site, including from the public footpath that crosses the site, across the town and towards the Howardian Hills.
2. Harlow Hill Water Tower and Harlow Hill Observatory Tower, to the south of the site, are both Grade 2 listed buildings; development of the site should minimise harm to these designated heritage assets, including their setting where appropriate, and seek to enhance their significance. This should include: designing development and restricting building heights across the site to ensure that the towers remain the dominant structures of the site and its surroundings; providing spaciousness in the vicinity of the towers.
3. Provide appropriate mitigation and compensation to reduce any adverse ecological impacts on the adjacent Pinewoods from development of the site,
4. Retain and protect the boundary trees and hedgerows, as well as other mature trees on site. Where the loss of trees is unavoidable, replacement planting of native species should take place.
5. Provide vehicle, cycle and pedestrian access from Harlow Moor Road.
6. Retain pedestrian and cycle access along Nursery Lane to Otley Road in order to provide a safe and convenient route to the nearby employment area.
7. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that crosses the site, which is an important link between Otley Road and the Pinewoods woodland and leads into the Dales Way Link. The ability to view and/or experience the Listed towers should also be maintained.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.11 H65 Site Requirements

H69: Land to the east of Knox Hill, Harrogate

Site Ref	H69
Settlement	Harrogate



Map 10.9 Site H69

Site name	Land to the east of Knox Hill, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.2519
Net site area (ha)	2.44
Indicative yield	73
Related site	H2: Land north of Knox Lane

Site H69

H69 Site Requirements

H69 Site Requirements

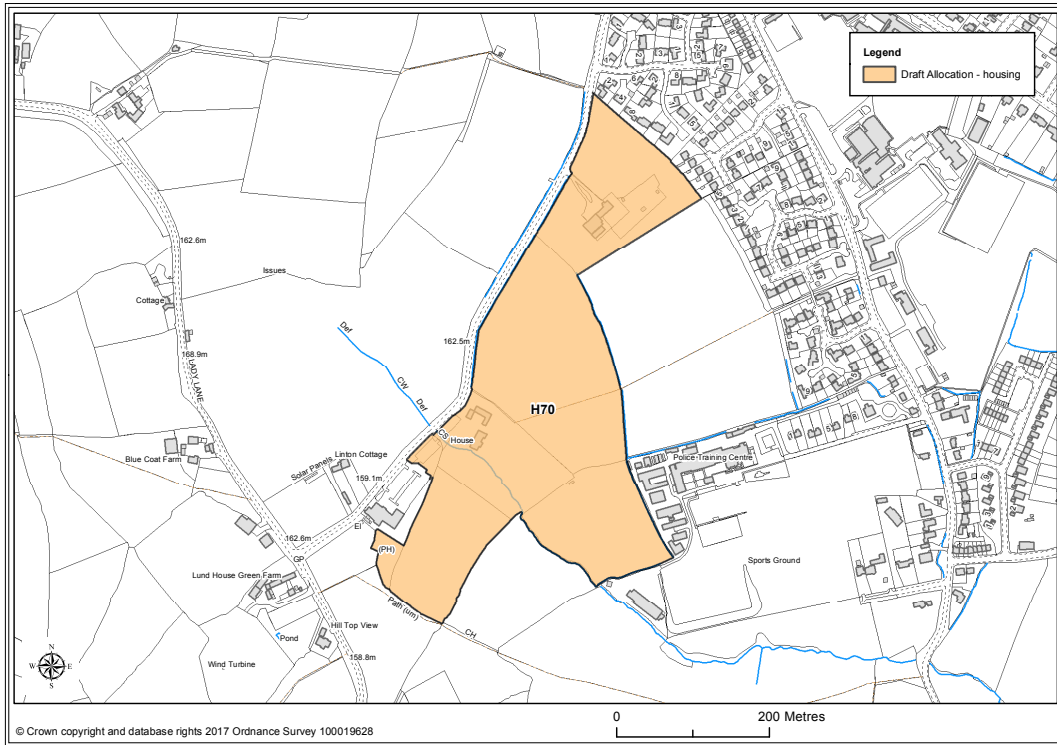
The development of this site should meet the following requirements:

1. A high-voltage power line crosses the site and therefore development should ensure the provision of adequate amenity including in respect of safety, noise, visual impact, maintenance of the line, electric and magnetic fields, and other electrical effects.
2. The design and layout of development should create an attractive urban edge through locally distinctive development that reflects high-quality aspects of the local vernacular and displays a considered use of high-quality materials.
3. Spruisty Bridge, to the north-west of the site, is Grade 2 listed; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.
4. Green Infrastructure should be provided which contributes to the creation of wider networks of connected Green Infrastructure linked in terms of habitat connectivity and, where appropriate, public access. This should include, in discussion with neighbouring landowners, securing linkages with off-site Green Infrastructure assets where possible, including those planned on the nearby development site H2: Land north of Knox Lane.
5. Maximise the retention of mature trees and hedgerows along the site boundaries whilst recognising that some loss may be unavoidable in order to gain appropriate access to the site; compensate for any loss with new planting of native trees and hedgerows on site boundaries.
6. Enhance existing boundary planting with new native hedgerow and tree planting to contribute to landscape mitigation; this should include the provision of new hedgerow and tree planting on the site boundaries that are currently open.
7. Introduce new native tree planting within the site in order to contribute to landscape mitigation.
8. Provide vehicle, cycle and pedestrian access from Knox Lane; the location and design of this access:
 - Will need to include an appropriate crossing of the small watercourse that runs in the highway verge, which maximises the retention of the grass verge;
 - Should take account of the need to also provide vehicle, cycle and pedestrian access to site H2: Land north of Knox Lane;
 - Should not prevent future opportunities to access land to the east/south
9. In order to gain appropriate access to the site, footway improvements and localised highway widening may be required; any highway widening should maximise the retention of the grass verge.
10. Provide pedestrian and cycle links within the site and from the site to create convenient and attractive routes through the development to local services, facilities and the public right of way network; this should include a pedestrian link to the public footpath adjacent to the north-eastern site boundary, which forms part of the Nidd Gorge footpath.
11. The design and layout of development should protect and enhance the recreational and amenity value of nearby public rights of way; this should include the public footpath adjacent to the north-eastern site boundary, which forms part of the Nidd Gorge footpath, and the route of the Harrogate Ringway, which follows Knox Lane.
12. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.12 H69 Site Requirements

H70: Land east of Whinney Lane, Harrogate

Site Ref	H70
Settlement	Harrogate



Picture 10.2 Site H70

Site name	Land east of Whinney Lane, Harrogate
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	11.8018
Net site area (ha)	7.67
Indicative yield	230
Related sites	H36: Former Police Training Centre, Yew Tree Lane; H51: Land east of Lady Lane.

Site H70

H70 Site Requirements

H70 Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:

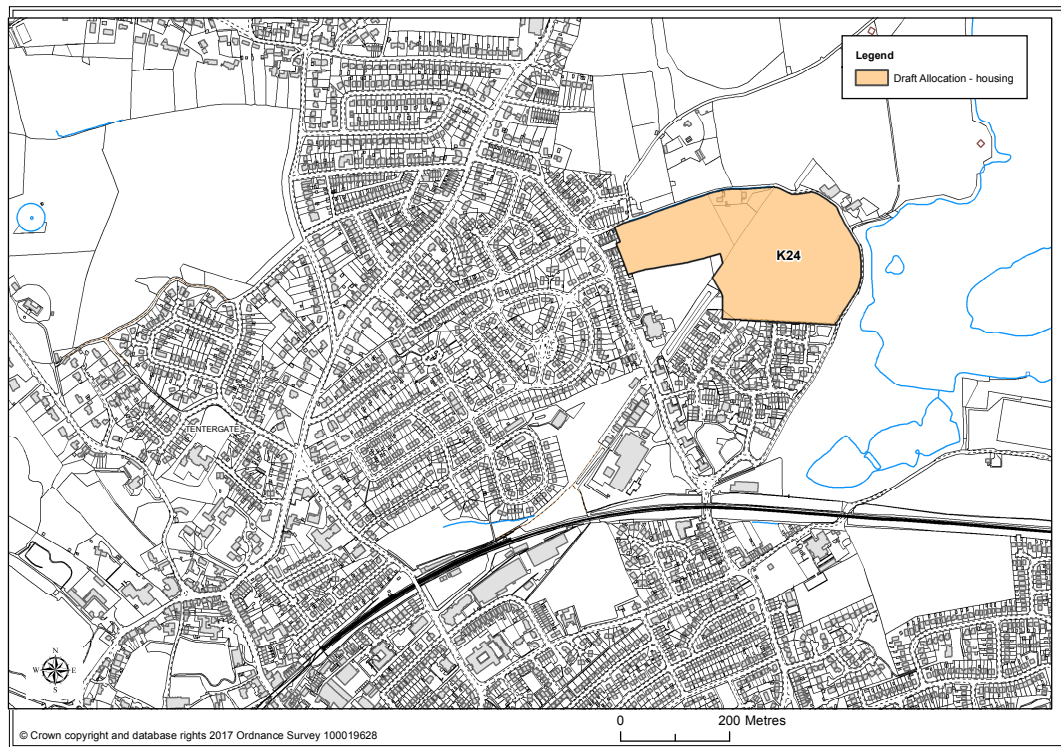
1. Master planning of this site, through the provision of a concept, plan should be undertaken having due regard to nearby development sites H36: Former Police Training Centre, Yew Tree Lane; H51: Land east of Lady Lane, to ensure the effective consideration of matters such as access, provision of community facilities, including schools, green infrastructure, public transport provision, cycling and pedestrian link.
2. The built form density should vary across the site in response to constraints and opportunities both on-site and off-site; this should include lower built form density in the south-western corner of the site.
3. Syke House Farm and the historic buildings associated with Castle Hill Farm are on-site non-designated heritage assets; steps should be taken to minimise harm to these non-designated heritage assets, including through appropriate conversion, design and layout; and seek to enhance their significance.
4. Several historic buildings on the adjacent site: H36 Former Police Training Centre, Yew Tree Lane are non-designated heritage assets; development of this site should contribute to minimising harm to these assets and seek to enhance their significance.
5. The historic buildings associated with The Squinting Cat public house are non-designated heritage assets; development of the site should contribute to minimising harm to these assets and seek to enhance their significance.
6. Create green buffers along both the Clark Beck that crosses the south of the site and then forms part of the south western site boundary and the tributary of the Clark Beck that crosses the north of the site and then forms much of the eastern site boundary in order to enhance these Green Infrastructure corridors; this should include the planting of new native tree, shrub and wildflower species.
7. Retain the trees, hedgerows and ditches on-site, including protected trees and hedgerows; where loss of trees or hedgerows is unavoidable, replacement planting of native species should be provided.
8. Create a SuDS wetland in association with the Clark Beck.
9. Provide vehicle, cycle and pedestrian access from Whinney Lane; more than one vehicular, cycle and pedestrian access will be required.
10. The provision of a pedestrian footway and crossing points along the site frontage with Whinney Lane will be required.
11. Provide pedestrian and cycle links within the site and from the site to connect with the nearby residential areas in order to provide convenient routes to nearby residential and employment areas beyond, including those planned on sites H36 Former Police Training Centre, Yew Tree Lane and H51: Land east of Lady Lane.
12. Protect and enhance the recreational and amenity value of the public footpaths that cross the site; investigate creating a north to south route connecting these footpaths in the east of the site.
13. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological assessment
 - Heritage statement
 - Landscape and visual impact assessment
 - Agricultural land classification survey in accordance with policy NE8 for the area around the farmstead

Table 10.13 H70 Site Requirements

Knaresborough

K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough

Site Ref	K24
Settlement	Knaresborough



Map 10.10 Site K24

Site name	Land at Halfpenny Lane and south of Water Lane, Knaresborough
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	7.6061
Net site area (ha)	4.94
Indicative yield	148
Related sites	K22: Land at Orchard Close

Site K24

K24 Site Requirements

K24 Site Requirements

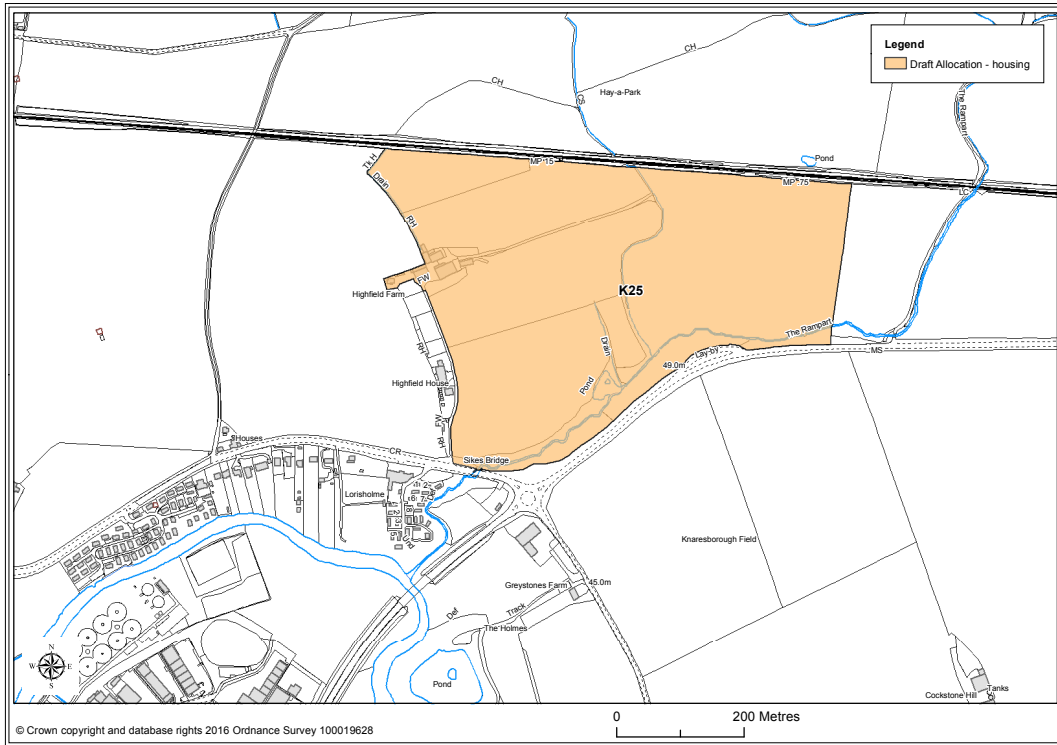
The development of this site should meet the following requirements:

1. Willowfield is an on-site non-designated heritage asset; development of the site should retain this asset.
2. Retain hedgerows along the site boundaries, particularly along the southern boundary as this provides an important amphibian corridor. It is recognised that some loss may be unavoidable in order to gain appropriate access to the site but any loss should be compensated for with new planting of native hedgerows along the site boundaries.
3. Retain trees and hedgerows within the site, including those along the line of the former rail line and those around Willowfield and introduce new native tree planting in small groups within the development to soften the built form.
4. Green Infrastructure should be provided on site which contributes to creating a wider network of connected Green Infrastructure that provides circular recreational routes and connections to mitigate against increased recreational disturbance on Hay a Park Site of Special Scientific Interest (SSSI). In discussion with neighbouring landowners and Natural England, an Access Management Strategy should be produced to fully investigate linking (in terms of public access and habitat connectivity) the on-site Green Infrastructure with off-site recreational routes and Green Infrastructure assets, including those planned on the nearby development site K22: Land at Orchard Close.
5. The design of the site should include large areas of connected Green Infrastructure provision that are capable of providing recreational space, including circular walking routes, that will mitigate the potential for increased recreational pressure on the nearby Hay-a-Park Site of Special Scientific Interest (SSSI). This should be linked with Green Infrastructure and recreational routes on the neighbouring Manse Farm development in order to create more extensive circular routes and connections.
6. Provide vehicle, cycle and pedestrian access from Florin Drive. A secondary/emergency access could be provided from Water Lane however the design and location of which should minimise the extent of highway improvements in order to safeguard the existing arrangements for its contribution to wildlife corridors.
7. Pedestrian footway improvements will be required on Water Lane if it is needed for secondary or emergency access.
8. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that enters the site from Guinea Croft and broadly follows the route of the former rail line to Water Lane, providing a direct link to the Knaresborough Round; and the path that enters the site from Breary Flat Lane and follows the southern site boundary.
9. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Full ecological survey
 - Hay-a-Park SSSI impact assessment report
 - Site-specific flood risk assessment that includes specific and full regard to potential surface water issues
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Agricultural land classification survey in accordance with policy NE8

Table 10.14 K24 Site Requirements

K25: Land at Highfield Farm, Knaresborough

Site Ref	K25
Settlement	Knaresborough



Map 10.11 Site K25

Site name	Land at Highfield Farm, Knaresborough
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	24.4080
Net site area (ha)	13.42
Indicative yield	402
Related site	K31: Manse Farm (committment)

Site K25

K25 Site Requirements

K25 Site Requirements

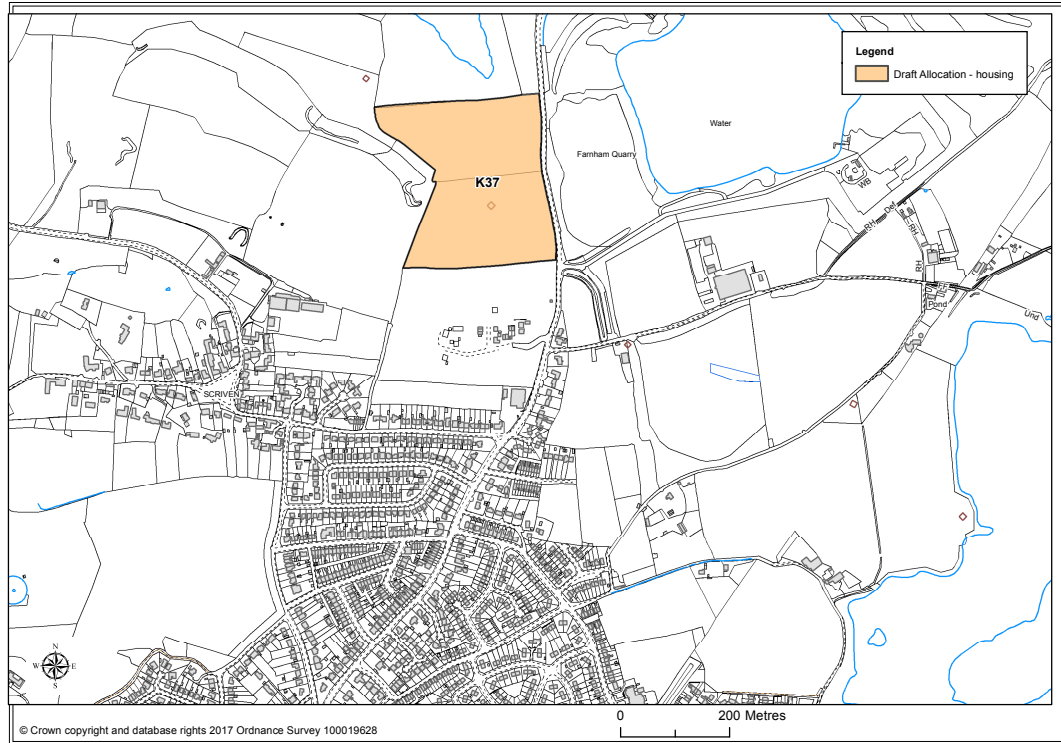
The development of this site should meet the following requirements:

1. Ensure that any on-site associated services and facilities take into consideration the location of similar provision on the adjoining Manse Farm site.
2. The design of the site should provide 8 metre buffer zones on each side of the watercourse close to the southern site boundary, and a 5 metre (minimum) buffer zone around the associated pond.
3. Retain the woodland, ponds, wet meadows, and other habitats associated with the watercourse that runs close to the southern site boundary and enhance this important Green Infrastructure corridor with significant amounts of new planting of native trees, shrubs and wildflowers.
4. Retain the trees and other habitats associated with the watercourse that runs north to south through the site and enhance this Green Infrastructure corridor with new planting of native trees, shrubs and wildflowers.
5. Introduce new native hedgerow and tree planting along the eastern site boundary and introduce new native tree planting in small groups within the development to soften the built form and to help assimilate the development into the wider landscape
6. The design of the site should include large areas of connected Green Infrastructure provision that are capable of providing recreational space, including circular walking routes, that will mitigate the potential for increased recreational pressure on the nearby Hay-a-Park Site of Special Scientific Interest (SSSI). This should be linked with Green Infrastructure and recreational routes on the neighbouring Manse Farm development in order to create more extensive circular routes and connections.
7. Provide vehicle, cycle and pedestrian access from the A59. More than one point of access will be required; Secondary access through the Manse Farm development site to the west should be considered and implemented if possible.
8. The layout of the site should be permeable in order to enable convenient pedestrian and cycle routes within the development, linking into the neighbouring Manse Farm development site to the west, and to connect with the public footpath that runs from south of the A59 to Goldsborough.
9. Contribute to a cycling route through the site between Knaresborough and Flaxby.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Landscape and visual impact assessment (LVIA)
 - Preliminary ecological survey
 - Hay a Park SSSI impact assessment report
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Agricultural land classification survey in accordance with Policy NE8

Table 10.15 K25 Site Requirements

K37: Land at Boroughbridge Road, Knaresborough

Site Ref	K37
Settlement	Knaresborough



Map 10.12 Site K37

Site name	Land at Boroughbridge Road, Knaresborough
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	7.5042
Net site area (ha)	4.88
Indicative yield	146
Related sites	K23: Land north of Bar Lane and east of Boroughbridge Road; K32: Land at Boroughbridge Road

Site K37

K37 Site Requirements

K37 Site Requirements

The development of this site should meet the following requirements:

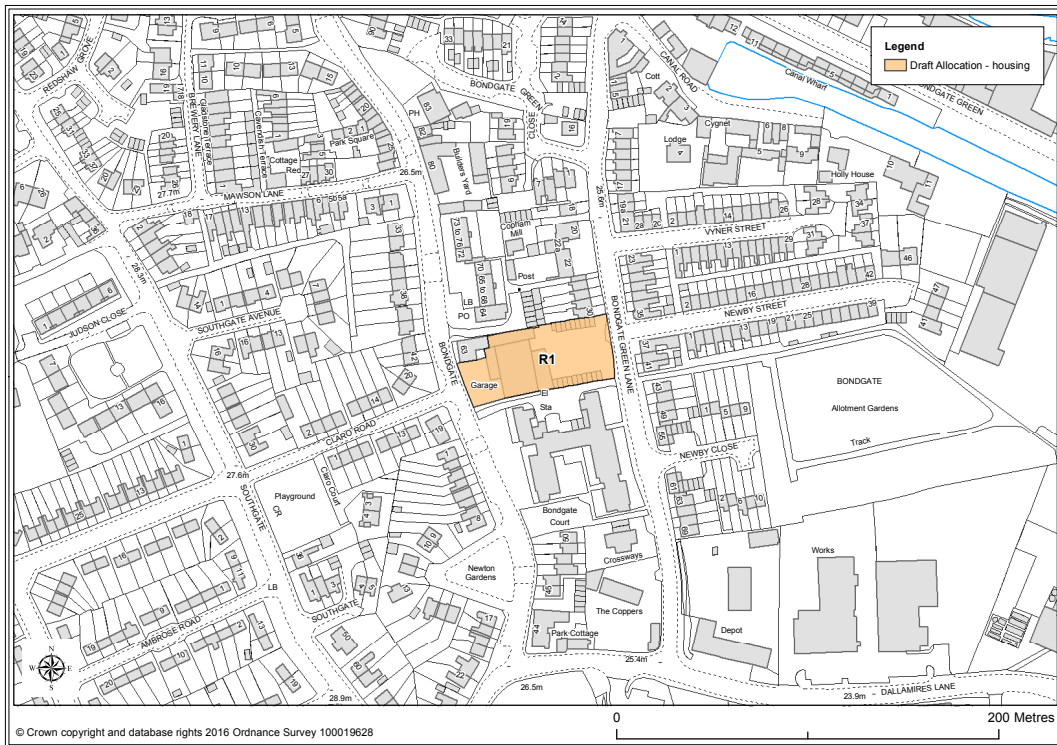
1. A high-voltage power line crosses the site and therefore the layout of development should ensure adequate amenity including in respect of safety, noise, visual impact, maintenance of the line, electric and magnetic fields, and other electrical effects.
2. Provide on-site open space that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI) and the adjacent Farnham South Lake Site of Importance for Nature Conservation (SINC); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent development sites: K23: Land north of Bar Lane and east of Boroughbridge Road, and K32: Land at Boroughbridge Road.
3. The design and layout of development should:
 - Enhance this important gateway to Knaresborough
 - Maintain views of the spire of the Holy Trinity Church from public spaces within the site
4. To the west of the site is the Scriven Conservation Area; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.
5. Retain hedgerows and mature trees on the site boundaries where possible, including the veteran oak tree on the north-western site boundary. Any unavoidable loss, including any loss of internal hedgerows, should be compensated for through replacement planting of native species in connection with open space provision and along the southern portion of the western site boundary.
6. Introduce new native tree planting and semi-natural habitat creation along the northern site boundary in order to provide a buffer to the Farnham South Lake Site of Importance for Nature Conservation (SINC), adjacent to this site boundary alongside new native tree planting within the development to soften the built form
7. Provide vehicle, cycle and pedestrian access from Boroughbridge Road; more than one point of access will be required; localised widening of the highway to accommodate right turning traffic may be required.
8. Provide pedestrian and cycle links within the site and from the site to connect with neighbouring residential areas.
9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Detailed ecological assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement
 - Agricultural Land Classification Survey in accordance with Policy NE8
 - Site-specific flood risk assessment

Table 10.16 K37 Site Requirements

Ripon

R1: Land adjacent to 63 Bondgate, Ripon

Site Ref	R1
Settlement	Ripon



Map 10.13 Site R1

Site name	Land adjacent to 63 Bondgate, Ripon
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	0.2503
Net site area (ha)	0.25
Indicative yield	10

Site R1

R1 Site Requirements

R1 Site Requirements

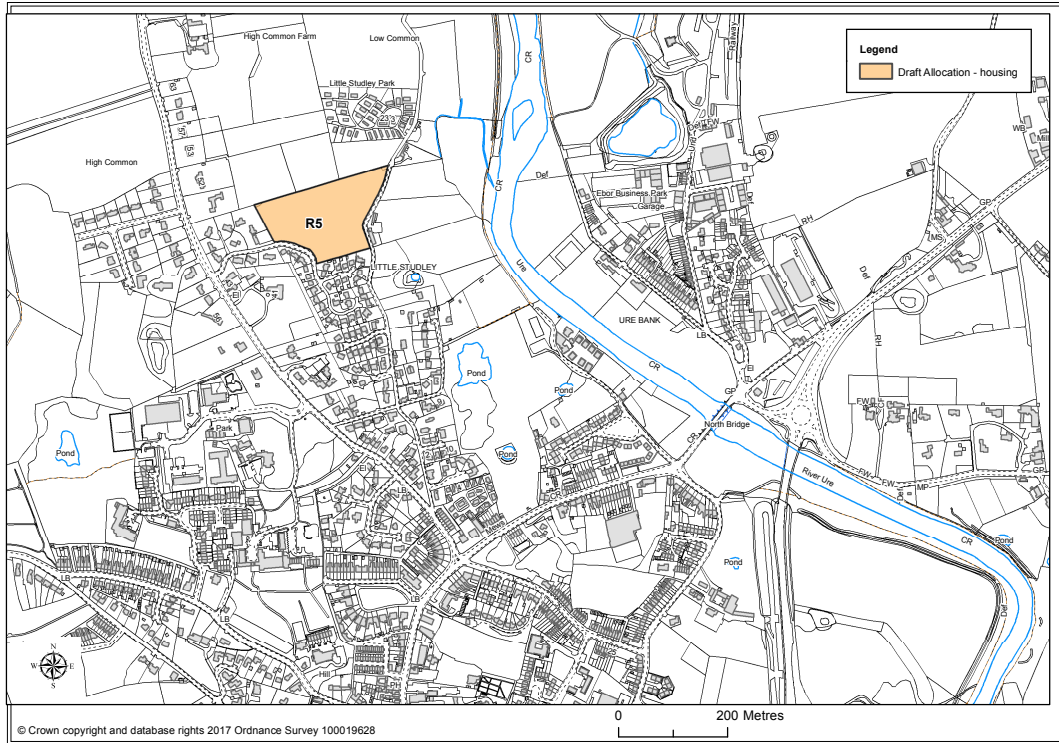
The development of this site should meet the following requirements:

1. Bondgate Hall, adjoining the north-western corner of the site, is a Grade 2 listed building; development of the site should minimise harm to this designated heritage asset and seek to enhance its significance.
2. Provide vehicle, cycle and pedestrian access from Bondgate Green Lane.
3. Provide convenient pedestrian and cycle routes through the site to connect with Bondgate.
4. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Site-specific flood risk assessment
 - Heritage assessment
 - Ground Stability Report

Table 10.17 R1 Site Requirements

R5: Land north of King's Mead, Ripon

Site Ref	R5
Settlement	Ripon



Map 10.14 Site R5

Site name	Land north of King's Mead, Ripon
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.3703
Net site area (ha)	1.78
Indicative yield	53

Site R5

R5 Site Requirements

R5 Site Requirements

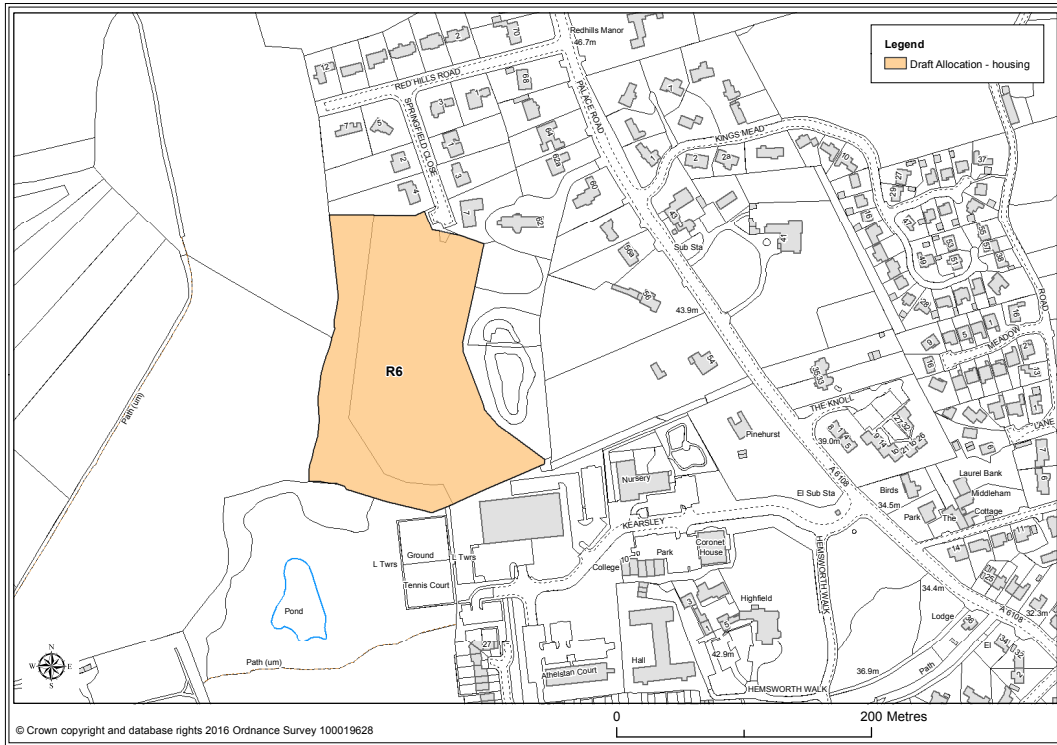
The development of this site should meet the following requirements:

1. Retain mature trees within the site, together with trees and hedgerows along the site boundaries. Any unavoidable loss, for example to gain access to the site, should be compensated for with new planting of native trees and hedgerows elsewhere on the site.
2. Non-compatible development should not take place on the part of the site classified as within flood zone two.
3. Provide vehicle, cycle and pedestrian access from Kings Mead; depending on the proposed layout of the site, a second vehicle, pedestrian and cycle access from Kings Mead may be required.
4. Provide pedestrian and cycle links within the site, and from the site to connect with Little Studley Road in order to provide convenient access to Little Studley Park, the countryside and public rights of way.
5. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Full ecological survey
 - Travel plan
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment
 - Ground Stability Report

Table 10.18 R5 Site Requirements

R6: Land at Springfield Close Farm, Ripon

Site Ref	R6
Settlement	Ripon



Site name	Land at Springfield Close Farm, Ripon
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.7410
Net site area (ha)	2.06
Indicative yield	20

Site R6

R6 Site Requirements

R6 Site Requirements

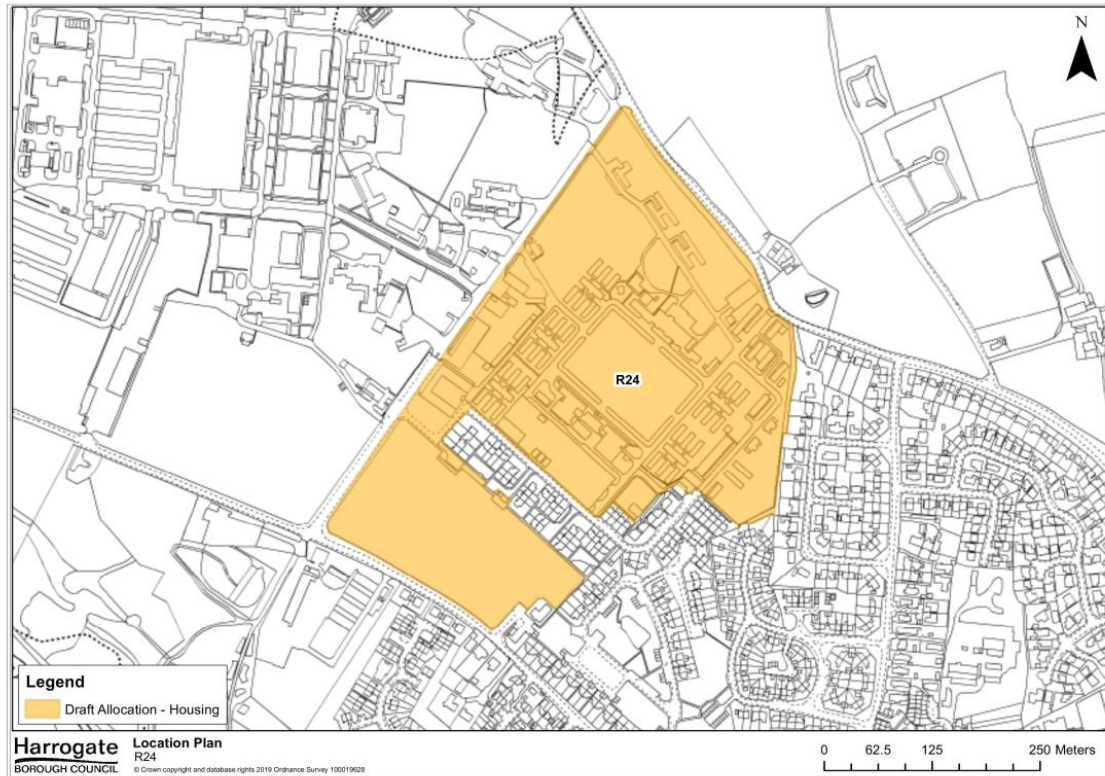
The development of this site should meet the following requirements:

1. Prospect House, to the east of the site, is a Grade 2 listed building; development of the site should minimise harm to this designated heritage asset, including its setting, and seek to enhance its significance.
2. Development of the site should minimise harm to the Ripon Conservation Area and seek to enhance the significance of this designated heritage asset; this should include retaining views in and out of the conservation area, and the use of high quality landscape design.
3. The sink hole in the east of the site should be retained and protected as it forms part of the habitat linkage between the site and the nearby ponds, which are breeding ponds for Great Crested Newts.
4. The trees protected by tree preservation order to the west and south-west and to the east of the site should be retained. Other trees and hedgerows should be also be retained.
5. Enhance existing planting with new planting of native trees and hedgerows, where appropriate; this should include enhancing and/or planting a native hedgerow along the south-eastern site boundary.
6. The design and layout of development should enable the planting of native trees amongst the built development.
7. Provide vehicle, cycle and pedestrian access from Springfield Close.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Ground stability report
 - Site-specific flood risk assessment
 - Landscape appraisal
 - Preliminary ecological appraisal
 - Heritage assessment

Table 10.19 R6 Site Requirements

R24: Deverell Barracks, Ripon

Site Ref	R24
Settlement	Ripon



Picture 10.3

Site name	Deverell Barracks, Ripon
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	15.9
Net site area (ha)	13
Indicative yield	401
Related site	R25: Claro Barracks; R27: Laver Banks, Clothierholme Road.

Site R24

R24 Site Requirements

R24 Site Requirements

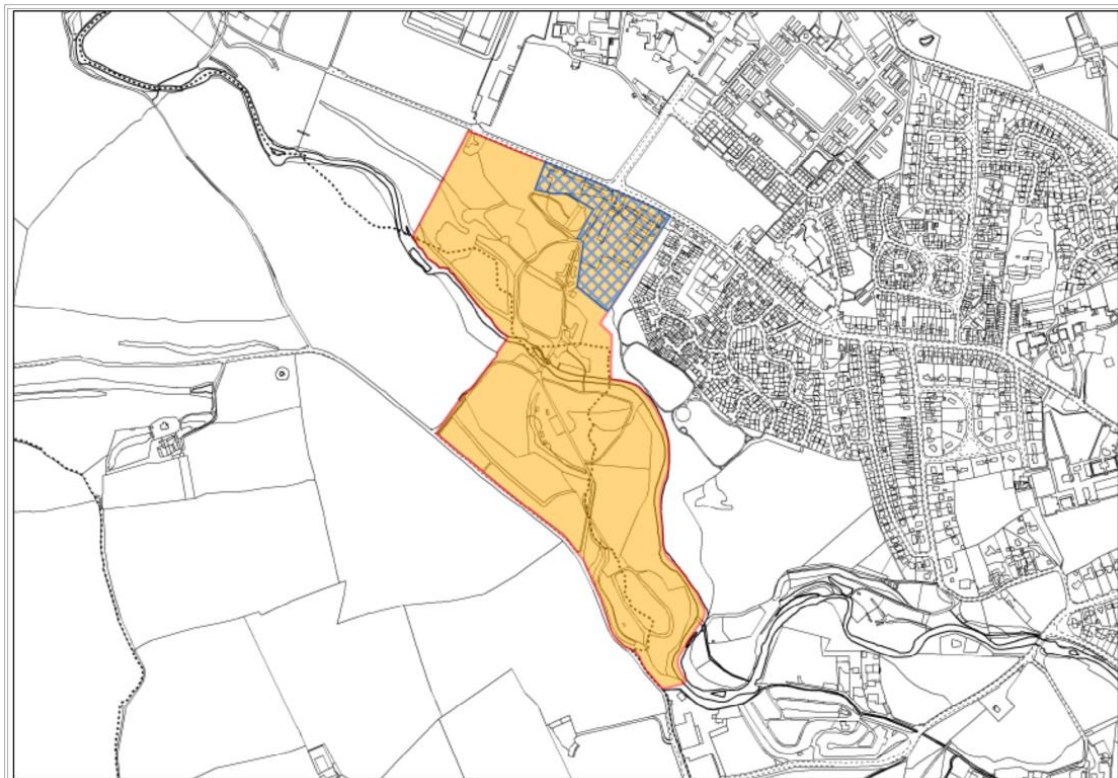
The development of this site should meet the following requirements:

1. A comprehensive masterplan should be prepared for this site in combination with sites R25: Claro Barracks and R27: Laver Banks
2. The design and layout of the site should connect built development on the site with the residential edge of Ripon.
3. Development of the site should provide significant new on-site green infrastructure provision to enhance the wider corridor of the River Laver.
4. Maximise the retention of trees and hedgerows on this site, in particular existing mature trees, and enhance with new planting of native species as part of master planning proposals for R24, R25 and R27.
5. Provide vehicle, cycle and pedestrian access from Clotherholme Road.
6. Provide pedestrian and cycle links within the site and from the site in order to provide convenient routes to residential areas, employment areas, local services and facilities, including those planned on site R25 Claro Barracks.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Ground Stability Report
 - Heritage Statement and Archaeological Assessment

Table 10.20 R24 Site Requirements

R27: Laver Banks, Clotherholme Road, Ripon

Site Ref	R27
Settlement	Ripon



Picture 10.4 Site R27 (modified)

Site name	Laver Banks, Clotherholme Road, Ripon
Existing use	Employment
Proposed use	Housing (only within the hatched area)
Gross site area (ha)	26.9
Net site area (ha)	2.8
Indicative yield	63
Related sites	R24: Deverell Barracks; R25: Claro Barracks.

Site R27

R27 Site Requirements

R27 Site Requirements

The development of this site should meet the following requirements:

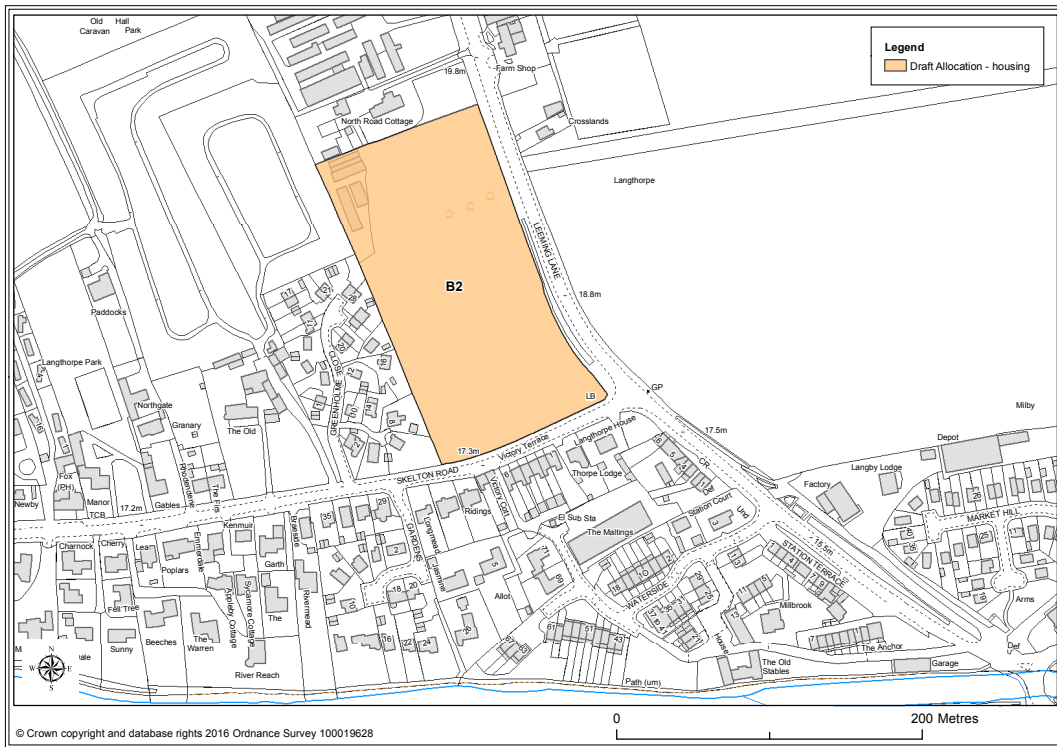
1. A comprehensive masterplan should be prepared for this site in combination with sites R25: Claro Barracks and R27: Laver Banks
2. The area surrounding the site is of high ecological value, especially the species rich grassland, woodland and the riparian habitats which contribute significantly to the River Laver green/blue Infrastructure and its associated ecological network. This area will need to be retained, where appropriate enhanced, and integrated with green/blue infrastructure included as part of master plan proposals for this site together with sites R24 and R25. Proposals should be established for the future management of this area and its associated funding in perpetuity.
3. Non-compatible development should not take place on the part of the site classified as within flood zone two or three. A site specific Flood Risk Assessment will be required at the planning application stage.
4. Retain existing boundary trees and hedgerows, and enhance with new planting of native species.
5. Mature trees within the site should be retained. Any unavoidable loss should be compensated for by new native planting elsewhere within the site.
6. Provide vehicle, cycle and pedestrian access Clotherholme Road.
7. Provide pedestrian and cycle links within the site and from the site to connect with the nearby residential areas in order to provide convenient routes to residential areas, employment areas, local services and facilities, including those planned on site R25 Claro Barracks.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment.
 - Agricultural Land Classification Survey in accordance with Policy NE8 for the area along the southern boundary.

Table 10.21 R27 Site Requirements

Boroughbridge

B2: Land west of Leeming Lane, Langthorpe

Site Ref	B2
Settlement	Boroughbridge



Site name	Land west of Leeming Lane, Langthorpe
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.3333
Net site area (ha)	1.75
Indicative yield	52
Related sites:	B10: Old Hall Caravan Park; B17: Land off Leeming Lane; B18: Old Poultry Farm, Leeming Lane.

Site B2

B2 Site Requirements

B2 Site Requirements

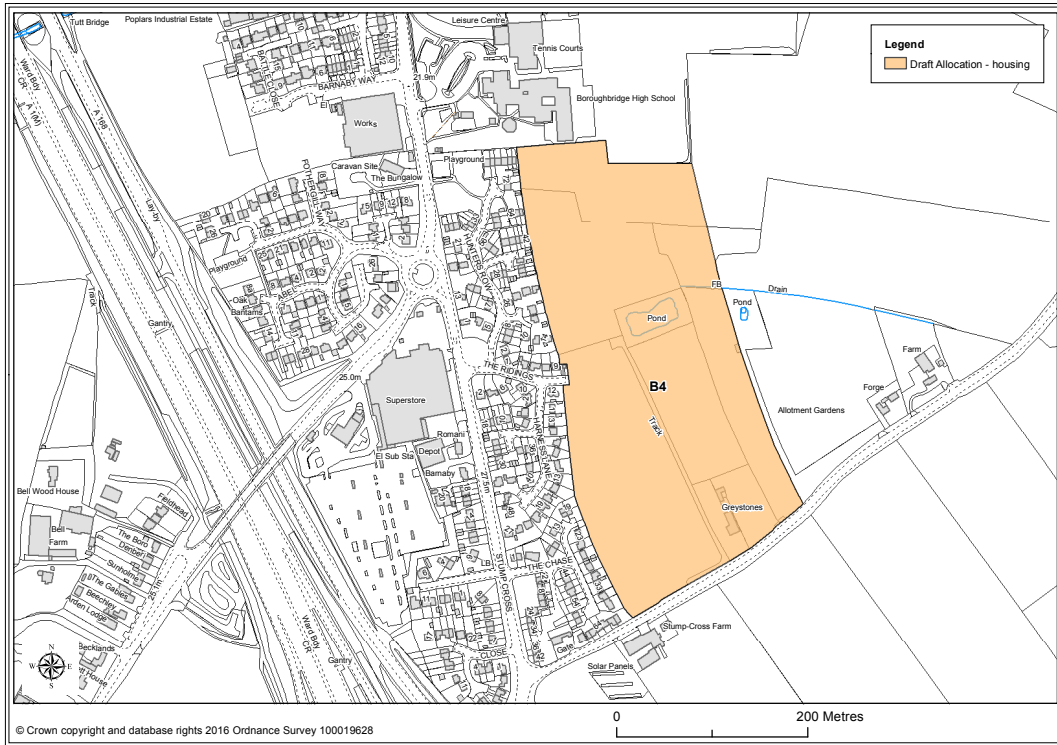
The development of this site should meet the following requirements:

1. The Boroughbridge Conservation Area lies immediately south-east of the site; development of the site should minimise harm, and seek to enhance, the significance of this designated heritage asset, including its setting; this should include the provision of an open space buffer in the south-eastern corner of the site.
2. Opposite the south-eastern site boundary is Langthorpe House, which is identified in the Conservation Area Appraisal as a building of interest and merit with a boundary wall noted as being important. Development of the site should minimise harm to and where possible enhance the significance of this non-designated heritage asset.
3. Mature trees and hedgerows within and bounding the site should be retained. Where loss is unavoidable (such as to access the site) any loss should be compensated for through new native planting elsewhere on the site.
4. Introduce new native tree planting amongst built development in order to filter views and mitigate against excessive built form massing.
5. Provide vehicle, cycle and pedestrian access from Leeming Lane, or potentially from Skelton Road; the location and design of this access should take account of access to the committed development site B17: Land off Leeming Lane and the need to also provide vehicle, cycle and pedestrian access to site B18: Old Poultry Farm from Leeming Lane.
6. The layout of the site may need to provide a suitable route to access site B10: Old Hall Caravan Park that is capable of providing the main vehicle, cycle and pedestrian access to this adjacent site.
7. Provide pedestrian and cycle links within the site and from the site to connect with nearby residential areas, including those planned on adjacent sites including B17 and B10, and the public rights of way network in order to provide safe and convenient routes to these areas and the nearby countryside.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment.

Table 10.22 B2 Site Requirements

B4: Land north of Aldborough Gate, Boroughbridge

Site Ref	B4
Settlement	Boroughbridge



Map 10.17 Site B4

Site name	Land north of Aldborough Gate, Boroughbridge
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	8.8008
Net site area (ha)	5.72
Indicative yield	171
Related sites	B12: Land at Stump Cross; B21: Land at Aldborough Gate; B22: Educational facilities at Boroughbridge High School.

Site B4

B4 Site Requirements

B4 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should achieve good levels of visual and physical connectivity with the existing town and planned development on nearby sites: B12: Land at Stump Cross; B21: Land at Aldborough Gate and B22: Educational facilities at Boroughbridge High School.
2. Create a Green Infrastructure corridor within the site that is capable of contributing to the creation of wider networks of connected Green Infrastructure linked in terms of habitat connectivity and, where appropriate, public access; this should include:
 - Retaining and protecting the existing pond on-site, and enhancing habitats through new planting of native trees, shrubs and wildflowers.
 - In discussion with neighbouring landowners, fully investigating and seeking to secure linkages with off-site Green Infrastructure assets, including those planned on the nearby sites B12: Land at Stump Cross; B21: Land at Aldborough Gate and B22: Educational facilities at Boroughbridge High School, in order to create longer distance recreational routes and the potential for circular walks.
3. Retain the hedgerows and trees along the northern, eastern and southern site boundaries along with the mature trees within the site. Where the loss of trees and hedgerows is unavoidable, for example in order to access the site, replacement on-site planting of native species will be required.
4. Provide vehicle, cycle and pedestrian access from Chapel Hill; the location and design of this access should take account of the need to also provide vehicle, cycle and pedestrian access to site B12: Land at Stump Cross from Chapel Hill; more than one vehicular access point may be required.
5. Provide pedestrian and cycle links within the site and from the site to connect with nearby residential areas, including nearby planned development, in order to provide convenient routes to these areas, local facilities and the nearby countryside; this should include pedestrian and cycle links to The Ridings and investigating a direct connection to the allotment gardens.
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

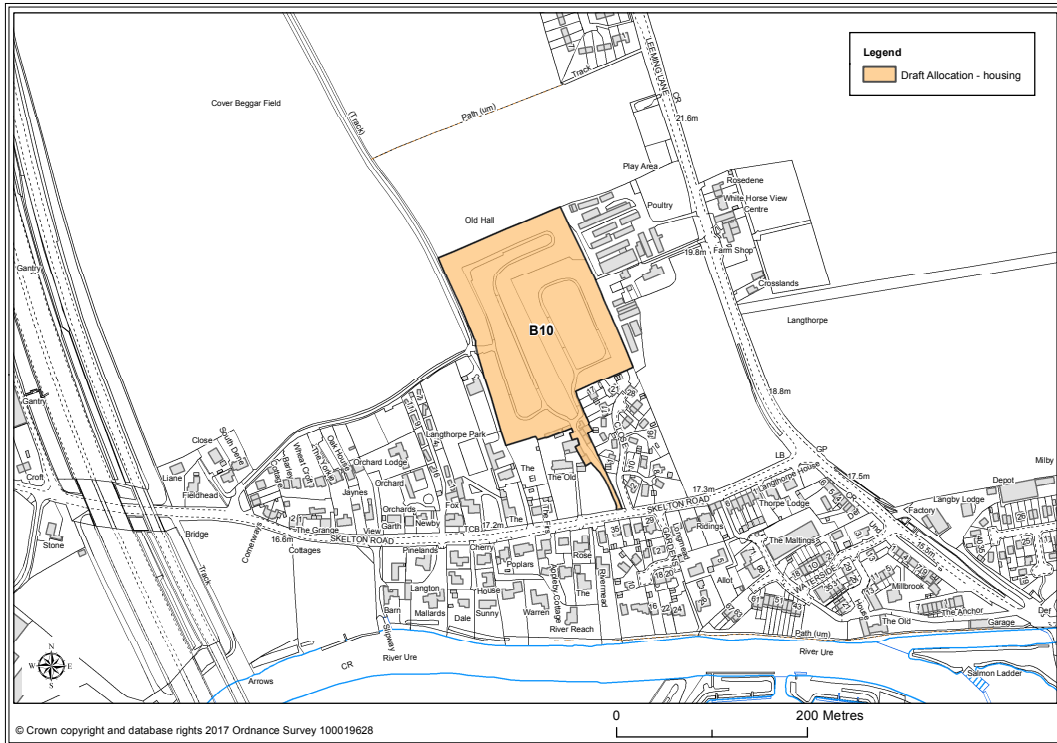
Preliminary ecological appraisal

 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Agricultural land classification survey in accordance with Policy NE8
 - Heritage statement including an archaeological assessment.

Table 10.23 B4 Site Requirements

B10: Old Caravan Park, Langthorpe

Site Ref	B10
Settlement	Boroughbridge



Map 10.18 Site B10

Site name	Old Hall Caravan Park, Langthorpe
Existing use	Caravan park
Proposed use	Housing
Gross site area (ha)	3.0179
Net site area (ha)	2.26
Indicative yield	67
Related sites	B2: Land west of Leeming Lane; B17: Land off Leeming Lane; B18: Old Poultry Farm, Leeming Lane.

Site B10

B10 Site Requirements

B10 Site Requirements

The development of this site should meet following requirements:

1. The design and layout of development should reflect the urban edge location of the site and reduce the perception of built-form coalescence between Langthorpe and Kirby Hill.
2. The Boroughbridge Conservation Area lies to the south-east of the site; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.
3. Retain and enhance boundary trees and hedgerows along the north-western and south-western site boundaries. Other hedgerows and mature trees along other boundaries should be retained where possible. Any unavoidable loss, for example to gain access to the site, should be compensated for through native planting elsewhere within the development
4. Retain mature trees within the site whilst recognising that some loss may be necessary to enable an appropriate site layout; where loss of trees is unavoidable, replacement planting of native species should be provided. Complement this through the introduction of new native tree planting amongst built development.
5. Provide vehicle, cycle and pedestrian access from Leeming Lane through the adjacent development sites, either B2: Land west of Leeming Lane or B18: Old Poultry Farm, Leeming Lane. Fully investigate, including discussions with the highway authority (North Yorkshire County Council), and seek to deliver vehicular access to the highway network through both adjacent sites.
6. Provide pedestrian and cycle links within the site and from the site to connect with both adjacent development sites, B18: Old Poultry Farm, Leeming Lane and B2: Land west of Leeming Lane, in order to contribute to providing convenient routes to nearby residential areas and local services and facilities in Boroughbridge town centre.
7. Provide pedestrian and cycle links from the site to connect with Langthorpe Park to provide convenient access to nearby residential areas, Skelton Road and the public footpath that runs adjacent to the south-western site boundary.
8. The design and layout of development should protect and enhance the recreational and amenity value of nearby public footpaths; this includes the footpath that crosses the western corner of the site as well as the footpath that runs adjacent to the south-western site boundary.
9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.24 B10 Site Requirements

B11: Land at the Bungalow, Boroughbridge

Site Ref	B11
Settlement	Boroughbridge



Map 10.19 Site B11

Site name	Land at the Bungalow, Boroughbridge
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	0.3344
Net site area (ha)	0.33
Indicative yield	10

Site B11

B11 Site Requirements

B11 Site Requirements

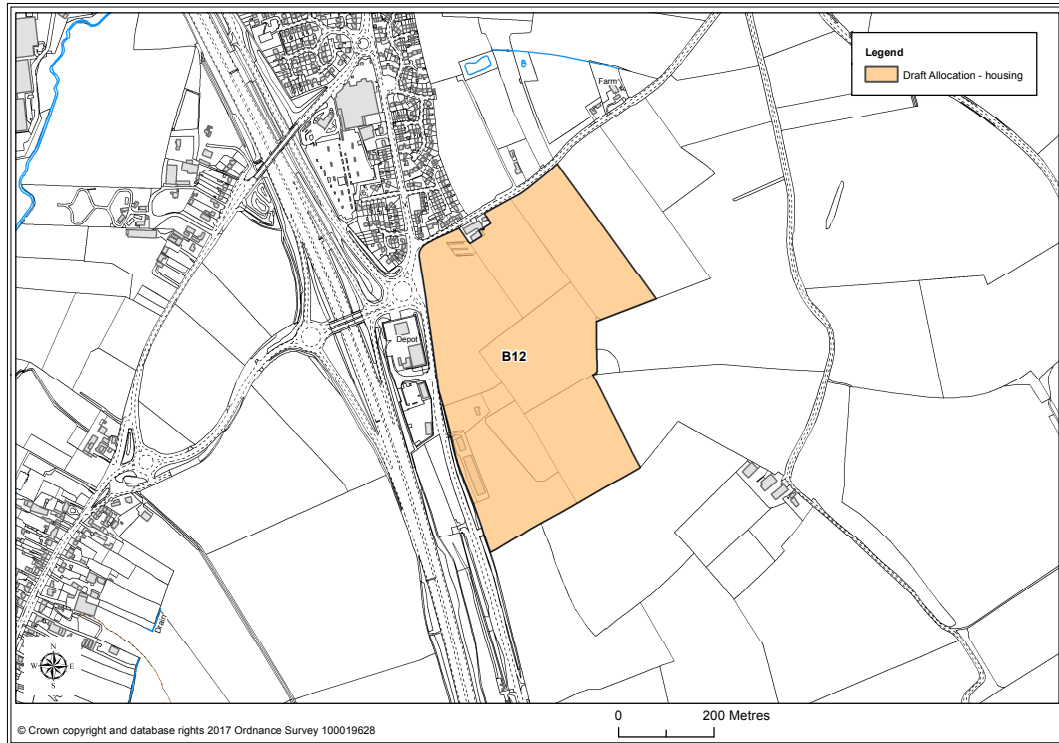
The development of this site should meet the following requirements:

1. Nesting / Roosting provision should be made for bats and swifts through the incorporation of swift and bat bricks within the development. As a minimum, bat and swift bricks should be included within 10% of the new dwellings respectively.
2. Provide vehicle, cycle and pedestrian access from Wetherby Road.
3. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Flood risk assessment
 - Ecological appraisal

Table 10.25 B11 Site Requirement

B12: Land at Stump Cross, Boroughbridge

Site Ref	B12
Settlement	Boroughbridge



Picture 10.5 Site B12

Site name	Land at Stump Cross, Boroughbridge
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	24.0700
Net site area (ha)	13.24
Indicative yield	397
Related sites	B4: Land north of Aldborough Gate; B21: Land at Aldborough Gate; B22: Educational facilities at Boroughbridge High School.

Site B12

B12 Site Requirements

B12 Site Requirements

The development of this site should meet the following requirements:

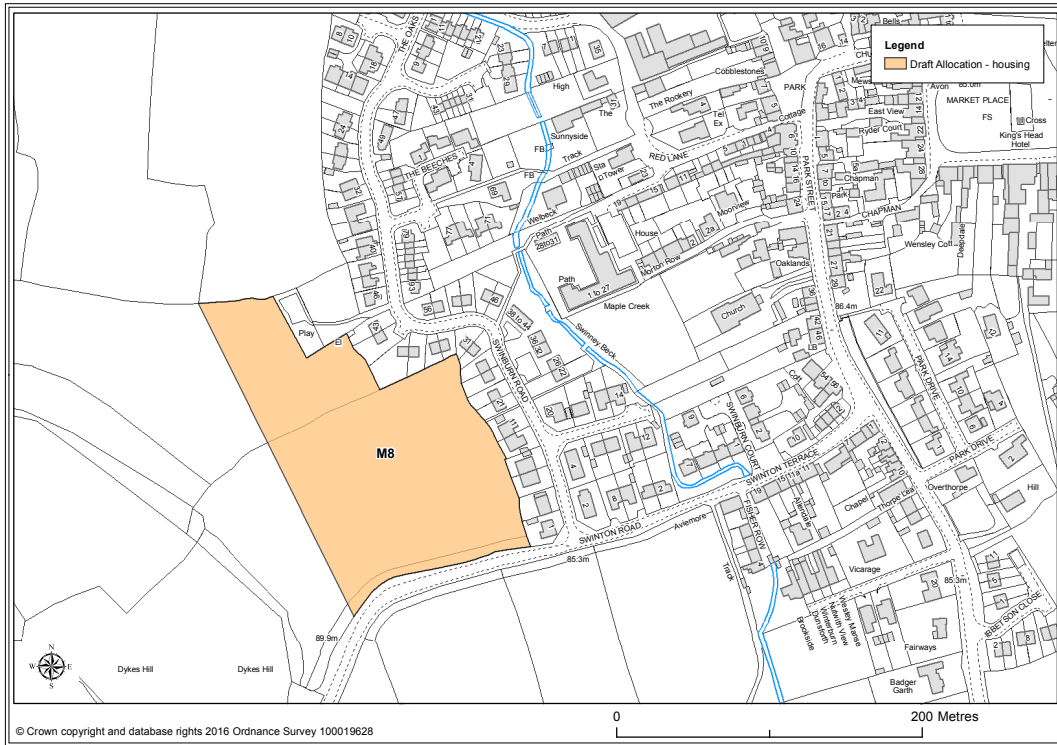
1. The design and layout of development should achieve good levels of visual and physical connectivity with the existing town and planned development on nearby sites, particularly B4: Land north of Aldborough Gate but also B21: Land at Aldborough Gate and B22: Educational facilities at Boroughbridge High School.
2. Given the proximity to the historic settlement of Aldborough and that significant amounts of archaeological remains are likely to be present, archaeological investigations should be undertaken at an early stage as part of pre-application discussions.
3. Create green infrastructure corridors through the site utilising existing on site planting, where possible, and enhancing with new native hedgerow, tree and wildflower planting. On-site green infrastructure should contribute to the creation of wider networks of connected green/blue infrastructure, habitat connectivity and public access, in particular the creation of recreational footpaths, in association with sites B4, B21 and B22.
4. The site is large enough to accommodate an above ground sustainable drainage (SUDS) wetland for water storage, biodiversity and public amenity. Design should maximise opportunities for biodiversity enhancement and be informed by the results of a full ecological appraisal.
5. Mature trees and hedgerows along the site boundaries should be retained where possible. Any unavoidable loss (for example to gain access to the site) should be compensated for through new native planting elsewhere on the site.
6. Enhance existing boundary planting with new planting of native trees and, where necessary, native hedgerows, in particular along the boundaries adjacent to open countryside in order to mitigate landscape impacts; along these boundaries this should include stretches of well-spaced new tree planting contrasted with stretches of more extensive tree planting.
7. Retain mature trees and hedgerows within the site. Where this is not possible, compensate for any loss with new planting of native trees and hedgerows.
8. Introduce new native tree planting amongst built development in order to filter views and mitigate against excessive built form massing.
9. Provide vehicle, cycle and pedestrian access from Chapel Hill; the location and design of this access should take account of the need to also provide vehicle, cycle and pedestrian access to site B4: Land north of Aldborough Gate from Chapel Hill; more than one cycle and pedestrian access will be required and, depending on the layout of the site, more than one vehicular access point may also be required.
10. Provide pedestrian and cycle links within the site and from the site to create convenient and attractive routes through the development to local services and facilities. This should include connecting to routes planned on nearby development sites.
11. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Full ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Heritage statement including an archaeological assessment.
 - Landscape and visual impact assessment
 - Agricultural land classification survey in accordance with policy NE8

Table 10.26 B12 Site Requirements

Masham

M8: Land north of Swinton Road, Masham

Site Ref	M8
Settlement	Masham



Map 10.20 Site M8

Site name	Land north of Swinton Road, Masham
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.1951
Net site area (ha)	1.65
Indicative yield	49
Related site	M11: Land at Westholme Road, Masham (Mixed use commitment: see Policy DM3)

Site M8

M8 Site Requirements

M8 Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:

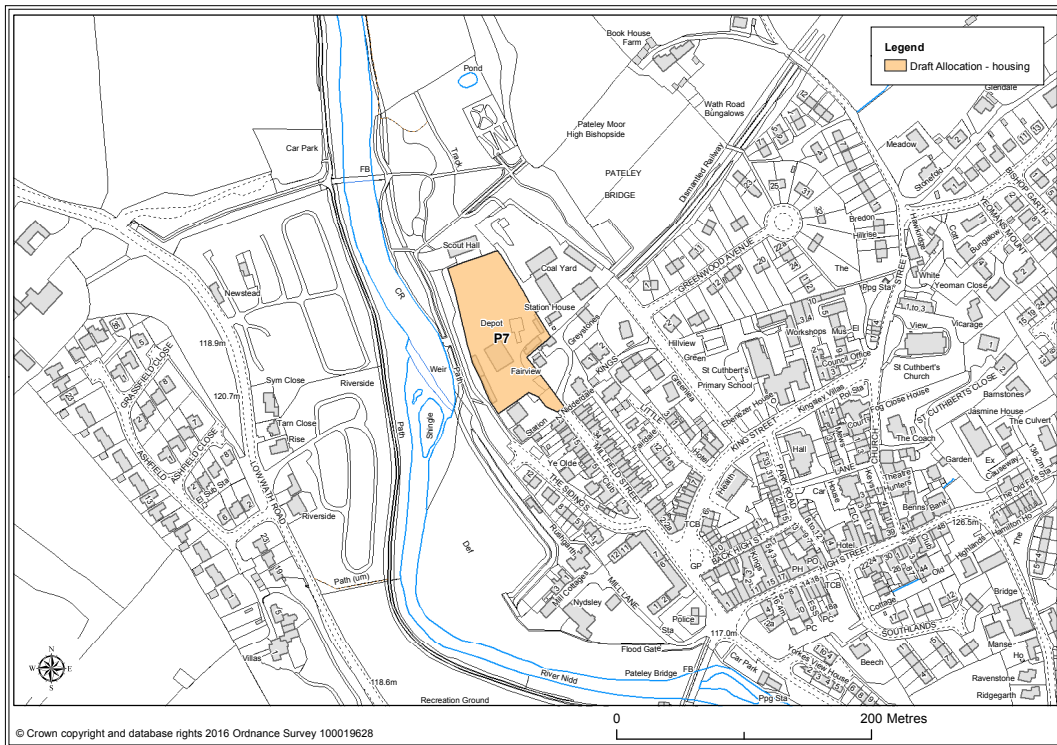
1. The built form density should vary across the site; this should include lower built form density in the western portion of the site in order to aid the transition to open countryside by retaining some views out of the site towards the west.
2. The design of the site should reinforce the characteristics, qualities and features that contribute positively to local distinctiveness, and seek opportunities to contribute positively to the approach to the nearby conservation area in order to enhance or better reveal the significance of this designated heritage asset.
3. The design and layout of the site should protect the amenity of the residents of numbers 5-11 Swinburn Road by ensuring that new development is not overbearing and does not result in undue loss of privacy or light.
4. Open space should be provided on-site. Where appropriate, priority should be given to types of recreational green space that will mitigate recreational pressure on European designated habitats, for example, green space that contributes to circular dog walking routes (with dog waste bins). This should include consideration of providing a small SuDS wetland and associated planting in the south-east of the site and open space and associated planting adjacent to the northern site boundary and off-site play area.
5. Retain the protected trees along the site's southern boundary along with the mature tree within the site. It is recognised that some loss may be avoidable in order to access the site but any loss should be compensated for with new planting of native trees within the site.
6. Retain the mature tree close to the eastern site boundary along with the tree and hedgerow planting along the northern site boundary; enhance the planting on the northern site boundary with new native species. Introduce new native hedgerow and well-spaced native tree planting along the western site boundary to help mitigate landscape impacts.
7. Provide vehicle, cycle and pedestrian access from Swinton Road. Extend the footway on the north side of Swinton Road from Swinburn Road to the site entrance.
8. Provide cycle and pedestrian access from the site to The Oaks/Swinburn Road via the play area to the north-east of the site.
- 9 In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Heritage statement
 - Landscape and visual impact assessment
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment

Table 10.27 M8 Site Requirements

Pateley Bridge

P7: Former Highways Depot, Pateley Bridge

Site Ref	P7
Settlement	Pateley Bridge



Map 10.21 Site P7

Site name	Former Highways Depot, Pateley Bridge
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	0.6102
Net site area (ha)	0.55
Indicative yield	13

Site P7

P7 Site Requirements

P7 Site Requirements

The development of this site should meet the following requirements:

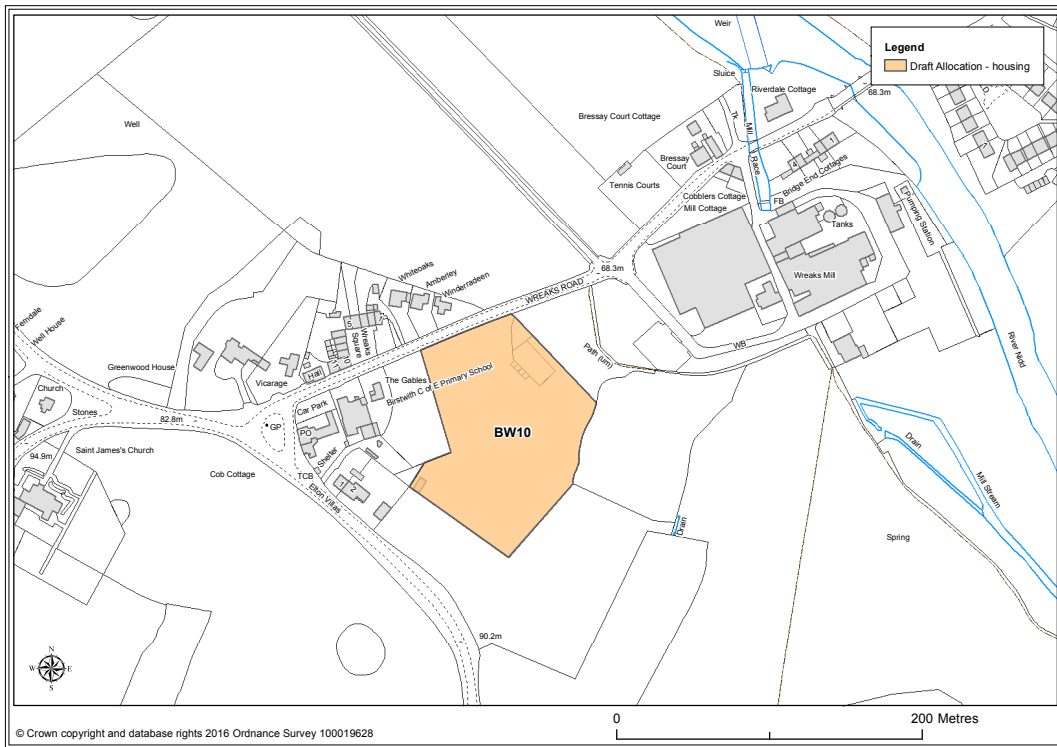
1. The Pateley Bridge Conservation Area lies to the south-east, south and west of the site. Development of the site should minimise harm to this designated heritage asset and seek to enhance its significance; this should include designing development to reflect the positive attributes of built development within the conservation area.
2. Enhance the western site boundary in order to contribute to restoring aspects of the semi-natural character of the flood-plain and recreating a more naturalistic riverside along this regionally important green infrastructure corridor.
3. Retain trees and hedgerows on the site; where the loss of mature trees is unavoidable, replacement planting of native species should be provided.
4. Introduce new native tree planting within the site between new built development to contribute to enhancements to the regionally important River Nidd green infrastructure corridor.
5. Provide vehicle, cycle and pedestrian access from Millfield Street; footway improvements may be required.
6. Provide pedestrian and cycle links within the site and from the site in order to provide convenient routes to local services and the public right of way network.
7. The design and layout of the site should protect the recreational and amenity value of nearby public rights of way, including the public footpath that runs close to the western site boundary, which forms part of the Nidderdale Way.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Full survey of drainage systems
 - Site-specific flood risk assessment- a level 2 strategic flood risk assessment may be required
 - Landscape appraisal
 - Preliminary ecological appraisal
 - Heritage statement

Table 10.28 P7 Site Requirements

Birstwith

BW10: Land south of Wreaks Road (smaller site), Birstwith

Site Ref	BW10
Settlement	Birstwith



Site name	Land south of Wreaks Road (smaller site), Birstwith
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.1914
Net site area (ha)	1.07
Indicative yield	27

Site BW10

BW10 Site Requirements

BW10 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should:

- Ensure satisfactory residential amenity in respect of the children's play area to the north-east of the site whilst minimising the potential for anti-social behaviour.

- Avoid development above two storeys in the highest parts of the site.

2. The site's boundaries with the school to the west and with the play area to the north-east should be formed by stone walls using locally distinctive materials.

3. Birstwith C of E Primary School and the building housing the Post Office and store, both to the west of the site, are non-designated heritage assets. Development of the site should minimise harm and where possible, seek to enhance, the significance of these assets.

4. Retain the boundary trees and the mature trees within the site where possible. Where loss of any trees is unavoidable, replacement planting of native species should be provided within the site.

5. The design of the development should include the planting of new native tree species amongst the housing.

6. A buffer of native trees should be planted along the south-western site boundary to help mitigate landscape impacts.

7. Provide vehicle, cycle and pedestrian access from Wreaks Road. The footway adjacent to the site on the south side of Wreaks Road may require widening. More than one pedestrian and cycle access will be required in order to enable convenient access to facilities located in the both the east and western parts of the village

8. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:

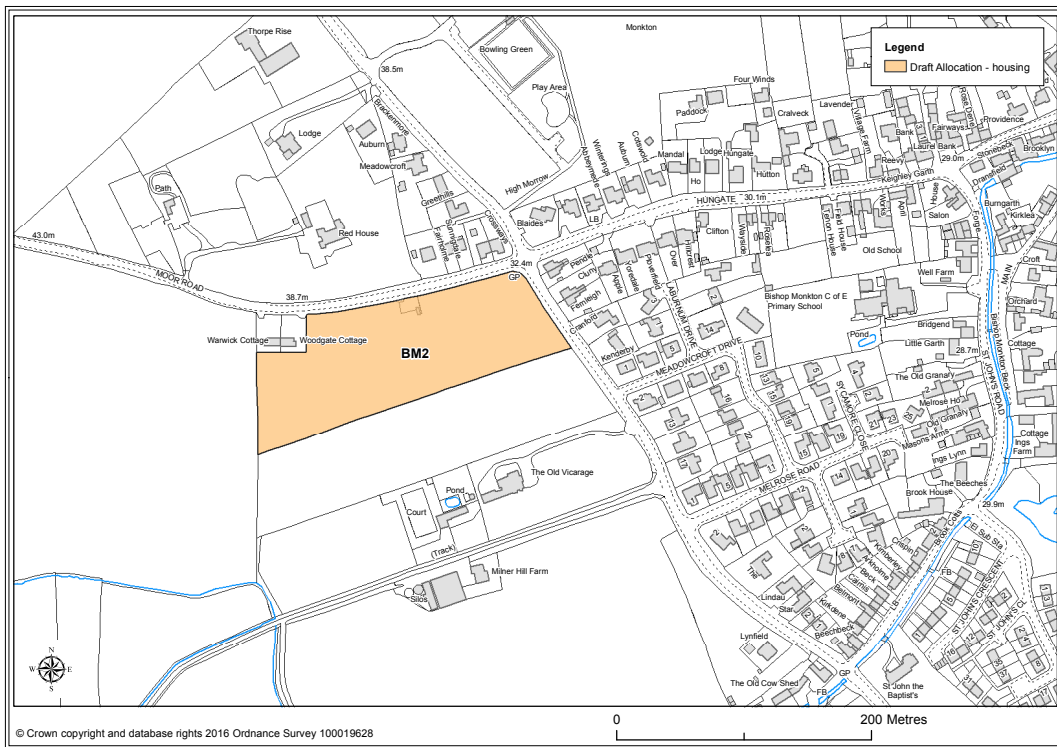
- Site-specific flood risk assessment
- Transport assessment
- Travel plan
- Preliminary ecological appraisal
- Landscape appraisal
- Heritage statement

Table 10.29 BW10 Site Requirements

Bishop Monkton

BM2: Land at Moor Road, Bishop Monkton

Site Ref	BM2
Settlement	Bishop Monkton



Map 10.23 Site BM2

Site name	Land at Moor Road, Bishop Monkton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.8132
Net site area (ha)	1.63
Indicative yield	48
Related site	The layout of BM2 should ensure there is integration and coherence with adjacent site BM4: Land at Knaresborough Road.

Site BM2

BM2 Site Requirements

BM2 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should integrate the new housing across the site with the existing village; this should include:

- Ensuring that the principal elevation of new development along Knaresborough Road faces east towards this street and incorporates high quality boundary treatments. The use of a restrained, locally distinctive palette of materials.
- Securing appropriate scale, massing and form of new buildings and locally distinctive design detailing.

2. Retain the hedgerows and hedgerow trees on the northern and western site boundaries. Retain the hedgerows and hedgerow trees on the southern site boundary. It is recognised that some loss may be unavoidable in order to achieve an appropriate layout on both this site and the adjacent site BM4: Land at Knaresborough Road.

3. Where loss of hedgerows is unavoidable, including along the eastern site boundary, in order to create a suitable access and meet the provisions of site requirement 1:

- Important hedgerow trees should be identified and, where possible, retained.
- There should be compensatory planting of native trees and shrubs within the development to mitigate against excessive built form massing and improve wildlife connectivity.

4. Introduce new native hedgerow and well-spaced groups of native tree planting on the western site boundary to significantly strengthen the existing planting and soften the new urban edge in order to mitigate landscape impacts.

5. Provide vehicle, cycle and pedestrian access from Knaresborough Road; the location of the access will need to be considered in combination with site BM4: Land at Knaresborough Road.

6. The provision of pedestrian footways along the site frontages to Knaresborough Road and Moor Road as well as a pedestrian crossing point on Knaresborough Road will be required.

7. Provide pedestrian and cycle access from Moor Road at the western end of the northern boundary.

8. The layout of the site should be permeable in order to enable convenient pedestrian and cycle routes within the development and from the site into the neighbouring development site BM4: Land at Knaresborough Road and to village facilities.

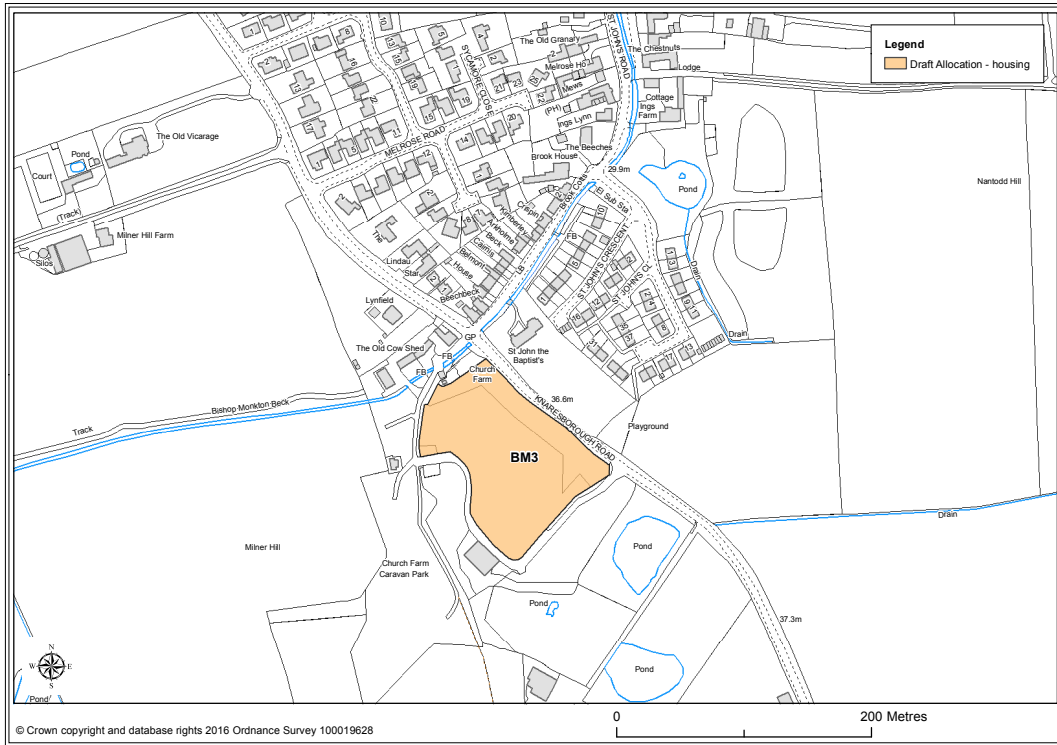
9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

- Transport assessment
- Travel plan
- Preliminary ecological appraisal
- Site-specific flood risk assessment
- Landscape and visual impact assessment

Table 10.30 BM2 Site Requirements

BM3: Land at Church Farm, Bishop Monkton

Site Ref	BM3
Settlement	Bishop Monkton



Map 10.24 Site BM3

Site name	Land at Church Farm, Bishop Monkton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.1892
Net site area (ha)	1.07
Indicative yield	32

Site BM3

BM3 Site Requirements**BM3 Site Requirements**

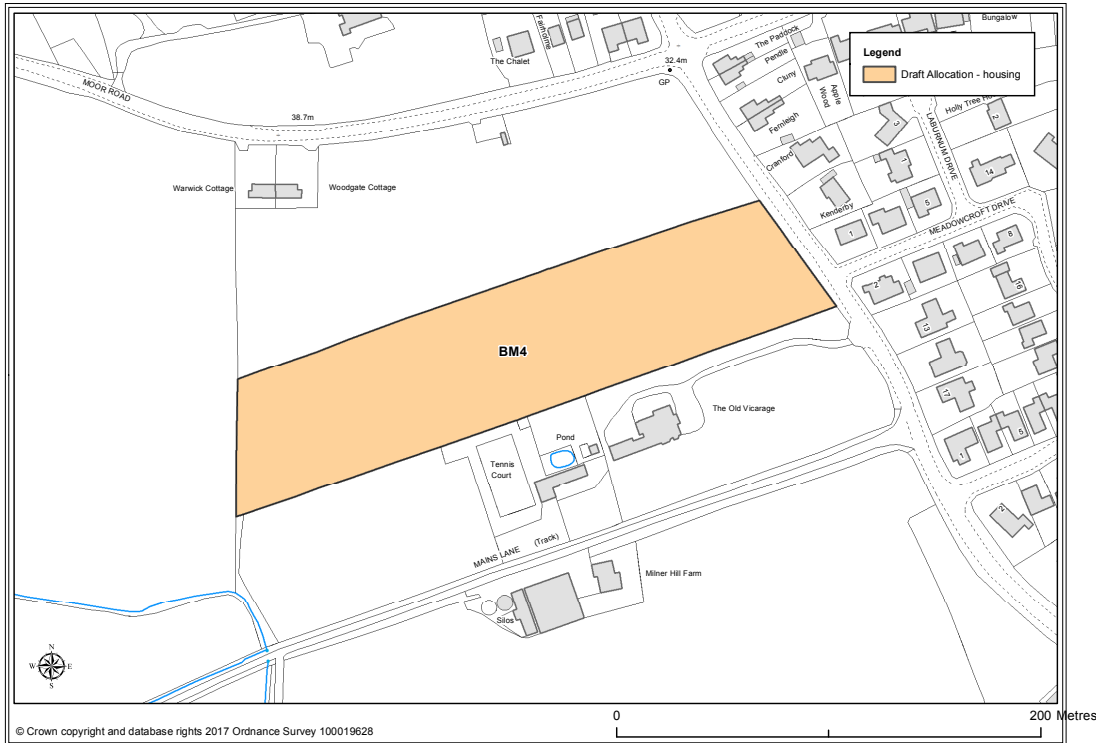
The development of this site should meet the following requirements:

1. The design of the site should reflect the qualities of the adjacent Bishop Monkton Conservation Area, and positively contribute to the approach to the conservation area in order to enhance or better reveal the significance of this designated heritage asset.
2. Development of the site should be designed to minimise harm to the significance of the nearby Grade II listed St John's Church, and should seek opportunities to enhance or better reveal the significance of this designated heritage asset. This should include ensuring appropriate building heights, allowing views through the development, creating vistas of the church, improving the settlement edge to aid transition from built form to open countryside, and improved integration of the play equipment at the edge of the settlement.
3. Investigate the potential for the creation of a small SuDS wetland in the north or north-west of the site close to the Bishop Monkton Beck.
4. Retain the hedgerow and recently planted woodland tree belt along the northern site boundary, close to the Bishop Monkton Beck; and introduce additional native hedgerow and native tree planting along the north-western site boundary in order to provide a habitat buffer to the beck.
5. Retain the hedgerow along the north-eastern site boundary where possible. Any unavoidable loss, for example to allow provision of a footway (as per requirement 7), should be compensated for by new native planting elsewhere within the site.
6. Provide vehicle, cycle and pedestrian access from Knaresborough Road.
7. Create a footway on the southern side of Knaresborough Road to the site entrance and, if necessary, beyond the site entrance in order to provide safe and convenient pedestrian routes to both the centre of the village and the children's play area on the northern side of Knaresborough Road opposite the eastern end of the site.
8. Provide a pedestrian link from the north-west of the site to the adjacent public footpath in order to access to the countryside and the wider public right of way network.
9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Heritage statement
 - Landscape and visual impact assessment
 - Preliminary ecological appraisal
 - Site specific flood risk assessment

Table 10.31 BM3 Site Requirements

BM4: Land at Knaresborough Road, Bishop Monkton

Site Ref	BM4
Settlement	Bishop Monkton



Picture 10.6 Site BM4

Site name	Land at Knaresborough Road, Bishop Monkton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.7176
Net site area (ha)	1.54
Indicative yield	46
Related site	The layout of BM4 should ensure there is integration and coherence with adjacent site BM2: Land at Moor Road

Site BM4

BM4 Site Requirements

BM4 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should integrate the new housing across the site with the existing village; this should include:

- Ensuring that the principal elevation of new development along Knaresborough Road faces east towards this street and incorporates high quality boundary treatments. The use of a restrained, locally distinctive palette of materials.
- Securing appropriate scale, massing and form of new buildings and locally distinctive design detailing.

2. The historic buildings associated with The Old Vicarage, to the south of the site, are non-designated heritage assets; development of the site should minimise harm to these assets, including their setting, and seek to enhance their significance where possible.

3. Retain the hedgerows and hedgerow trees on the southern and western site boundaries and seek to maximise retention of the hedgerows and hedgerow trees on the northern site boundary whilst recognising that some loss may be necessary to achieve an appropriate layout on both this site and the adjacent site BM2: Land at Moor Road.

4. Where loss of hedgerows is unavoidable, including along the eastern site boundary, in order to create a suitable access and a traditional 'village street':

Important hedgerow trees should be identified and, where possible, retained.

There should be compensatory planting of native trees and shrubs within the development to mitigate against excessive built form massing and improve wildlife connectivity.

5. Introduce new native hedgerow and well-spaced groups of native tree planting on the western site boundary to significantly strengthen the existing planting and soften the new urban edge in order to mitigate landscape impacts.

6. Provide vehicle, cycle and pedestrian access from Knaresborough Road; the location of the access will need to be considered in combination with site BM2: Land at Moor Road. The provision of a pedestrian footway along the site frontage to Knaresborough Road and a pedestrian crossing point will be required.

7. The layout of the site should be permeable in order to enable convenient pedestrian and cycle routes within the development site and into the neighbouring site BM2: Land at Moor Road and to village facilities.

8. Investigate the potential for creating a pedestrian and cycle link from the south-west of the site across third party land to connect with Mains Lane and the public bridleway beyond.

9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

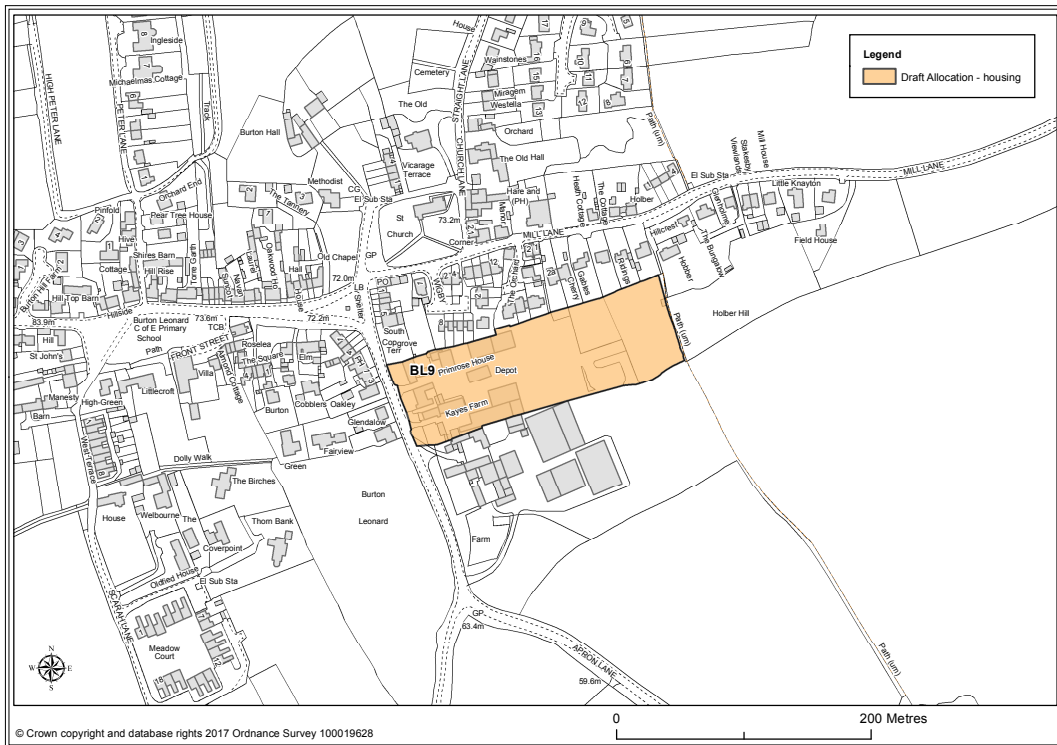
- Transport assessment.
- Travel plan.
- Preliminary ecological appraisal.
- Site-specific flood risk assessment.
- Landscape and visual impact assessment.

Table 10.32 BM4 Site Requirements

Burton Leonard

BL9: Alfred Hymas site, Burton Leonard

Site Ref	BL9
Settlement	Burton Leonard



Site name	Alfred Hymas site, Burton Leonard
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	1.5507
Net site area (ha)	1.40
Indicative yield	41

Site BL9

BL9 Site Requirements

BL9 Site Requirements

The development of this site should meet the following requirements:

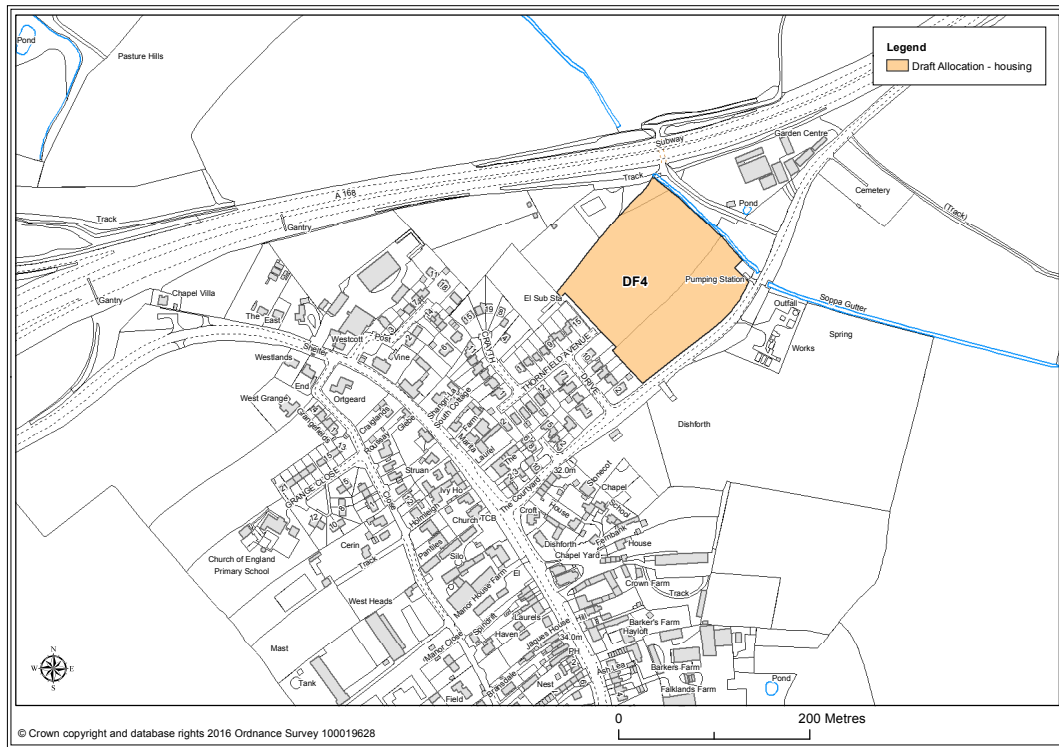
1. The design and layout of development should create an organic development that utilises traditional vernacular building forms with a range of ridge and/or eave heights, minimises roadways while maximising the use of shared surfaces, and incorporates high-quality boundary treatments.
2. The westernmost quarter of the site lies within the Burton Leonard Conservation Area. Development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting; this should include:
 - Retaining buildings that contribute to the significance of the conservation area, in particular historic farm buildings and existing dwellings fronting onto Copgrove Road.
 - The considered use of locally distinctive materials
3. Oakley House, opposite the site on Copgrove Road, is a Grade 2 listed building. Development of the site should minimise harm to this designated heritage asset, including its setting, and seek to enhance its significance.
4. Retain the trees, including protected trees, and native hedgerows on the site. Enhance existing planting with new well-spaced native tree planting along the southern boundary and new native hedgerow planting along the western half of the southern site boundary.
5. Introduce new native tree planting within the site in order to provide breaks in built development, help filter built form massing and increase connectivity for wildlife.
6. Ensure that sufficient distance is left between trees and hedgerows (both new and retained; on-site and off-site) and new built development in order to ensure that the trees and hedgerows can reach maturity and be retained in the longer-term without negatively affecting residential amenity.
7. Provide vehicle, cycle and pedestrian access from Copgrove Road; extend the footway to cover the whole site frontage along Copgrove Road.
8. Provide pedestrian and cycle links within the site; provide a pedestrian link from the east of the site to connect to the adjacent public footpath in order to create a convenient route to the eastern side of the village and to access the countryside.
9. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath adjacent to the eastern site boundary; this should include new native hedgerow and native tree planting along the eastern site boundary
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal (with particular reference to the field in the east of the site)
 - Travel plan
 - Heritage statement
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment

Table 10.33 BL9 Site Requirements

Dishforth

DF4: Land north east of Thornfield Avenue, Dishforth

Site Ref	DF4
Settlement	Dishforth



Site name	Land north east of Thornfield Avenue, Dishforth
Site status	Outline permission has been granted for a small part of the site for 5 dwellings 16/02770/OUT
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.3101
Net site area (ha)	1.73
Indicative yield	43

Site DF4

DF4 Site Requirements

DF4 Site Requirements

The development of this site should meet the following requirements:

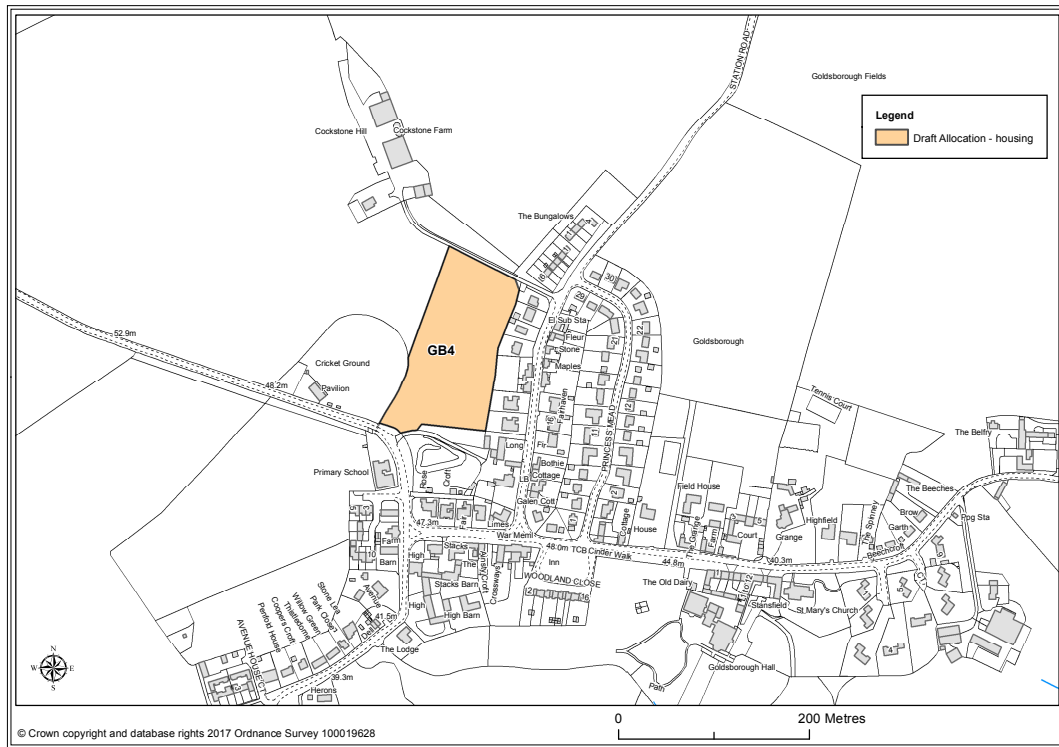
1. The design of the site should avoid new built development adjacent to the Soppa Gutter, where the land is not within flood zone 1.
2. Introduce new native tree and new native shrub planting along the floodplain of the Soppa Gutter in the north and north-east of the site to buffer the watercourse and enhance habitats along this locally important wildlife corridor.
3. Retain the mature tree in the western corner of the site. Boundary hedgerow and hedgerow trees should be retained where possible and any unavoidable loss, for example to gain access to the site, should be compensated for through planting of native species elsewhere on the site. New native planting should be included in order to help integrate development with the landscape.
4. Provide vehicle, cycle and pedestrian access from Topcliffe Road. Extend the footway along Topcliffe Road to the site entrance.
5. Provide pedestrian and, as appropriate, cycle access from Thornfield Avenue and from the public bridleway to the north/north-east of the site across the Soppa Gutter where possible
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Preliminary ecological appraisal
 - Landscape appraisal
 - Site-specific flood risk assessment

Table 10.34 DF4 Site Requirements

Goldsborough

GB4: Land adjacent to cricket ground, Goldsborough

Site Ref	GB4
Settlement	Goldsborough



Site name	Land adjacent to cricket ground, Goldsborough
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.6228
Net site area (ha)	1.216 ⁽¹⁾
Indicative yield	36

Site GB4

1. This figure incorporates a reduction to the net area, which reflects the need to retain an area of open space in order to protect heritage assets.

GB4 Site Requirements

GB4 Site Requirements

The development of this site should meet the following requirements:

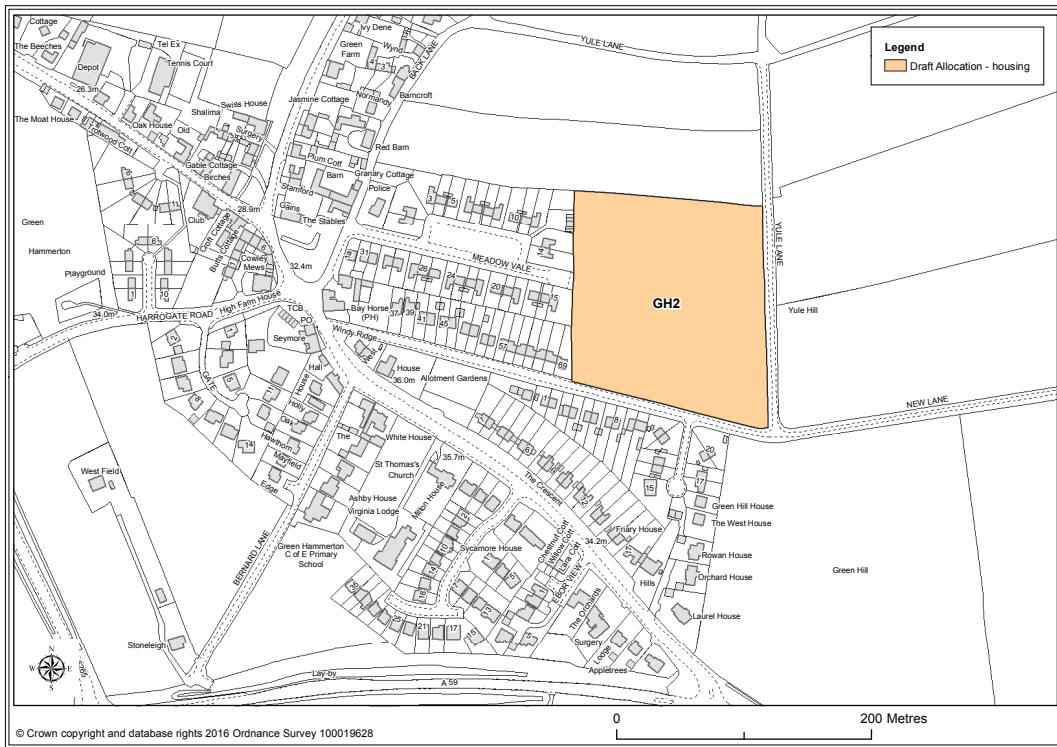
1. To the south and east of the site is the Goldsborough Conservation Area; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset, including its setting.
2. The village entrance gate piers, adjacent to the south-western corner of the site and within the conservation area, are Grade 2 listed; development of the site should minimise harm to, and seek to enhance, the significance of these designated heritage assets, including their setting.
3. The applicant should undertake an independent risk assessment to gauge the likely impact of ball strike from the adjacent cricket pitch and use the results to inform the design and layout of development. The applicant should provide, manage and maintain any required ball stop mitigation to reduce any residual risk.
4. The design and layout of development should retain an area of open space in the west/south-western corner of the site in order to:
 - Minimise harm and provide opportunities to enhance the setting of the listed village entrance gate piers.
 - Maintain the view from the rear of the cricket ground across the south-western corner of the site.
 - Contribute to minimising any harm to the important view east from York Road (The Avenue) towards the village entrance gate piers and the conservation area beyond.
 - Contribute to retaining the recreational and amenity value of the public footpath.
 - Help secure appropriate vehicular access.
5. Retain and enhance trees, including protected trees, and hedgerows on-site whilst recognising there may be some unavoidable loss on the site frontage in order to secure appropriate access; compensate for any loss with new planting of native trees.
6. Introduce new native tree planting within the site in order to provide breaks in built development, and increase connectivity for wildlife.
7. Provide vehicle, cycle and pedestrian access from York Road; sensitive localised highway widening may be required.
8. Provide a pedestrian link from the north of the site to connect with the public footpath adjacent to the northern/north-eastern site boundary in order to create convenient access to the countryside and the wider public right of way network.
9. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that crosses the far south-western corner of the site.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement
 - Site-specific flood risk assessment

Table 10.35 GB4 Site Requirements

Green Hammerton

GH2: Land at New Lane, Green Hammerton

Site Ref	GH2
Settlement	Green Hammerton



Site name	Land at New Lane, Green Hammerton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.4704
Net site area (ha)	1.85
Indicative yield	55

Site GH2

GH2 Site Requirements

GH2 Site Requirements

The development of this site should meet the following requirements:

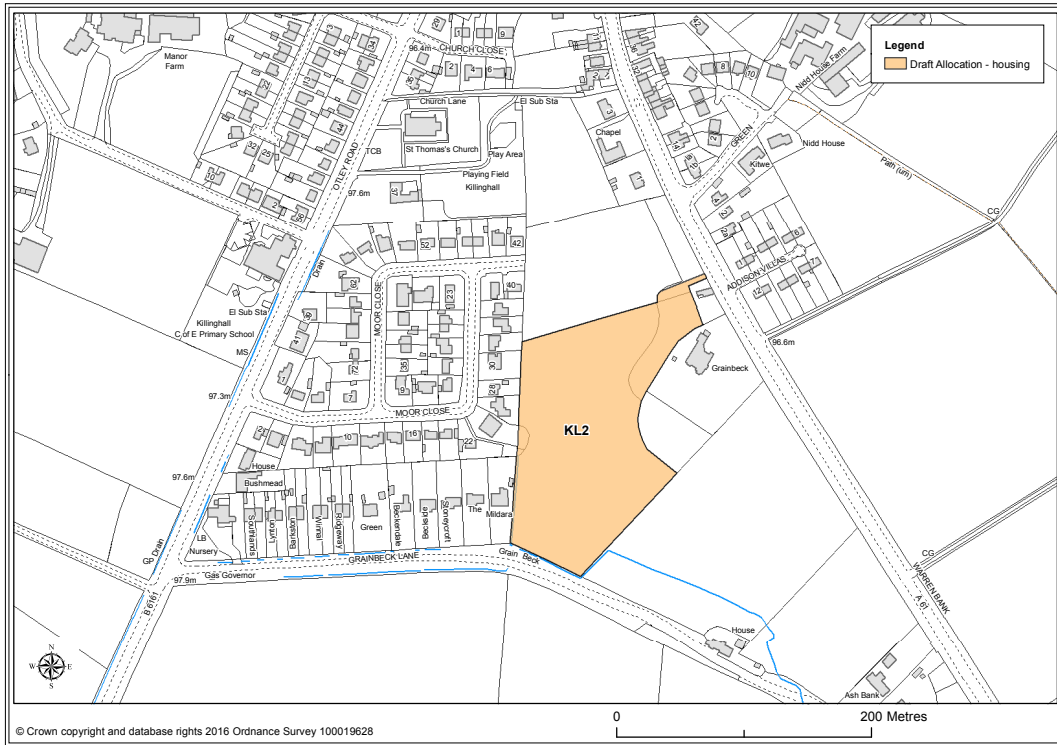
1. Development of the site should be designed to minimise harm to the significance of the nearby Green Hammerton Conservation Area, and should seek opportunities to enhance or better reveal the significance of this designated heritage asset.
2. Retain the hedgerow and hedgerow trees along the northern, eastern and southern boundary and enhance this planting with new native tree and hedgerow species where appropriate. Green infrastructure should be enhanced on the eastern boundary
3. Provide vehicle, cycle and pedestrian access from New Lane.
4. Extend the footway on the northern side of New Lane in order to provide a safe and convenient pedestrian route from all new dwellings to the centre of the village. A pedestrian crossing point may be required.
5. Provide pedestrian and cycle access from Meadow Vale.
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Landscape appraisal
 - Preliminary ecological assessment
 - Site-specific flood risk assessment

Table 10.36 GH2 Site Requirements

Killinghall

KL2: Land adjoining Grainbeck Manor, Killinghall

Site Ref	KL2
Settlement	Killinghall



Map 10.29 Site KL2

Site name	Land adjoining Grainbeck Manor, Killinghall
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.0438
Net site area (ha)	1.53
Indicative yield	45

Site KL2

KL2 Site Requirements

KL2 Site Requirements

The development of this site should meet the following requirements:

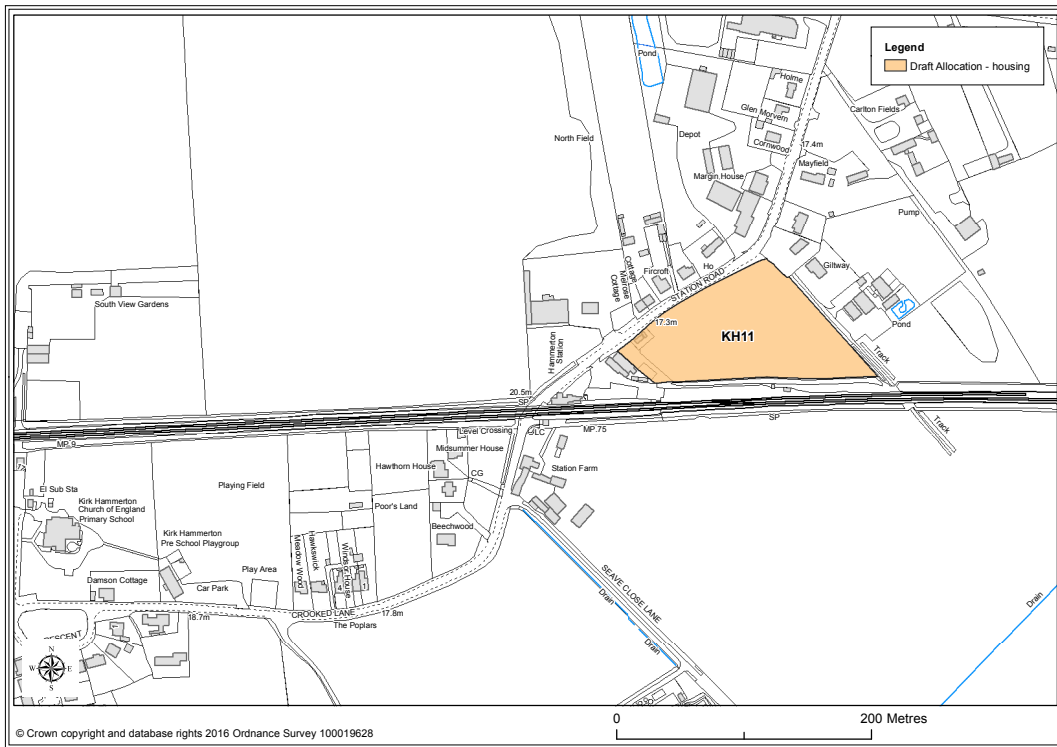
1. The design and layout of development, particularly in the south-east of the site, should create a well-designed settlement edge.
2. Retain and enhance the tree belt in the north-east of the site close to Grain Beck Manor as a Green Corridor.
3. Whilst ensuring satisfactory highway access, retain the existing tree planting along the southern site boundary with Grain Beck Lane in order to retain a buffer around the Grain Beck. Enhance this section of the Green Infrastructure corridor that follows the watercourse with new planting of native species.
4. Retain the protected trees along the northern site boundary and in the north-east of the site fronting Ripon Road. Retain other site boundary hedgerows and other boundary trees where possible. Any unavoidable loss should be compensated for by new native planting elsewhere within the site.
5. Provide vehicle, cycle and pedestrian access from Grainbeck Lane; a pedestrian footway should be provided along Grainbeck Lane from the site entrance to Otley Road.
6. Provide pedestrian and cycle links within the site, and from the site in order to provide convenient routes to the rest of the village. This should include providing access to Ripon Road. Access to the committed housing site to the north of the site should also be provided.
7. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape appraisal

Table 10.37 KL2 Site Requirements

Kirk Hammerton

KH11: Land at Station Road, Kirk Hammerton

Site Ref	KH11
Settlement	Kirk Hammerton



Site name	Land at Station Road, Kirk Hammerton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.1431
Net site area (ha)	1.03
Indicative yield	30

Site KH11

KH11 Site Requirements

KH11 Site Requirements

The development of this site should meet the following requirements:

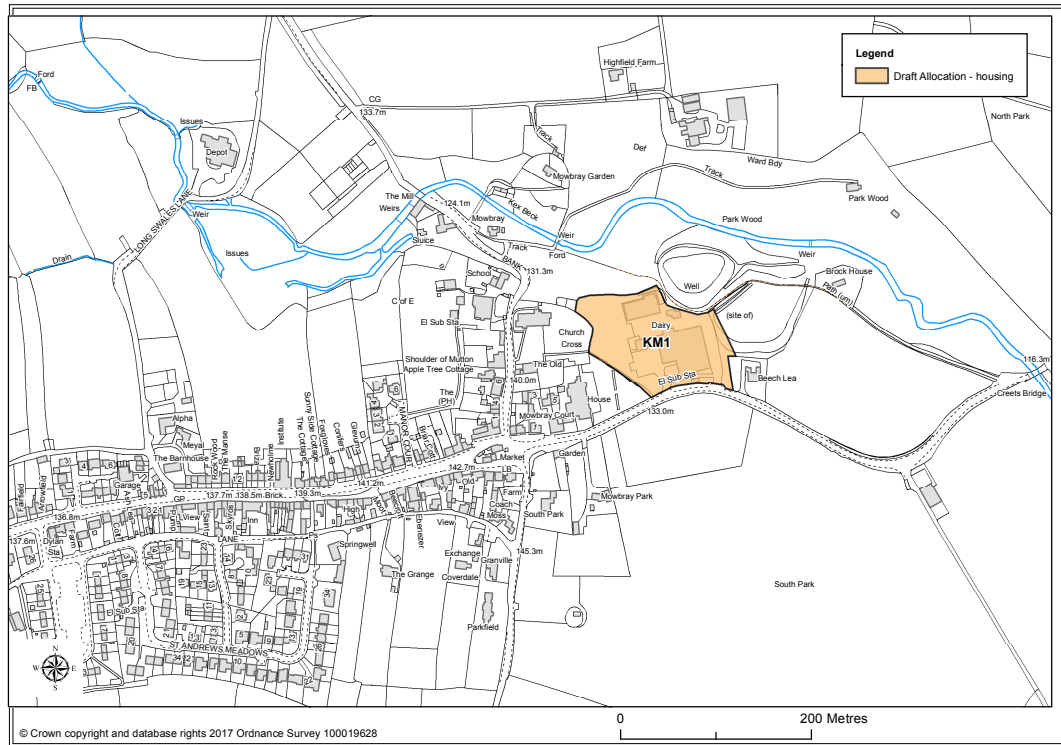
1. The design and layout of development should include frontage dwellings facing onto Station Road.
2. Retain the trees and other planting along the southern and north eastern site boundaries and enhance with new native tree planting. Introduce new native tree planting amongst the development in order to break up built development and help to filter built form massing.
3. Provide vehicle, cycle and pedestrian access from Station Road.
4. Provide suitable pedestrian and cycle routes to enable travel to nearby facilities and public transport.
5. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape appraisal

Table 10.38 KH11 Site Requirements

Kirkby Malzeard

KM1: Wensleydale Dairy Products Limited, Kirkby Malzeard

Site Ref	KM1
Settlement	Kirkby Malzeard



Map 10.31 Site KM1

Site name	Wensleydale Dairy Products Limited, Kirkby Malzeard
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	1.2336
Net site area (ha)	1.11 ⁽¹⁾
Indicative yield	16

Site KM1

1. Developable area reduced to reflect need to retain mature trees and protect setting of adjacent ancient monument.

KM1 Site Requirements

KM1 Site Requirements

The development of this site should meet the following requirements:

1. Mowbray Castle, to the north-east of the site but also partially within the site, is a scheduled monument; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset. This should include taking the opportunity to improve the designated area within the site and its immediate setting, for example, by retaining an area of open land and enhancing interpretation and legibility.
2. Love Lane, an historic pathway that runs within the site along the south-western site boundary, is a non-designated heritage asset. Development of the site should minimise harm and where possible, seek to enhance the significance of this asset.
3. St Andrew's Church, to the west of the site, is a Grade 1 listed building; development of the site should avoid harm to, and seek to enhance, the significance of this very important designated heritage asset, including its setting. Within the setting of the church, in the church grounds, there are several gravestones and a cross that are each Grade 2 listed.
4. Mowbray House and The Old Rectory, both to the west of the site, are Grade 2 listed buildings; development of the site should minimise harm to, and seek to enhance, the significance of these designated heritage assets.
5. Mature trees, in particular mature native trees, should be retained. Any unavoidable loss should be compensated for by planting of new native trees elsewhere on the site.
6. Enhance existing planting with new planting of native hedgerow and well-spaced native trees along the eastern site boundary to mitigate landscape impacts by filtering views from the east.
7. Provide vehicle, cycle and pedestrian access from Ripon Road
8. Create a footway, utilising the existing highway verge, from the village centre to the entrance of the site that connects with the public footpath that crosses the site close to the southern boundary, adjacent to Ripon Road.
9. Provide pedestrian and cycle links within the site and from the site to connect with village services and facilities. This should include sensitive enhancement of Love Lane and public access to Mowbray Castle where possible.
10. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that crosses the site close to the southern boundary, adjacent to Ripon Road. This should include new built development being set back from, but facing, the site frontage in order to accommodate the footpath.
11. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment.
 - Site-specific flood risk assessment

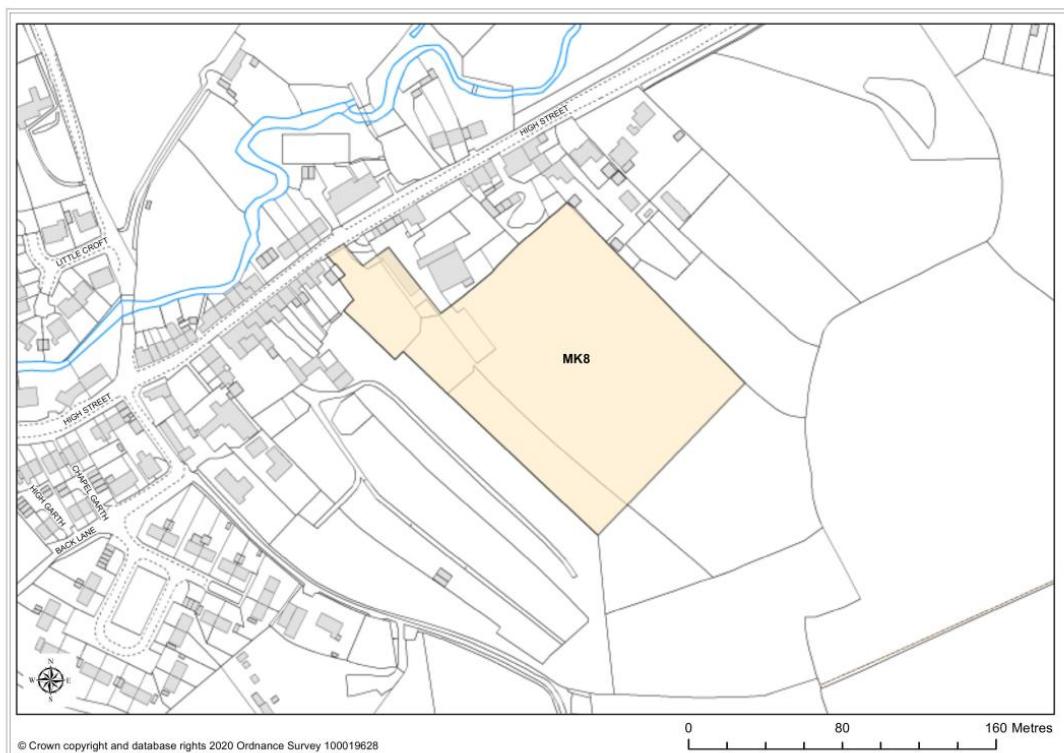
Table 10.39 KM1 Site Requirements

Markington

Site MK8

MK8: Land to the south of High Mill Farm, Markington

Site Ref	MK8
Settlement	Markington



Map 10.32 Site MK8

Site name	Land to the south of High Mill Farm, Markington
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.7056
Net site area (ha)	1.54
Potential yield	46
Related site	MK9: Land at High Mill Farm, High Street, Markington. Permission granted on site MK9 for 25 dwellings- 17/02938/FULMAJ ⁽¹⁾

Site MK8

- For further information please visit: <https://uniforonline.harrogate.gov.uk/online-applications/> and search 17/02938/FULMAJ

MK8 Site Requirements

MK8 Site Requirements

The development of this site should meet the following requirements:

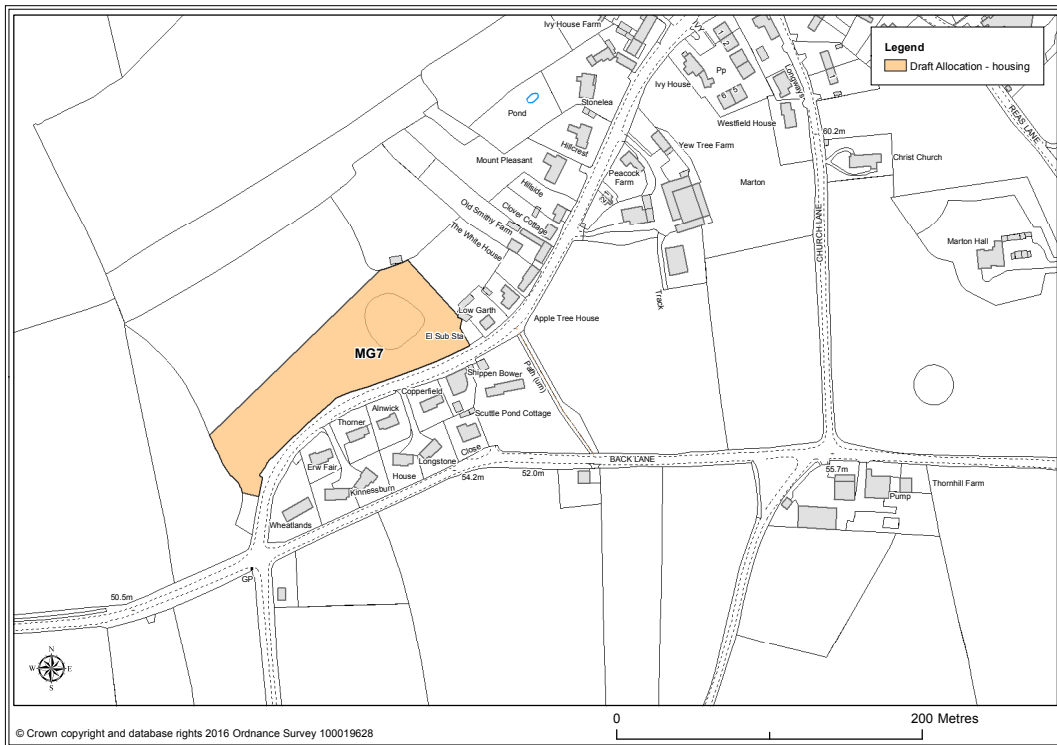
1. A tumulus, to the east of the site, and the site of the medieval village of Wallerthwaite, to the south-east of the site, are both scheduled monuments. Development of the site should minimise harm to, and seek to enhance, the significance of these designated heritage assets.
2. Retain hedgerows and mature trees on-site, in particular native species, where possible. Any unavoidable loss should be compensated for by new planting of native trees and hedgerows elsewhere within the site. Additional planting should be included along the south western site boundary.
3. Non-compatible development should not take place on the part of the site classified as within flood zone two or three.
4. Provide vehicle cycle and pedestrian access from High Street
5. Create a footpath link from the southern edge of the site to connect with the nearby public footpath where possible in order to provide convenient access to the countryside and the wider public rights of way network.
6. The design and layout of development should protect and enhance the recreational and amenity value of the nearby public footpath that runs parallel to the south-western site boundary.
7. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal (to include an up-to-date assessment of the use of the site by bats and great crested newts)
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage assessment including an archaeological assessment
 - Site-specific flood risk assessment

Table 10.40 MK8 Site Requirements

Marton cum Grafton

MG7: Land north of Braimber Lane (smaller site), Marton cum Grafton

Site Ref	MG7
Settlement	Marton cum Grafton



Site name	Land north of Braimber Lane (smaller site), Marton cum Grafton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8971
Net site area (ha)	0.40
Indicative yield	12

Site MG7

MG7 Site Requirements

MG7 Site Requirements

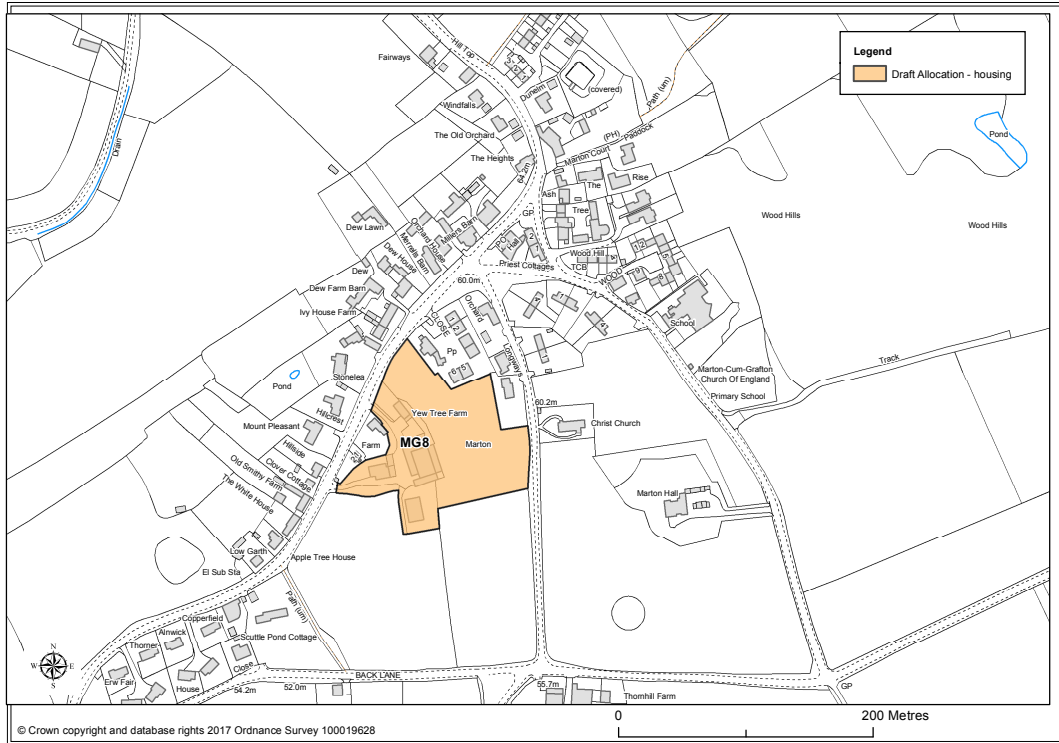
The development of this site should meet the following requirements:

1. The eastern portion of the site (approximately 50% of the site), including the pond and a generous buffer around the pond, should remain free of new built development.
2. The layout of the development should reflect the grain of existing development on the north side of the road.
3. Development of the site should maintain and seek to enhance the following key views identified in the conservation area appraisal:
 - The view out of the conservation area across the pond from the main road close to the south-east corner of the site and the property 'Low Garth'
 - The view out of the conservation area along the main road from close to the property 'Low Garth' including the grass roadside verge in front of the pond
 - The view into the conservation area along the main road from close to the property 'Alnwick', including the grass roadside verge in front of the pond
4. Retain views across the site from the public footpath north of the site and across the site from Limebar Bank Road where possible.
5. Retain and enhance boundary hedgerows whilst recognising that some loss will be necessary in order to create suitable access to the site.
6. Introduce new native hedgerow and native tree planting along the rear of the site to mark the north-western site boundary.
7. Provide vehicle, cycle and pedestrian access from Main Street.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Travel plan
 - Landscape appraisal
 - Heritage statement
 - Flood risk assessment
 - Preliminary ecological appraisal

Table 10.41 MG7 Site Requirements

MG8: Yew Tree Farm, (smaller site), Marton cum Grafton

Site Ref	MG8
Settlement	Marton cum Grafton



Map 10.34 Site MG8

Site name	Yew Tree Farm, (smaller site), Marton cum Grafton
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.2026
Net site area (ha)	1.08
Potential yield	20

Site MG8

MG8 Site Requirements

MG8 Site Requirements

The development of this site should meet the following requirements:

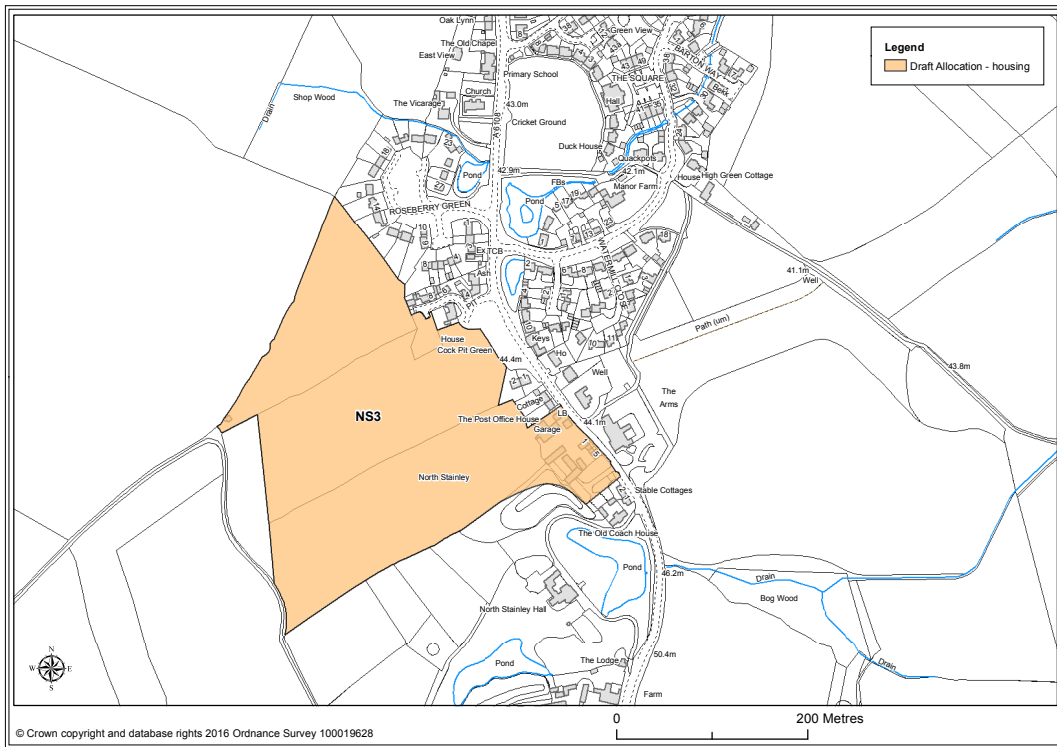
1. The design and layout of development should create an organic development that utilises traditional vernacular building forms with a range of ridge and/or eave heights, minimises roadways while maximising the use of shared surfaces, and maximises the use of locally distinctive materials including for high-quality boundary treatments.
2. The site lies within the Marton cum Grafton Conservation Area; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset. This should include retaining key views, including the view from Grafton Lane, near the north of the site, to Church Lane.
3. The traditional farm buildings associated with Yew Tree Farm are non-designated heritage assets. Development of the site should minimise harm and where possible, seek to enhance the significance of this asset.
4. Christ Church, to the east of the site, is a Grade 2 listed building; development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset.
5. Retain and enhance trees and hedgerows on-site whilst recognising there may be some unavoidable loss on the site frontage in order to secure appropriate access; compensate for any loss with new planting of native trees.
7. Introduce new native tree planting within the site in order to provide breaks in built development, help filter built form massing and increase connectivity for wildlife.
8. Provide vehicle, cycle and pedestrian access from Grafton Lane. Provide a pedestrian footway along the site frontage with Grafton Lane and extend this footway to Ivy Close.
9. Provide pedestrian and cycle links within the site and from the site to connect with Church Lane.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement
 - Site-specific flood risk assessment

Table 10.42 MG8 Site Requirements

North Stainley

NS3: Land to west of Cockpit Green, North Stainley

Site Ref	NS3
Settlement	North Stainley



Map 10.35 Site NS3

Site name	Land to west of Cockpit Green, North Stainley
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	8.2496
Net site area (ha)	5.36
Indicative yield	134

Site NS3

NS3 Site Requirements

NS3 Site Requirements

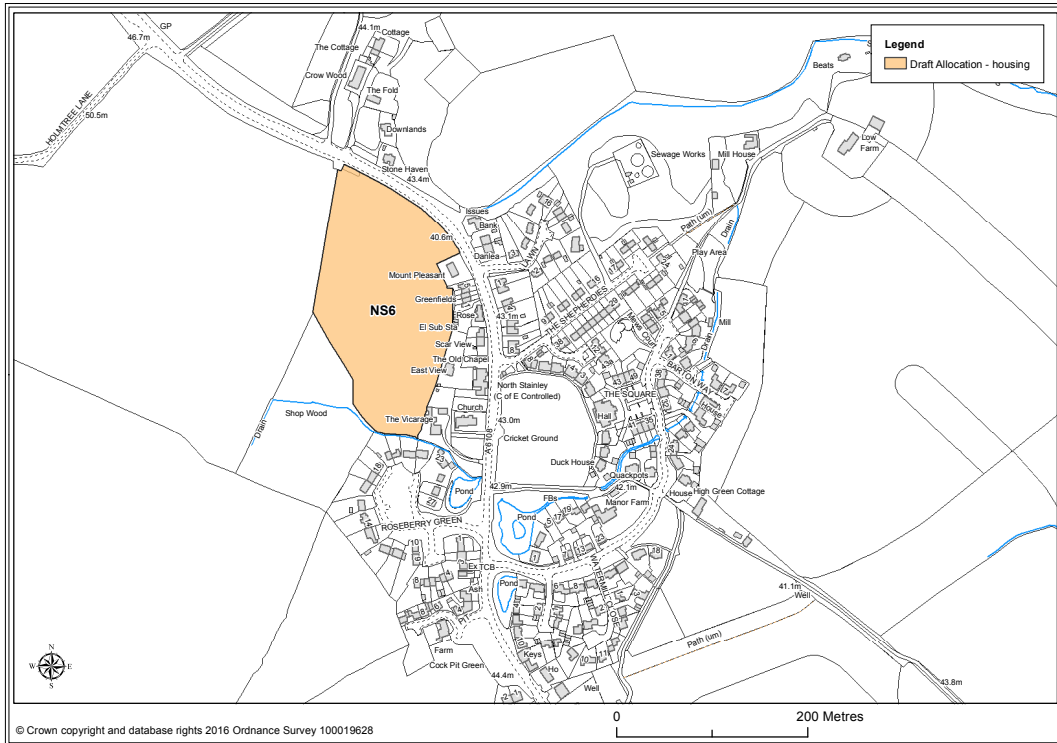
The development of this site should meet the following requirements:

1. The highest land, in the far south-west of the site, should remain open.
2. Built development should respect the context of the site, contribute positively to local distinctiveness, and enhance the street scene along the A6108 Ripon Road in the south-east of the site.
3. Retain the Grade 2 listed gazebo in the south-eastern corner of the site and enhance the significance of this designated heritage asset.
4. Retain and sensitively re-use the estate yard cottages that front the A6108 Ripon Road in the south-eastern corner of the site, and enhance the significance of these non-designated heritage assets that contribute positively to the street scene, local distinctiveness and the significance of nearby designated heritage assets.
5. The design and layout of development should avoid harm to the Grade 2* listed North Stainley Hall (to the south of the site) and seek to enhance the significance of this important designated heritage asset.
6. Retain existing boundary planting and enhance with new planting of native trees and hedgerow species. Enhancement is particularly important along the southern boundary to reduce impact on the Grade 2* listed North Stainley Hall
7. Retain internal field boundary hedgerows, hedgerow trees and field trees where possible. Any unavoidable loss should be compensated for by new planting of native species elsewhere within the development.
8. The site drainage strategy should involve the use of SuDs in order to mitigate adverse impacts on the nearby Ripon Parks Site of Special Scientific Interest (SSSI).
9. Provide vehicle, cycle and pedestrian access from Ripon Road; more than one access may be required and the potential for secondary access from Cock Pit Close should be investigated.
10. Provide pedestrian and cycle links within the site and from the site in order to provide convenient routes to facilities within the village and the public right of way network to access nearby countryside.
11. The design and layout of development should protect and enhance the recreational and amenity value of the public bridleway that crosses the site; consideration should be given to the creation of a green corridor.
12. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Heritage statement
 - Agricultural Land Classification Survey in accordance with Policy NE8

Table 10.43 NS3 Site Requirements

NS6: Land south of A6108 (smaller site), North Stainley

Site Ref	NS6
Settlement	North Stainley



Map 10.36 Site NS6

Site name	Land south of A6108 (smaller site), North Stainley
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.9053
Net site area (ha)	2.18
Indicative yield	65

Site NS6

NS6 Site Requirements

NS6 Site Requirements

The development of this site should meet the following requirements:

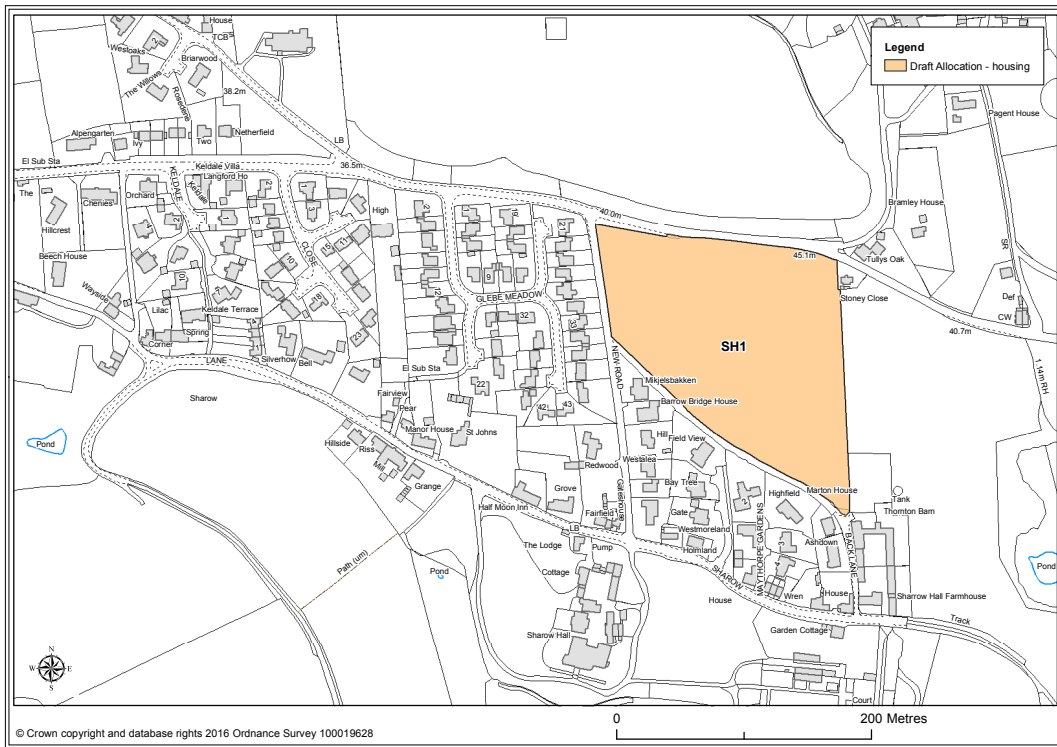
1. The design, scale and height of buildings should demonstrate due regard to the topography of the site and ensure that new built development does not compete with the church to the south-east of the site.
2. New on-site native tree and shrub planting should be provided in the south west and north west corners of the site, alongside new native hedgerow and well-spaced native tree planting along the western boundary.
3. Existing hedgerows and hedgerow trees that form the northern and eastern site boundaries should be retained where possible; compensate for any loss with new planting of native trees and hedgerows.
4. The site drainage strategy should involve the use of SuDs in order to mitigate adverse impacts on the nearby Ripon Parks Site of Special Scientific Interest (SSSI).
5. Provide vehicle, cycle and pedestrian access from the A6108.
6. Provide a more direct cycle and pedestrian route from the site to the village centre in order to encourage cycling and walking to access local services. This should include investigating routes through the school site (that may become vacant during the plan period) and the churchyard.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Transport assessment
 - Travel plan

Table 10.44 NS6 Site Requirements

Sharow

SH1: Land at New Road, Sharow

Site Ref	SH1
Settlement	Sharow



Map 10.37 Site SH1

Site name	Land at New Road, Sharow
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.7996
Net site area (ha)	2.10
Indicative yield	62

Site SH1

SH1 Site Requirements

SH1 Site Requirements

The development of this site should meet the following requirements:

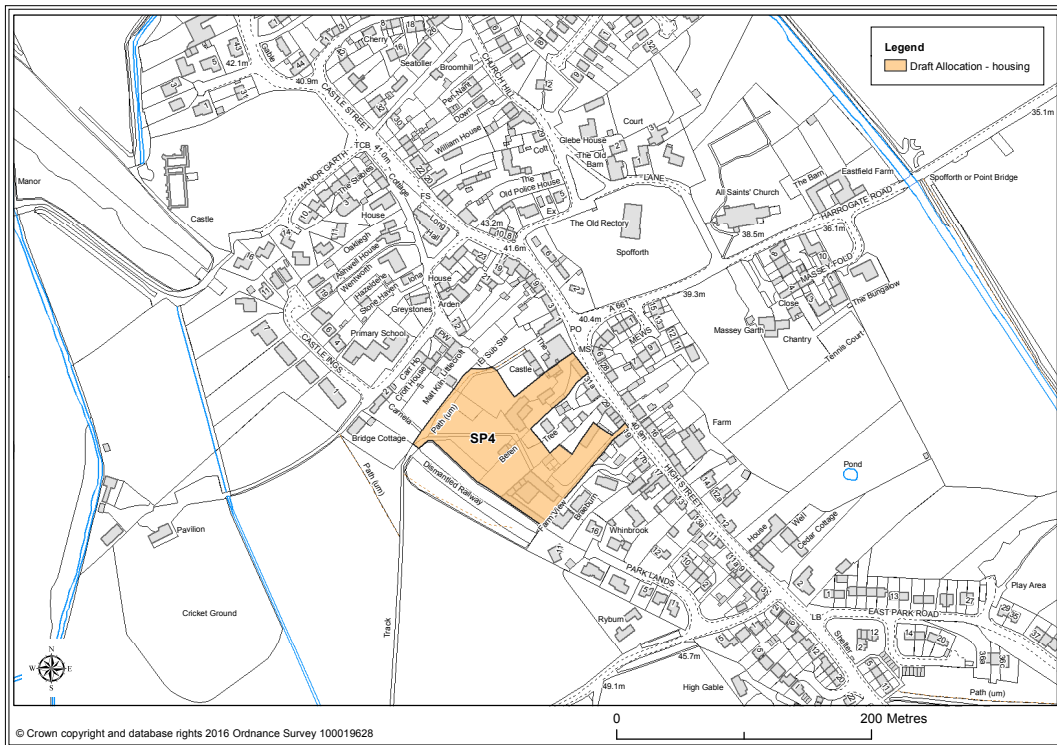
1. The design of the site should conserve the Outstanding Universal Value of World Heritage Site at Studley Royal Park (Fountains Abbey) and its associated Buffer Zone by ensuring that development is of an appropriate scale and density such that it does not impinge upon views from the WHS to Blois Hall Farm.
2. Retain and where appropriate enhance boundary hedgerows whilst recognising that some loss may be necessary in order to create suitable access to the site. Introduce new native tree and shrub planting within the site to compensate for any loss of hedgerows.
3. Provide vehicle, cycle and pedestrian access from Dishforth Road; more than one access point maybe required and the Dishforth Road carriageway may require widening.
4. Create a footway on the southern side of Dishforth Road from its junction with New Road to 'Stoney Close' at the end of the northern site boundary.
5. Provide pedestrian and cycle access to Back Lane.
6. In addition to the requirements of the Local Validation Criteria, the following technical reports are required when a planning application is submitted:
 - Flood risk assessment
 - Ground stability report
 - Landscape and visual impact assessment
 - Preliminary ecological appraisal
 - Heritage statement including an assessment of impact on the World Heritage Site at Studley Royal Park (Fountains Abbey) and its associated Buffer Zone.

Table 10.45 SH1 Site Requirements

Spofforth

SP4: Land at Castle Farm, Spofforth

Site Ref	SP4
Settlement	Spofforth



Site name	Land at Castle Farm, Spofforth
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.9859
Net site area (ha)	0.89
Indicative yield	22

Site SP4

SP4 Site Requirements

SP4 Site requirements

The development of this site should meet the following requirements:

1. The site lies within the Spofforth Conservation Area. Development of the site should minimise harm to this designated heritage asset and seek to enhance its significance. In particular, this should have regard to the impact of the site's development on designated and non-designated heritage assets and their setting within the conservation area. This should include retaining key views into, out from and across the site.
2. Development of the site should minimise harm to and seek to enhance the special interest of the Grade II Listed Castle Farm House and its associated curtilage out buildings and farm buildings.
3. All vernacular stone built barns, stables, cow sheds and outbuildings should be assessed for retention and incorporation into the development. A robust justification of any proposed demolition should be provided.
4. New development should utilise traditional vernacular building forms, maximise the use of shared surfaces and the use of locally distinctive materials.
5. Existing stone boundary walls should be retained. New boundary treatments and accesses should be appropriate to the rural/agricultural character of the area.
6. Protected trees should be retained, along with the mature trees within the site. Where the loss of trees or hedgerows is unavoidable, replacement planting of native species should take place.
7. Provide vehicle, cycle and pedestrian access from A661 Wetherby Road.
8. Provide pedestrian and cycle links within the site and from the site to connect with nearby areas in order to contribute to providing safe and convenient routes to village facilities, other residential areas and the wider cycle route network, including the Harland Way cycle route to the south of the site.
9. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath on the northern site boundary.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Travel plan
 - Transport assessment
 - Preliminary ecological appraisal
 - Heritage statement including an assessment of buildings associated with the Listed Castle Farm House to establish curtilage listed status.
 - Visual representations of any proposed development in order that the impact on listed buildings can be assessed.

Table 10.46 SP4 Site Requirements

SP6 Site Requirements

SP6 Site Requirements

The developme The site includes areas within flood zone 3; non-compatible development should not be located in these areas.

2. The site layout should provide an 8 metre easement buffer along the Crimple Beck, by virtue of its classification as a Main River, which should be maintained as an undeveloped naturalised buffer and should not contain any structures such as fencing or footpaths that could increase flood risk.

3. Development should maintain important open space within the Conservation Area.

4. The boundary wall along Harrogate Road should be retained.

5. The northern portion of the site lies within the Spofforth Conservation Area. Development of the site should minimise harm to, and seek to enhance, the significance of this designated heritage asset; this should include particular regard to non-designated heritage buildings within the conservation area, such as those on High Street and the farm building associated with Low Lane Farm.

6. All Saints Church, to the north-west of the site, and The Chantry House at Massey Garth, to the north/west of the site are Grade 2* and Grade 2 listed buildings respectively. Development of the site should minimise harm to these designated heritage assets, including their setting where appropriate, and seek to enhance their significance. This should include retaining the key view across both the field to the west of The Chantry house and the site from Harrogate Road.

7. Retain boundary trees and hedgerows and mature trees within the site, in particular those identified as key features in the Conservation Area Appraisal. Where the loss of trees or hedgerows is unavoidable, replacement planting of native species should take place.

8. Provide vehicle, cycle and pedestrian access from Massey Fold.

9. Provide pedestrian and cycle links within the site and from the site to connect with the nearby areas in order to contribute to providing safe and convenient routes to village facilities, other residential areas and the wider cycle route network, including the Harland Way cycle route to the south of the site. This should include a direct cycle and pedestrian link to High Street.

10. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath opposite the site on the north-eastern bank of the Crimple Beck.

11. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

- Transport assessment
- Travel plan
- Site-specific flood risk assessment
- Landscape and visual impact assessment
- Preliminary ecological appraisal
- Heritage statementnt of this site should meet the following requirements:

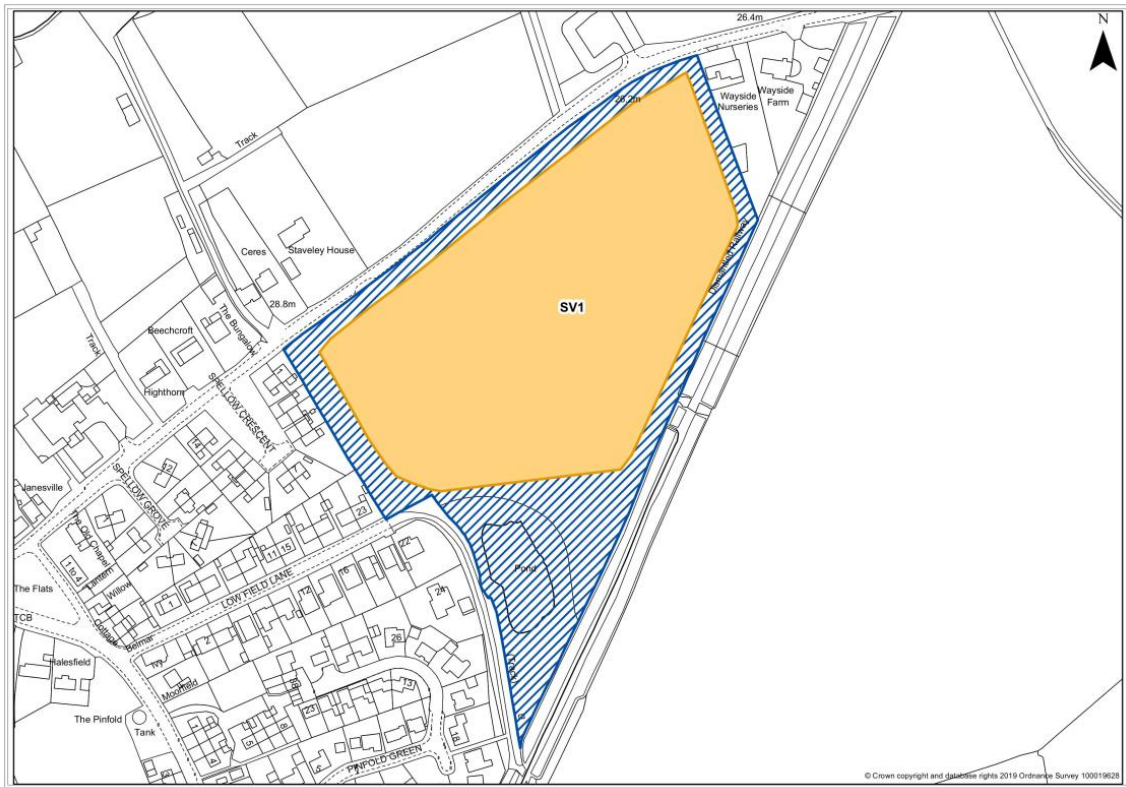
1.

Table 10.47 SP6 Site Requirements

Staveley

SV1: Land between Minskip Road and Low Field Lane, Staveley

Site Ref	SV1
Settlement	Staveley



Picture 10.7

Site name	Land between Minskip Road and Low Field Lane, Staveley
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	4.798
Net site area (ha)	2.40 ⁽¹⁾
Indicative yield	72

Site SV1

1. Net area reduced to 50% to reflect the need to protect the pond in the southern corner of the site and facilitate a circular green link around the site

SV1 Site Requirements

SV1 Site Requirements

The development of this site should meet the following requirements:

1. Development of the site must include the provision of significant areas of connected green blue infrastructure (GBI) capable of mitigating the potential for increased recreational pressure on the nearby Staveley Nature Reserve; the hatched area on the accompanying site plan shows the indicative area that should be kept free from development to achieve this provision. This provision should:

- Include the creation of a green circular walking route within the GBI on-site;
- Retain and enhance the habitats associated with the pond and woodland in the south of the site;
- Retain the hedgerow that forms the north-western site boundary and enhance this hedgerow with structural planting to help to integrate the development into the landscape
- Retain the trees associated with the former railway along the south-eastern site boundary, and enhance existing planting with new native tree and hedgerow planting.

2. Retain the hedgerow that forms the north-western site boundary where possible. Where any loss is unavoidable, compensatory planting of new native trees should be provided within the site. Enhance this feature with the structural planting to help to integrate the development into the landscape.

3. Retain the trees associated with the former railway along the south-eastern site boundary, and enhance with new native tree and hedgerow planting.

4. The loss of any trees or sections of hedgerow should be avoided and any loss would need to be justified. Where loss is unavoidable, compensatory planting of new native trees and shrubs should be provided within the developed portion of the site.

5. Provide vehicle, cycle and pedestrian access from Minskip Road; a secondary vehicle, cycle and pedestrian access should be provided from Low Field Lane may be required.

6. Provide pedestrian and cycle links within the site. Provide pedestrian and cycle access from Low Field Lane (track) in order to provide a convenient connection with the public footpath along the track and a convenient route to facilities in the centre of the village.

7. Development of the site should protect and enhance the recreational and amenity value of the public footpath that follows Low Field Lane (track).

8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

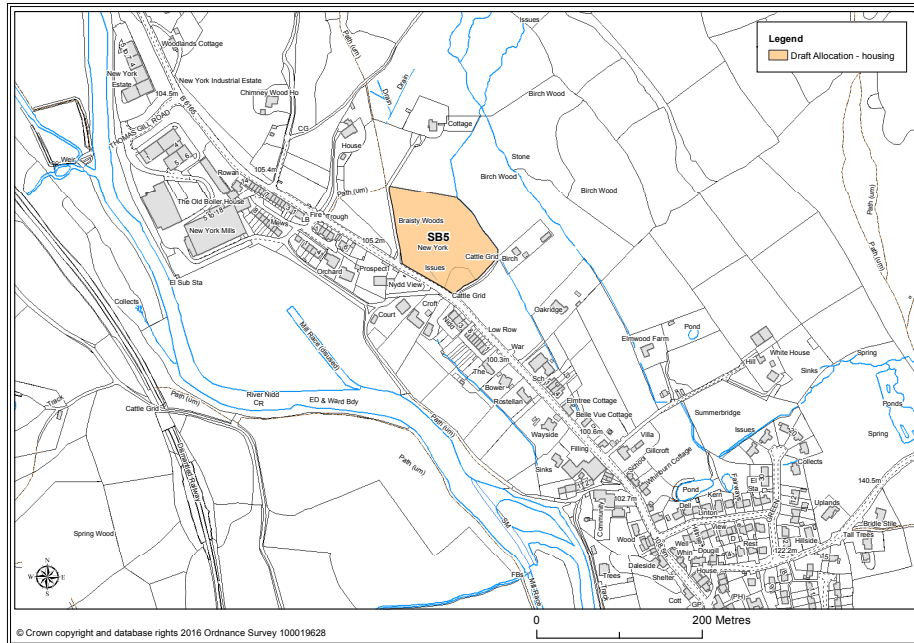
- Transport assessment
- Travel plan
- Preliminary ecological appraisal
- Site-specific flood risk assessment

Table 10.48 SV1 Site Requirements

Summerbridge

SB5: Land at Braisty Woods, Summerbridge

Site Ref	SB5
Settlement	Summerbridge



Site name	Land at Braisty Woods, Summerbridge
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.0938
Net site area (ha)	0.98
Indicative yield	24

Site SB5

SB5 Site Requirements

SB5 Site Requirements

The development of this site should meet the following requirements:

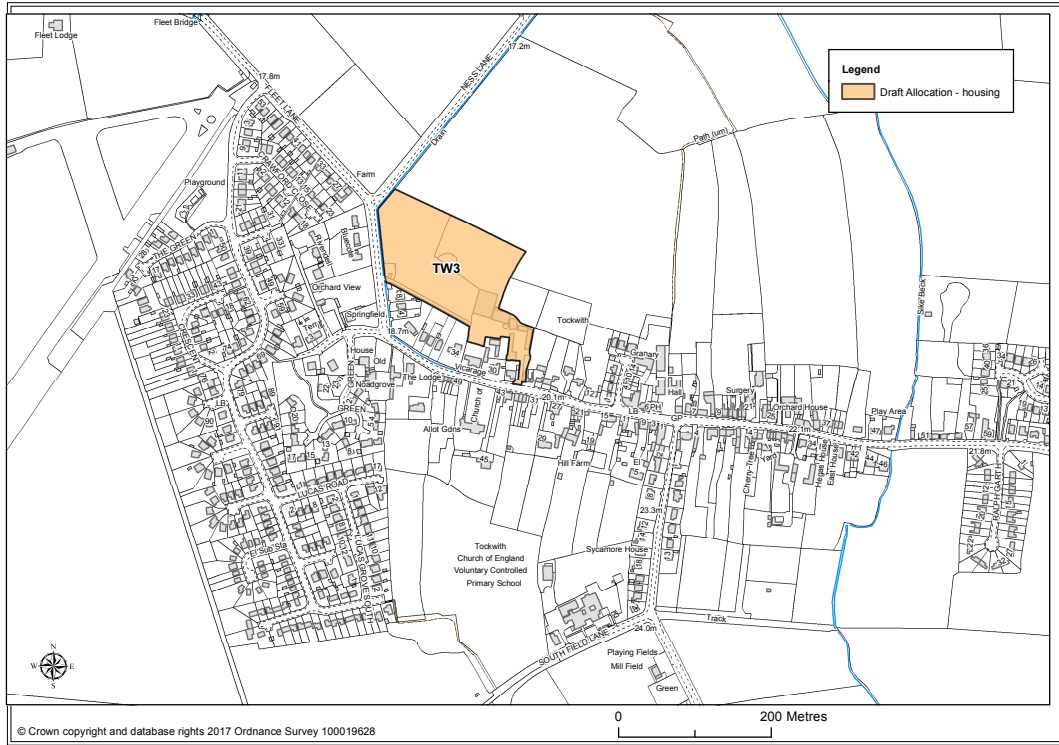
1. Birch Wood Cottage and Woodfield House, to the north and north-west of the site respectively, are non-designated heritage assets; development of the site should minimise harm to these assets, and where possible seek to enhance their significance.
2. Introduce new native tree, shrub and wildflower planting along the north-eastern site boundary in order to provide additional habitats and buffer the Birch Wood Site of Importance for Nature Conservation (SINC).
3. The wooded area in the southern corner of the site and boundary trees should be retained to maintain links with woodland to the north. New native hedgerow planting should be provided along the northern site boundary.
4. Provide vehicle, cycle and pedestrian access from B6165.
5. Provide pedestrian and cycle links within the site, and pedestrian links from the site to connect with the adjacent public footpath and to enable safe pedestrian routes to village services.
6. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that follows the western site boundary.
7. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.49 SB5 Site Requirements

Tockwith

TW3: Church Farm, Tockwith

Site Ref	TW3
Settlement	Tockwith



Site name	Church Farm, Tockwith
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.3995
Net site area (ha)	1.80
Indicative yield	53

Site TW3

TW3 Site Requirements

TW3 Site Requirements

The development of this site should meet the following requirements:

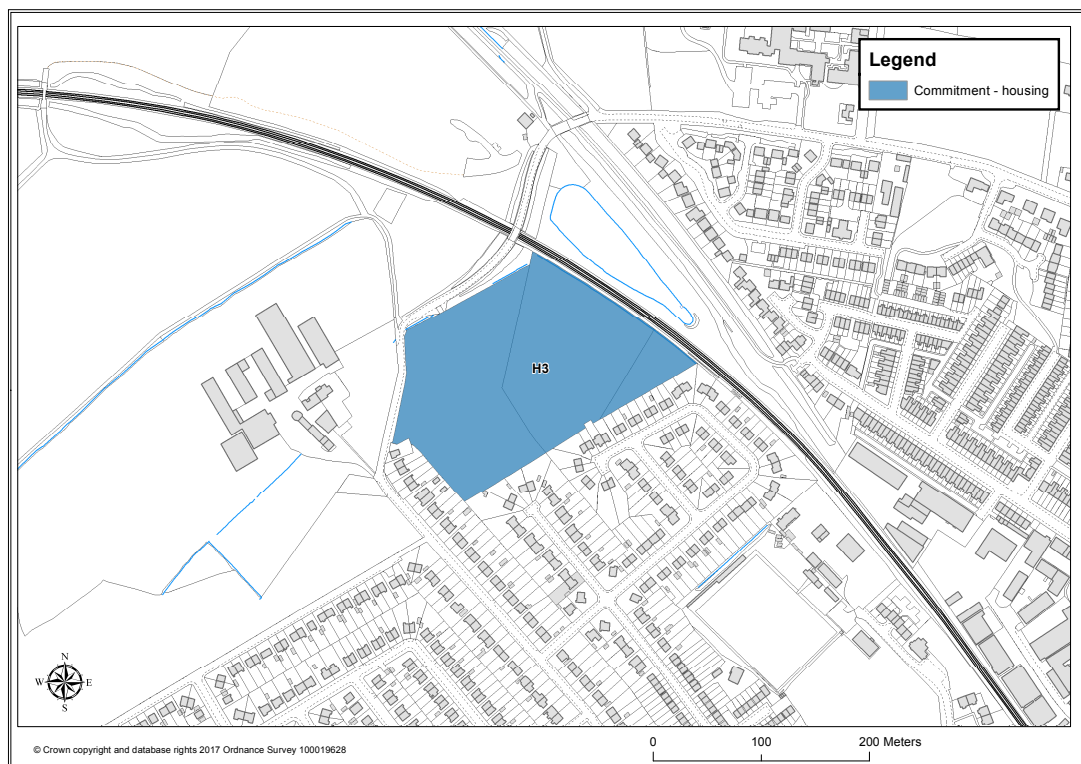
1. Development should use traditional vernacular building forms, maximising the use of shared surfaces and the use of locally distinctive materials
2. Traditional farm buildings are non-designated heritage assets. Any traditional farm buildings that remain on-site should be sensitively converted and the area immediately around them should remain free of other built development in order to minimise harm to their significance.
3. The Tockwith Conservation Area lies adjacent to the south-western, southern and south-eastern site boundaries. Development of the site should minimise harm to this designated heritage asset, including its setting, and seek to enhance its significance. This should include retaining key views into, out of and across the site.
4. The Registered Battlefield site of The Battle of Marston Moor (1644) lies to the east of the site. Development of the site should minimise harm to the setting of this designated heritage asset and any associated 'movement zones'. Early discussion is required with Historic England to establish the requirements for archaeological assessment/investigation.
5. Retain trees and hedgerows where possible. Any unavoidable loss, for example to secure appropriate access, should be compensated for by the new native planting elsewhere within the site.
6. Enhance existing hedgerow planting along the north-eastern and eastern site boundaries with new planting of native hedgerow (where gaps currently exist) and native tree planting.
7. Introduce new native tree planting within the site in order to provide breaks in built development, help filter built form massing and increase connectivity for wildlife.
8. Provide vehicle, cycle and pedestrian access from Fleet Lane. Create a pedestrian footway along the site frontage with Fleet Lane; further provision of footways and/or crossing points may be required in order to provide an appropriate pedestrian route to village services.
9. Provide pedestrian and cycle links within the site and from the site to connect with the centre of the village via the farm access track onto Westfield Road.
10. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment
 - Site-specific flood risk assessment

Table 10.50 TW3 Site Requirements

Commitments - housing

H3: Land at Kingsley Road

Site Ref	H3
Settlement	Harrogate



Map 10.42 Site H3

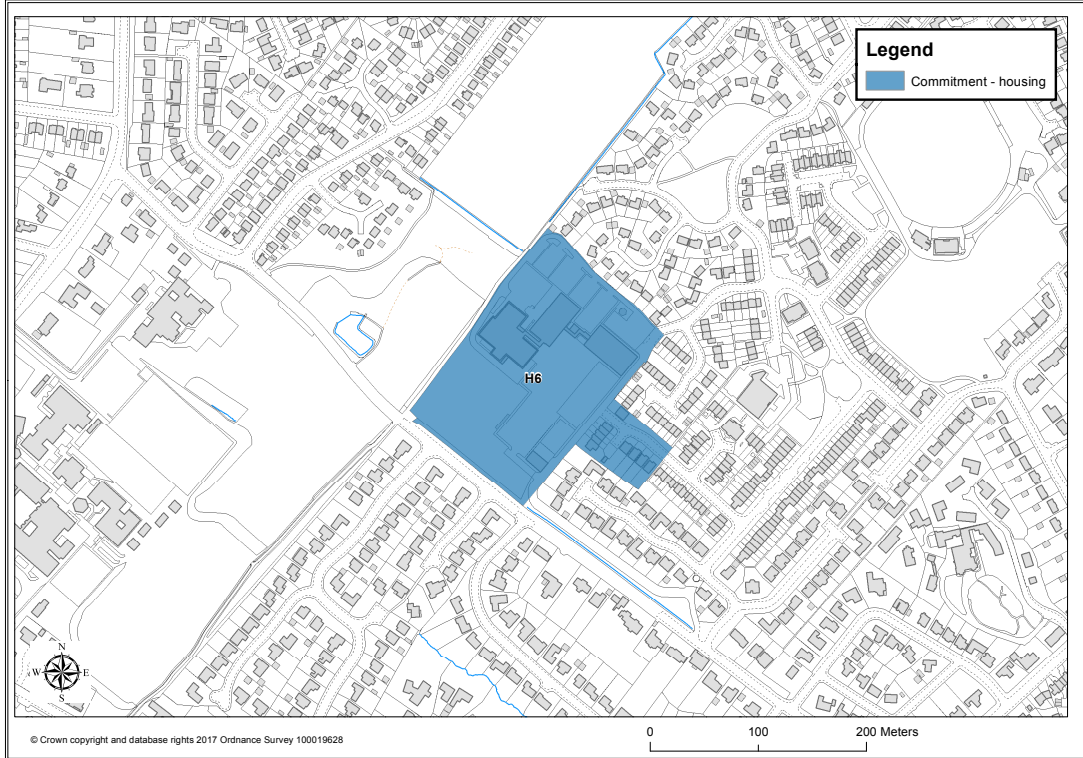
Site name	Land at Kingsley Road
Site status	Full permission granted for 91 dwellings - 16/05175/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.49
Net site area (ha)	2.62
Indicative yield	91
Related sites	H21: Land at Kingsley Drive; H22: Land at Granby Farm; H23: Land north of Kingsley Farm; H47: Kingsley Farm; H48: Land adjacent to Kingsley Farm.
Site requirements	Site to be developed in accordance with planning permission 16/05175/FULMAJ

Site H3

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 16/05175/FULMAJ

H6: BT Training Centre, St George's Drive, Harrogate

Site Ref	H6
Settlement	Harrogate



Map 10.43 Site H6

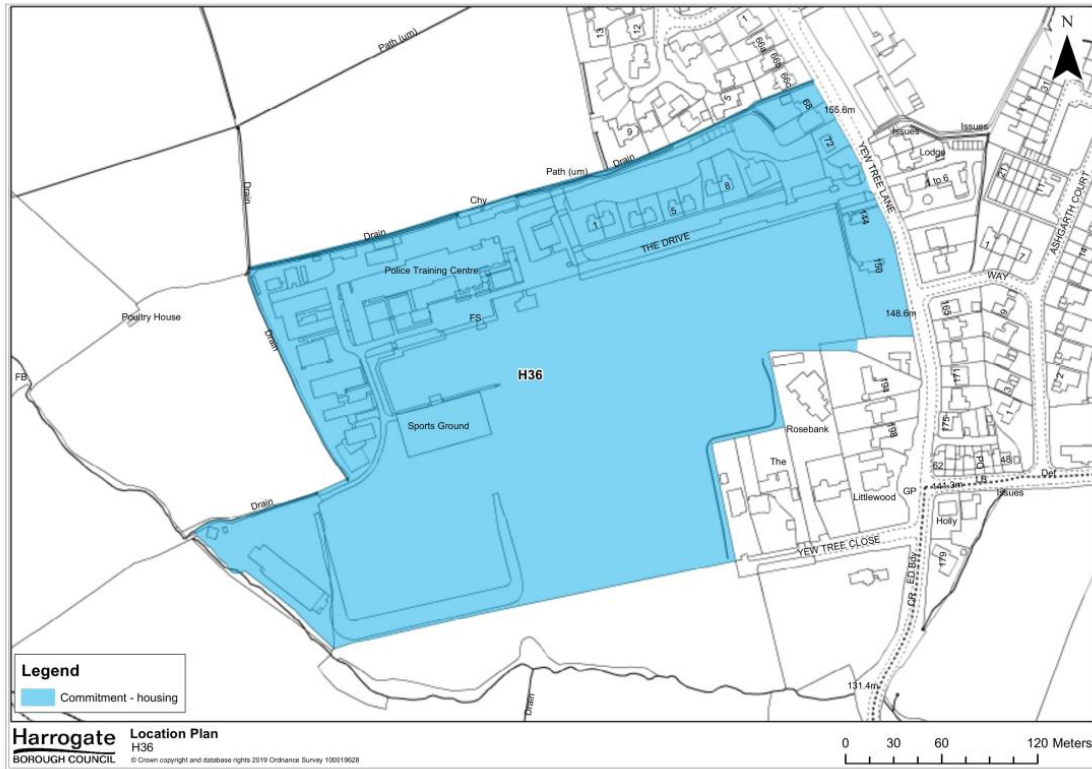
Site name	BT Training Centre, St George's Drive, Harrogate
Site status	Full permission granted for 88 dwellings - 18/00821/REMMAJ ⁽¹⁾
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	3.4154
Net site area (ha)	2.56
Indicative yield	88

Site H6

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 16/00545/OUTMAJ

H36: Former Police Training Centre, Yew Tree Lane, Harrogate

Site Ref	H36
Settlement	Harrogate



Picture 10.8

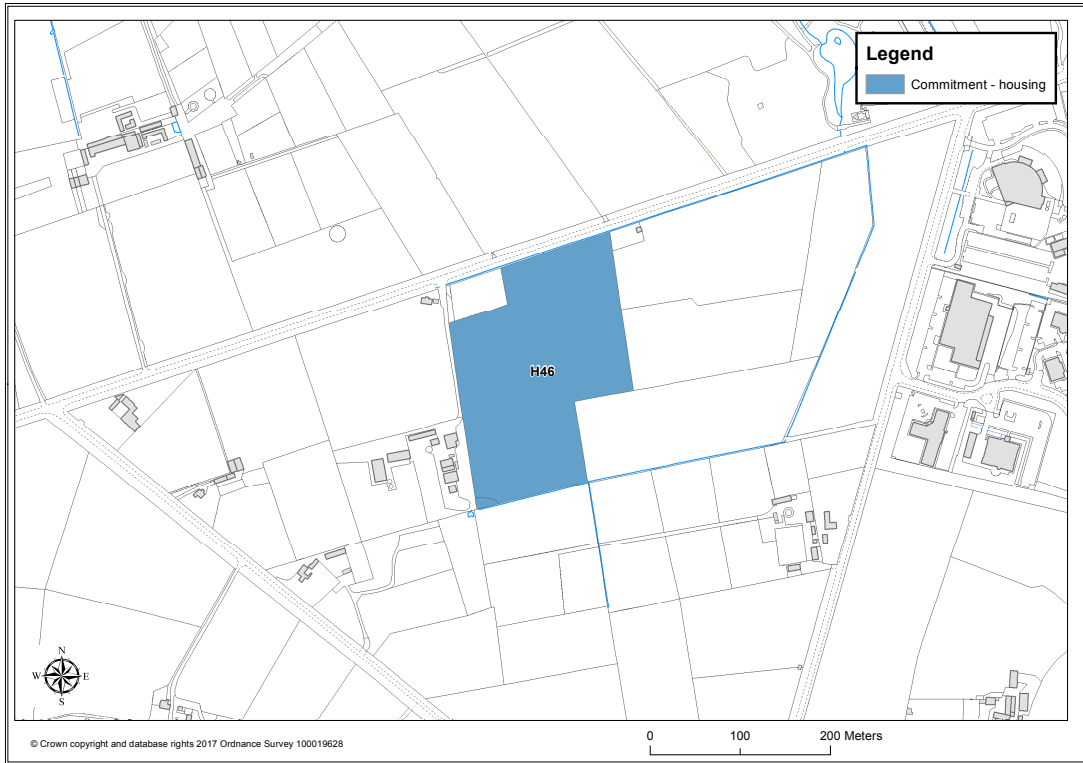
Site name	Former Police Training Centre, Yew Tree Lane, Harrogate
Site status	Full permission granted for 161 dwellings - 14/02970/FULMAJ ⁽¹⁾
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	8.8227
Net site area (ha)	5.73
Indicative yield	163
Related sites	H51: Land east of Lady Lane and H70: Land east of Whinney Lane.

Site H36

1. For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 14/02970/FULMAJ

H46: Land at Otley Road, Harrogate

Site Ref	H46
Settlement	Harrogate



Map 10.44 Site H46

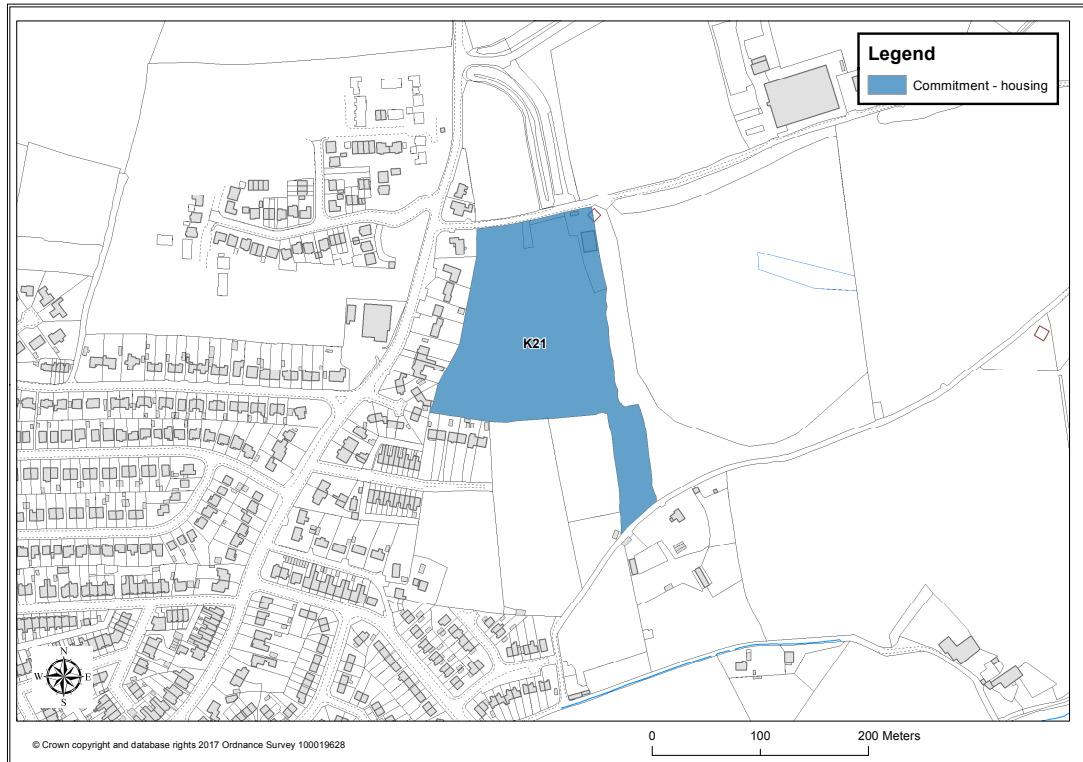
Site name	Land at Otley Road, Harrogate
Site status	Full permission granted for 125 dwellings - 15/01999/EIAMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	4.0782
Net site area (ha)	3.67
Indicative yield	125
Site requirements	Site to be developed in accordance with planning permission 15/01999/EIAMAJ

Site H46

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/01999/EIAMAJ

K21: Land south of Bar Lane and east of Boroughbridge Road, Knaresborough

Site Ref	K21
Settlement	Knaresborough



Map 10.45 Site K21

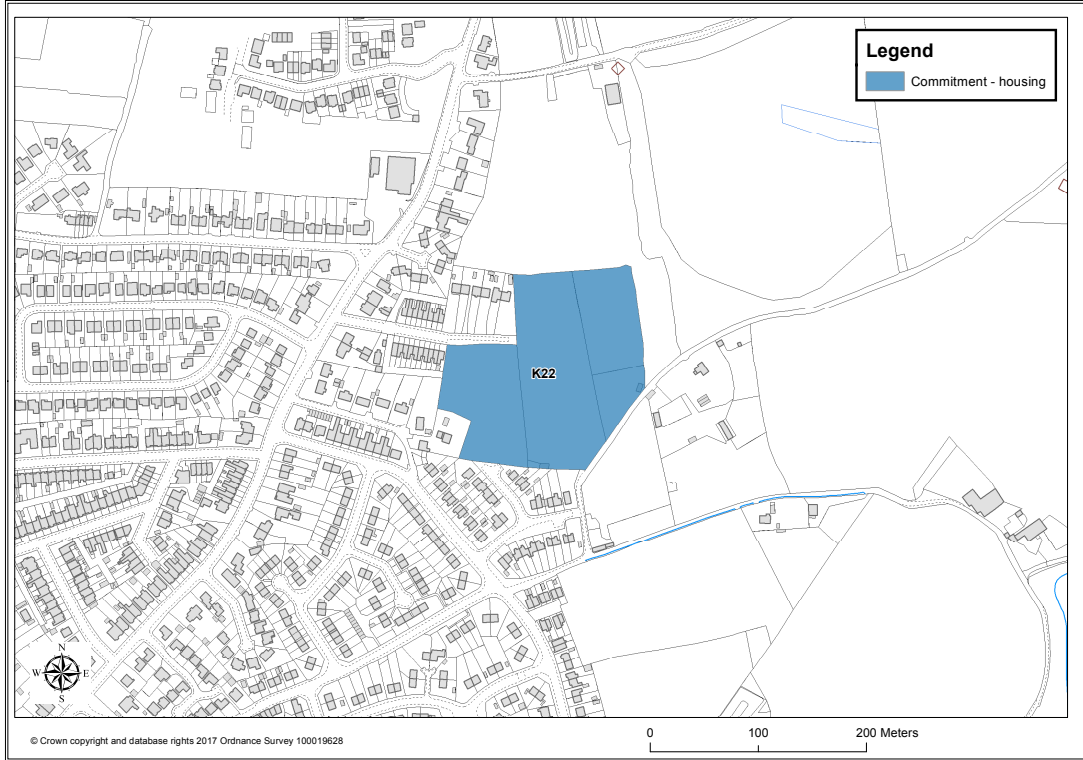
Site name	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough
Site status	Full permission granted for 78 dwellings - 15/01691/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.8387
Net site area (ha)	2.13
Indicative yield	78
Related sites	K22: Land at Orchard Close
Site requirements	Site to be developed in accordance with planning permission 15/01691/FULMAJ

Site K21

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/01691/FULMAJ

K22: Land at Orchard Close, Knaresborough

Site Ref	K22
Settlement	Knaresborough



Map 10.46 Site K22

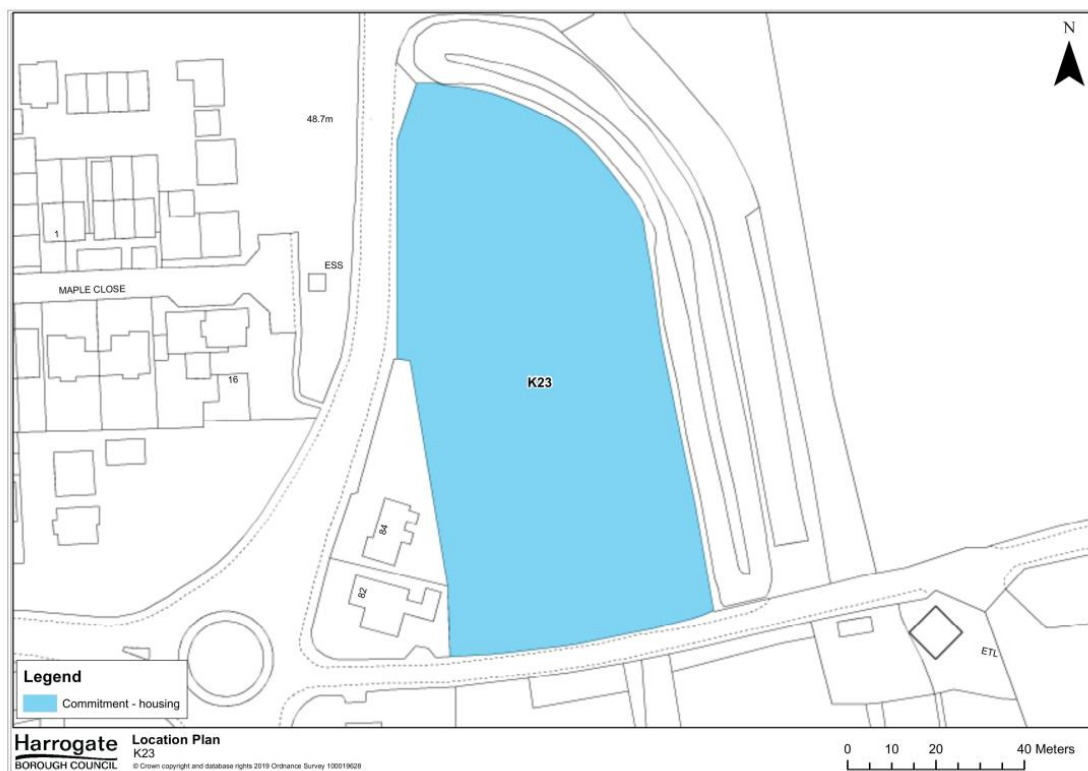
Site name	Land at Orchard Close, Knaresborough
Site status	Full permission granted for 74 dwellings - 18/02469/REMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.5865
Net site area (ha)	1.94
Indicative yield	74
Related sites	K21: Land south of Bar Lane and east of Boroughbridge Road; K23: Land north of Bar Lane and east of Boroughbridge Road

Site K22

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 18/02469/REMAJ

K23: Land north of Bar Lane and east of Boroughbridge Road, Knaresborough

Site Ref	K23
Settlement	Knaresborough



Picture 10.9

Site name	Land north of Bar Lane and east of Boroughbridge Road, Knaresborough
Site status	Outline permission granted for up to 12 dwellings - 17/05292/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.6833
Net site area (ha)	0.61
Indicative yield	18
Related sites	K21: Land south of Bar Lane and east of Boroughbridge Road; K32: Land at Boroughbridge Road; K37: Land at Boroughbridge Road

Site K23

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/05292/OUTMAJ

K23 Site Requirements

K23 Site Requirements

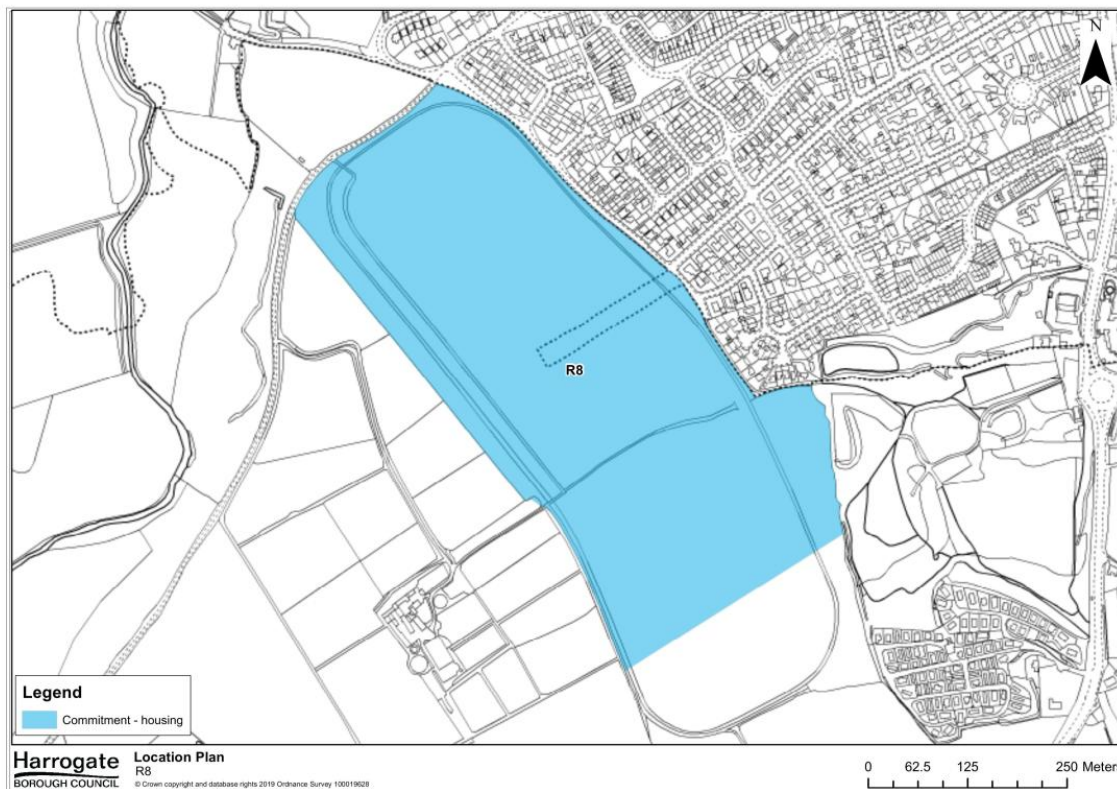
The development of this site should meet the following requirements:

1. A high-voltage power line crosses the site and therefore the layout of development should ensure the provision of adequate amenity including in respect of safety, noise, visual impact, maintenance of the line, electric and magnetic fields, and other electrical effects.
2. Provide on-site open space that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent and nearby development sites: K21: Land south of Bar Lane and east of Boroughbridge Road, K32: Land at Boroughbridge Road, and K37 Land at Boroughbridge Road.
3. Retain the trees along the northern, north-eastern and eastern site boundaries; enhance this planting with new planting of native species.
4. Provide vehicle, cycle and pedestrian access from Boroughbridge Road. Extend the pedestrian footway on the eastern side of Boroughbridge Road along the site frontage; a crossing facility on Boroughbridge Road may also be required.
5. Provide pedestrian and cycle links within the site, and from the site to connect with Bar Lane in order to provide convenient access to new residential developments to the west/north-west and south, and to the countryside and public right of way network.
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Travel plan
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment that includes specific and full regard to potential surface water issues

Table 10.51 K23 Site Requirements

R8: Land at West Lane, Ripon

Site Ref	R8
Settlement	Ripon



Picture 10.10

Site name	Land at West Lane, Ripon
Site status	Outline permission granted for up to 390 dwellings - 16/05621/EIAMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	23.1419
Net site area (ha)	12.73
Indicative yield	390

Site R8

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 16/05621/EIAMAJ

R8 Site Requirements

R8 Site Requirements

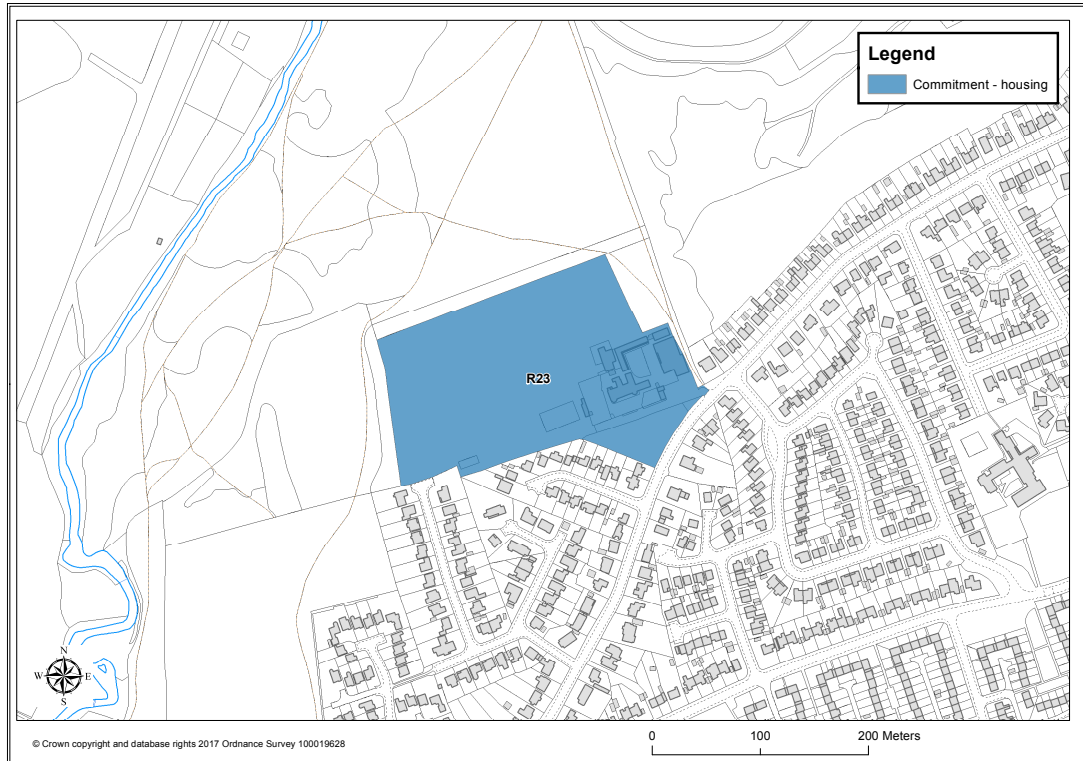
The development of this site should meet the the following requirements:

1. The design and layout of development should incorporate attractive vistas to, and views of, Ripon Cathedral; this should include protecting the view of the cathedral from the public bridleway that runs along Whitcliffe Lane, part of the Ripon Rowel Footpath.
2. The Studley Royal Park World Heritage Site (Fountains Abbey) lies to the west of the site and the World Heritage Site buffer zone is adjacent to the north-western site boundary. Development of the site should conserve and seek opportunities to enhance elements that contribute to the outstanding universal value of this designated heritage asset. This should include:
 - Protecting the view to Ripon Cathedral from Gillet Hill
 - Controlling building heights to ensure they do not extend beyond the height of trees planted for the landscape framework
3. How Hill is a Grade II* listed building and scheduled ancient monument. Development of the site should protect views from this designated heritage asset.
4. Development should include green infrastructure to maintain and enhance connectivity between the Quarry Moor Site of Special Scientific Interest (SSSI)/Local Nature Reserve (LNR), to the east of the site, and the River Skell corridor to the north and west of the site, and to offset increased recreational pressures on the SSSI/LNR; this should include enhancement of boundary habitats and the provision of a buffer to the SSI/LNR.
5. Retain existing boundary trees and hedgerows on site and enhance with new planting of native trees and hedgerows. In particular the hedgerow on the eastern site boundary should be retained and incorporated within open space and should not form property boundaries.
6. Introduce a sustainable wildlife corridor of semi-natural habitats along the southern and western site boundaries.
7. The design and layout should include mitigation measures to integrate the scheme visually with its surroundings and reduce negative landscape impacts.
8. Ensure sufficient distance is left between the planting (both new and retained; on-site and off-site) and new built development in order to ensure that the trees and hedgerows can reach maturity and be retained in the longer-term without negatively affecting residential amenity.
9. Provide vehicle, cycle and pedestrian access from West Lane; more than one access will be required.
10. Provide pedestrian and cycle links within the site and from the site to connect with nearby off-site links in order to provide convenient routes to residential and employment areas, and facilities; this should include providing convenient pedestrian routes through the site towards schools
11. The design and layout of the site should protect the recreational and amenity value of nearby public rights of way, including those that form part of the Sanctuary Way and the public bridleway that runs along Whitcliffe Lane forming part of the Ripon Rowel Footpath.
12. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Environmental impact assessment
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Heritage statement, including an archaeological assessment.
 - Ecological survey
 - Agricultural land classification survey in accordance with policy NE8

Table 10.52 R8 Site Requirements

R23: Former Ripon Cathedral Choir School

Site Ref	R23
Settlement	Ripon



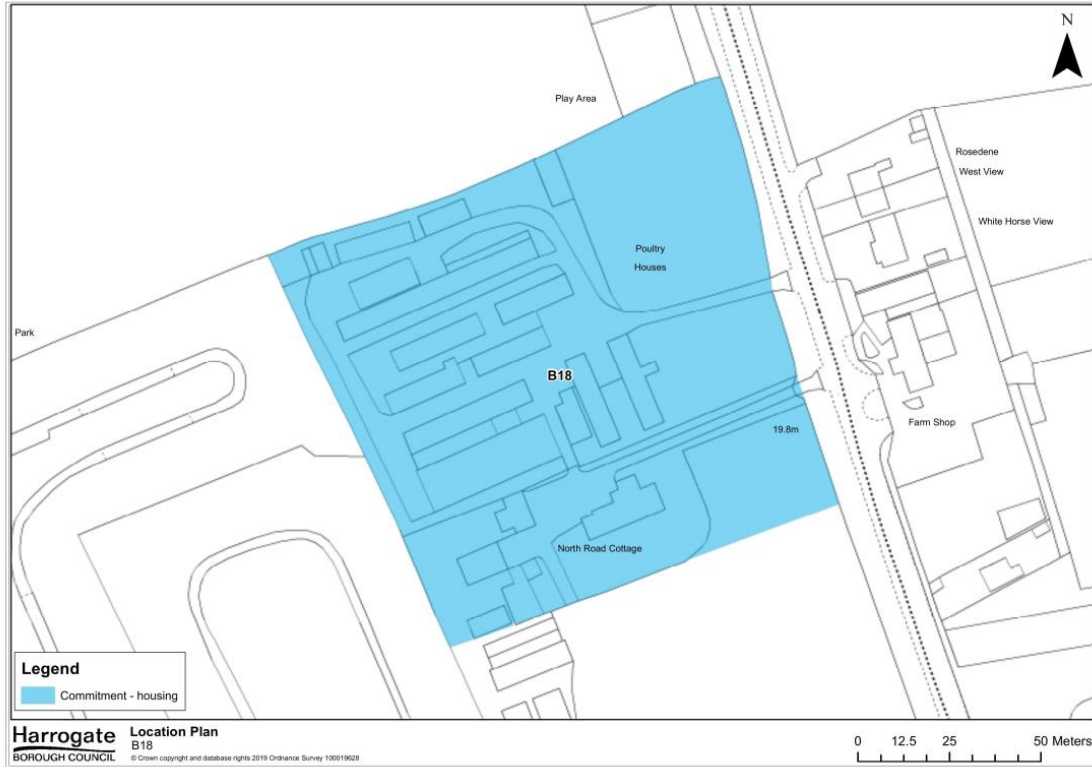
Site name	Former Ripon Cathedral Choir School
Site status	Full permission granted for 117 dwellings - 15/04168/FULMAJ ⁽¹⁾
Existing use	School
Proposed use	Housing
Gross site area (ha)	4.0743
Net site area (ha)	3.06
Indicative yield	117
Site requirements	Site to be developed in accordance with planning permission 15/04168/FULMAJ

Site R23

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/04168/FULMAJ

B18: Old Poultry Farm, Leeming Lane, Langthorpe

Site Ref	B18
Settlement	Boroughbridge



Picture 10.11

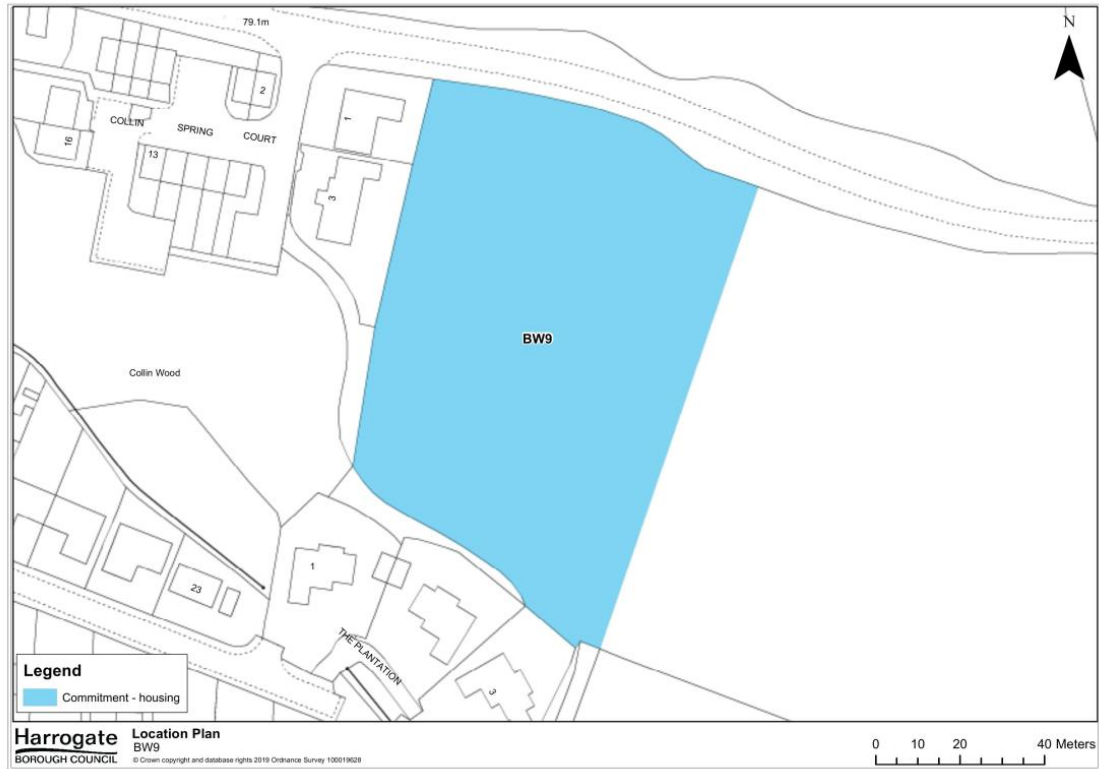
Site name	Old Poultry Farm, Leeming Lane, Langthorpe
Site status	Full permission for 34 dwellings - 17/03952/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.440
Net site area (ha)	1.296
Indicative yield	38
Related sites	B2: Land west of Leeming Lane; B10: Old Hall Caravan Park; B17: Land off Leeming Lane.

Site B18

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/03952/FULMAJ

BW9: Land to the south of Clint Bank, Birstwith

Site Ref	BW9
Settlement	Birstwith



Picture 10.12

Site name	Land to the south of Clint Bank, Birstwith
Site status	Outline permission granted for 14 dwellings - 17/04417/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8191
Net site area (ha)	0.74
Indicative yield	18

Site BW9

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/04417/OUTMAJ

BW9 Site Requirements

BW9 Site Requirements

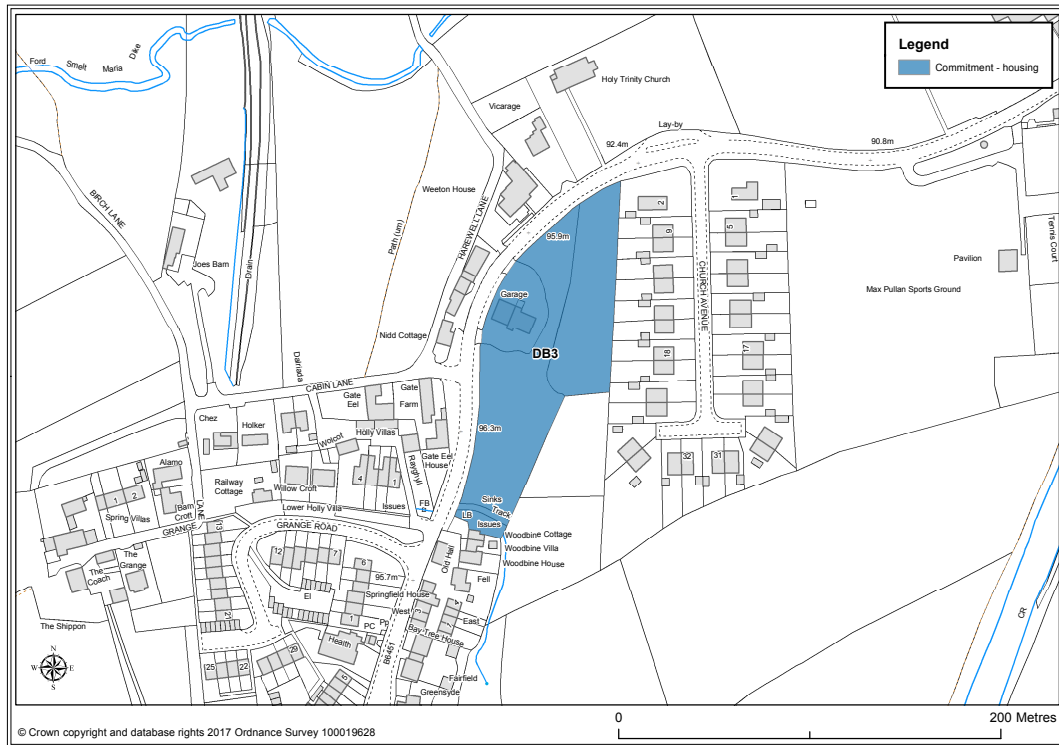
The development of this site should meet following requirements:

1. Introduce new native tree planting along the southern boundary of the site in order to provide greater habitat connectivity between the woodland at Collin Wood and the woodland surrounding the disused railway.
2. Retain the significant oak tree in the north-western corner of the site.
3. Retain the hedgerow along the northern site boundary where possible. Any unavoidable loss (such as to provide access) should be compensated for by the planting of native trees and/or hedgerows elsewhere within the site.
4. Introduce new native hedgerow planting along the eastern site boundary.
5. Provide vehicle, cycle and pedestrian access from Clint Bank.
6. Enhance the off-site footway to the north of the site and create a footpath link to Colin Spring Court in order to link the development site to the main pedestrian routes through the village.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Travel plan
 - Preliminary ecological appraisal
 - Landscape appraisal
 - Flood risk assessment

Table 10.53 BW9 Site Requirements

DB3: Abbots Garage and adjacent land, Dacre Banks

Site Ref	DB3
Settlement	Dacre Banks



Map 10.48 Site DB3

Site name	Abbots Garage and adjacent land, Dacre Banks
Site status	Full permission granted for 22 dwellings - 15/03868/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8276
Net site area (ha)	0.74
Indicative yield	22
Site requirements	Site to be developed in accordance with planning permission 15/03868/FULMAJ

Site DB3

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/03868/FULMAJ

DR1: Land at Stumps Lane, Darley

Site Ref	DR1
Settlement	Darley



Picture 10.13

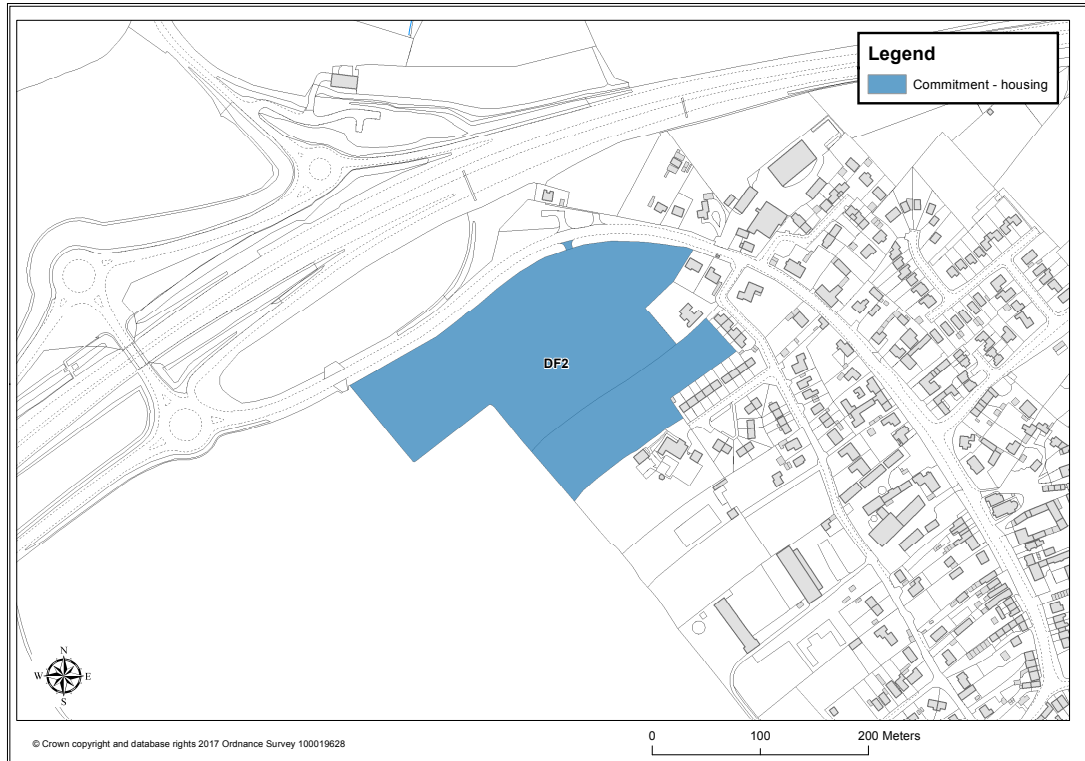
Site name	Land at Stumps Lane, Darley
Site status	Full planning permission granted for 5 dwellings - 18/0192/FUL ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.3977
Net site area (ha)	0.40
Indicative yield	9

Site DR1

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 18/0192/FUL

DF2: Land at North End, Dishforth

Site Ref	DF2
Settlement	Dishforth



Map 10.49 Site DF2

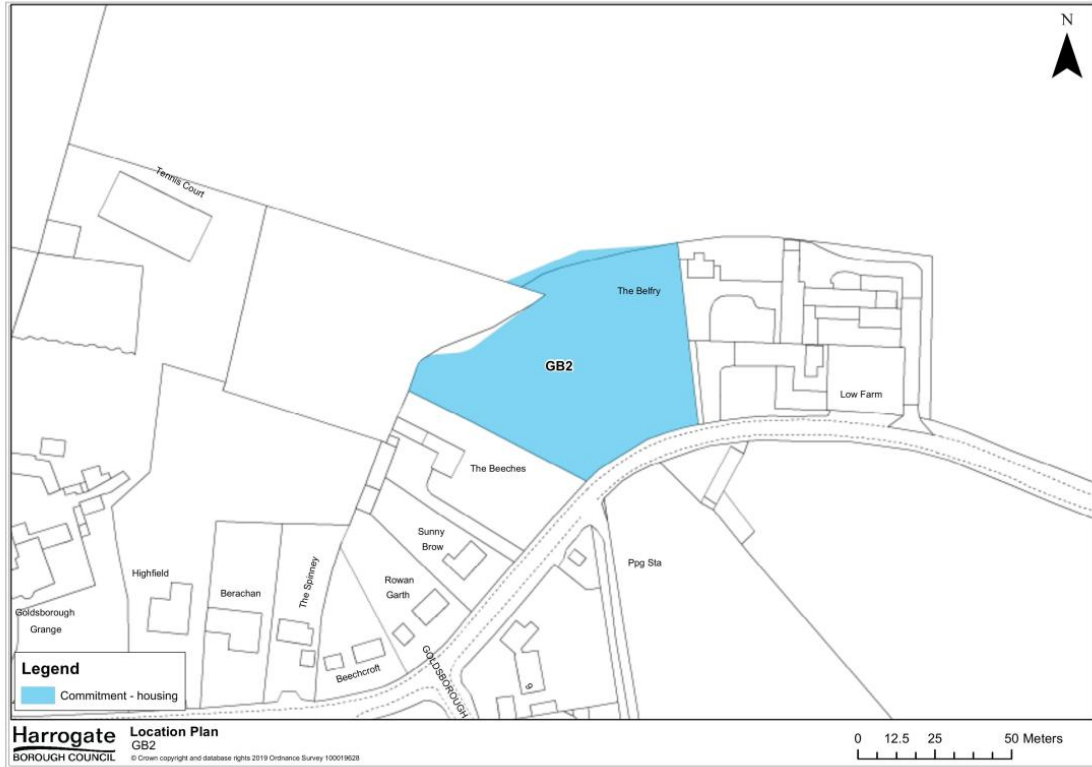
Site name	Land at North End, Dishforth
Site status	Full permission granted for 72 dwellings - 18/02046/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.3345
Net site area (ha)	2.50
Indicative yield	72

Site DF2

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 18/02046/REMMAJ

GB2: Land at Low Farm, Goldsborough

Site Ref	GB2
Settlement	Goldsborough



Picture 10.14

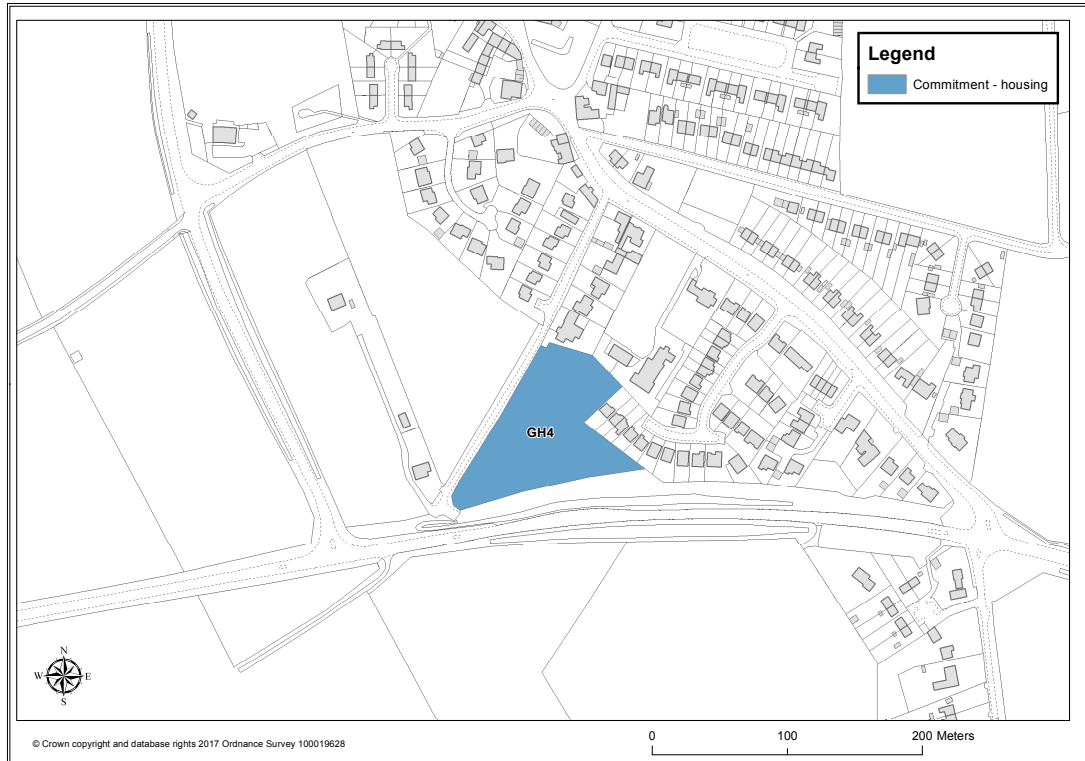
Site name	Land at Low Farm, Goldsborough
Site status	Full planning permission granted for 5 dwellings - 17/04443/FUL ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.4408
Net site area (ha)	0.31 ⁽²⁾
Indicative yield	9

Site GB2

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/04443/FUL
- Net area reduced to reflect TPOs on site

GH4: Land to the east of Bernard Lane, Green Hammerton

Site Ref	GH4
Settlement	Green Hammerton



Map 10.50 Site GH4

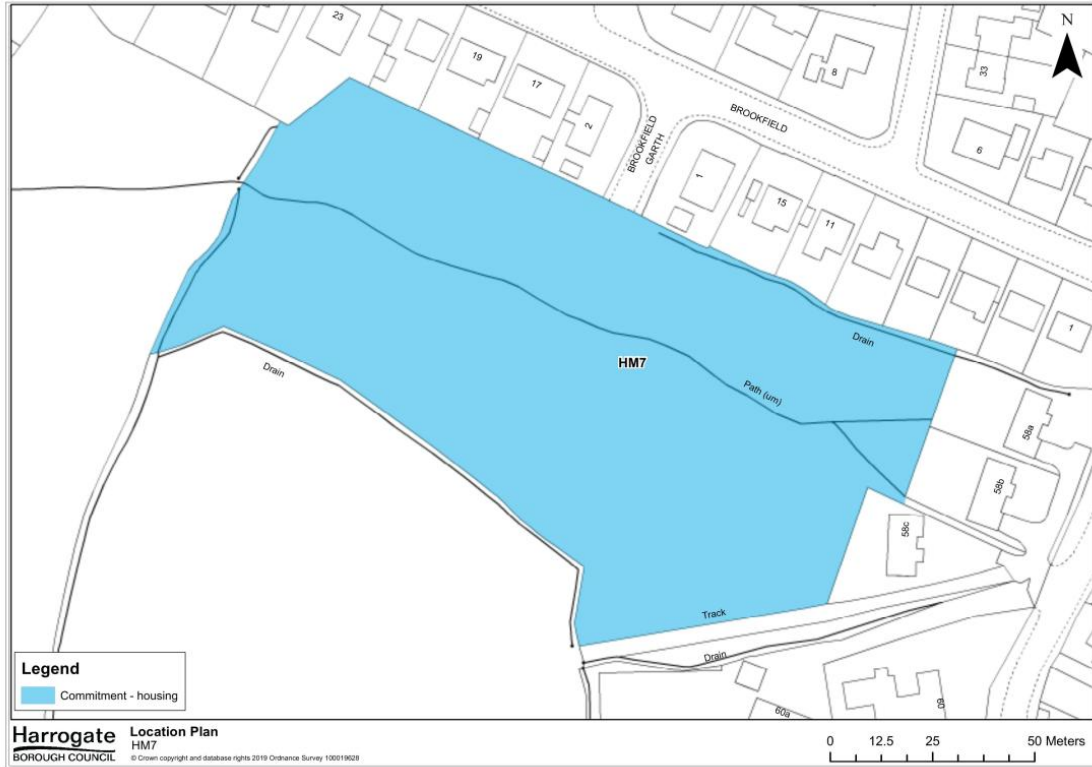
Site name	Land to the east of Bernard Lane, Green Hammerton
Site status	Full permission granted for 20 dwellings - 15/04468/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8754
Net site area (ha)	0.79
Indicative yield	20
Site requirements	Site to be developed in accordance with planning permission 15/04468/FULMAJ

Site GH4

1. For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/04468/FULMAJ

HM7: Land off Brookfield Garth, Hampsthwaite

Site Ref	HM7
Settlement	Hampsthwaite



Picture 10.15

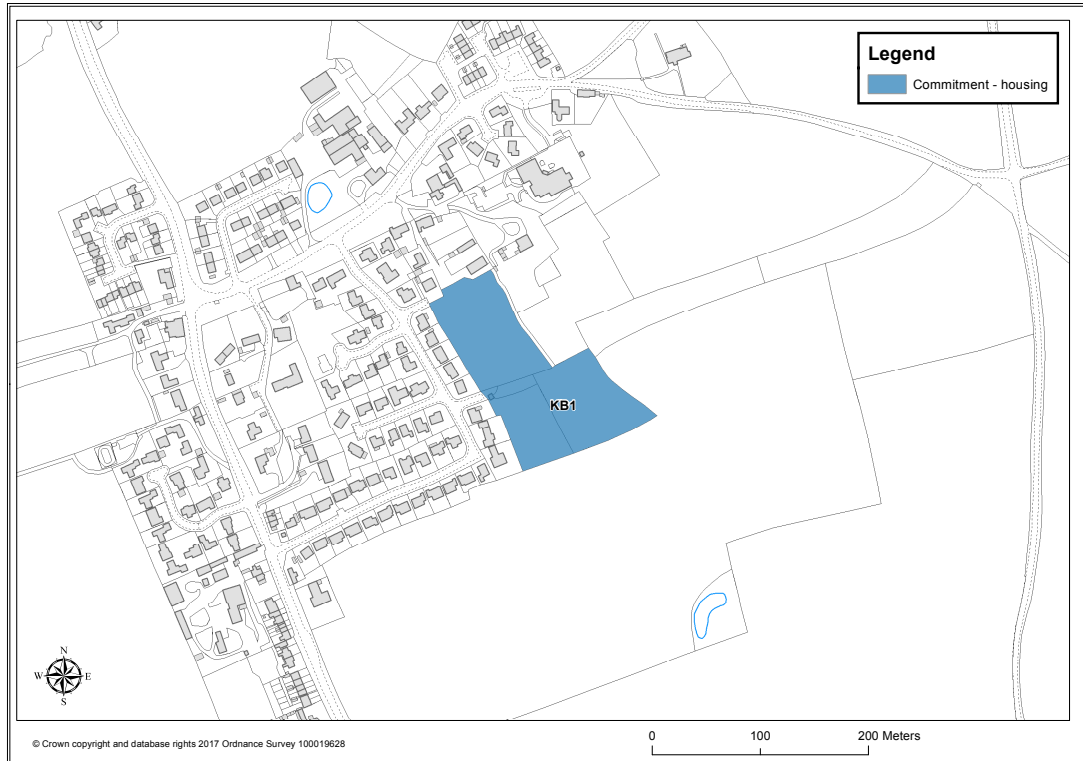
Site name	Land off Brookfield Garth, Hampsthwaite
Site status	Full permission granted for 36 dwellings - 18/01879/REMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.3400
Net site area (ha)	1.21
Indicative yield	36

Site HM7

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/01597/OUTMAJ

KB1: Land east of St John's Walk, Kirby Hill

Site Ref	KB1
Settlement	Kirby Hill



Map 10.51 Site KB1

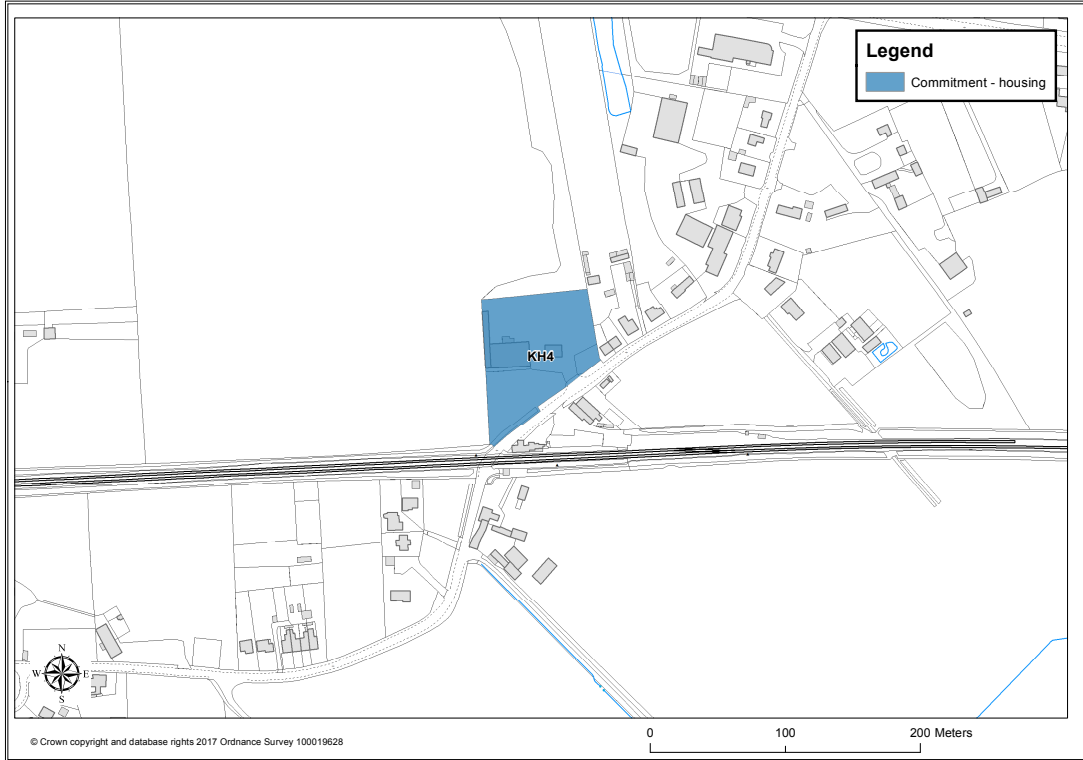
Site name	Land east of St John's Walk, Kirby Hill
Site status	Full permission granted for 34 dwellings - 17/05603/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.6325
Net site area (ha)	1.47
Indicative yield	34

Site KB1

- For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/05603/REMMAJ

KH4: Land north of Station Road, Kirk Hammerton

Site Ref	KH4
Settlement	Kirk Hammerton



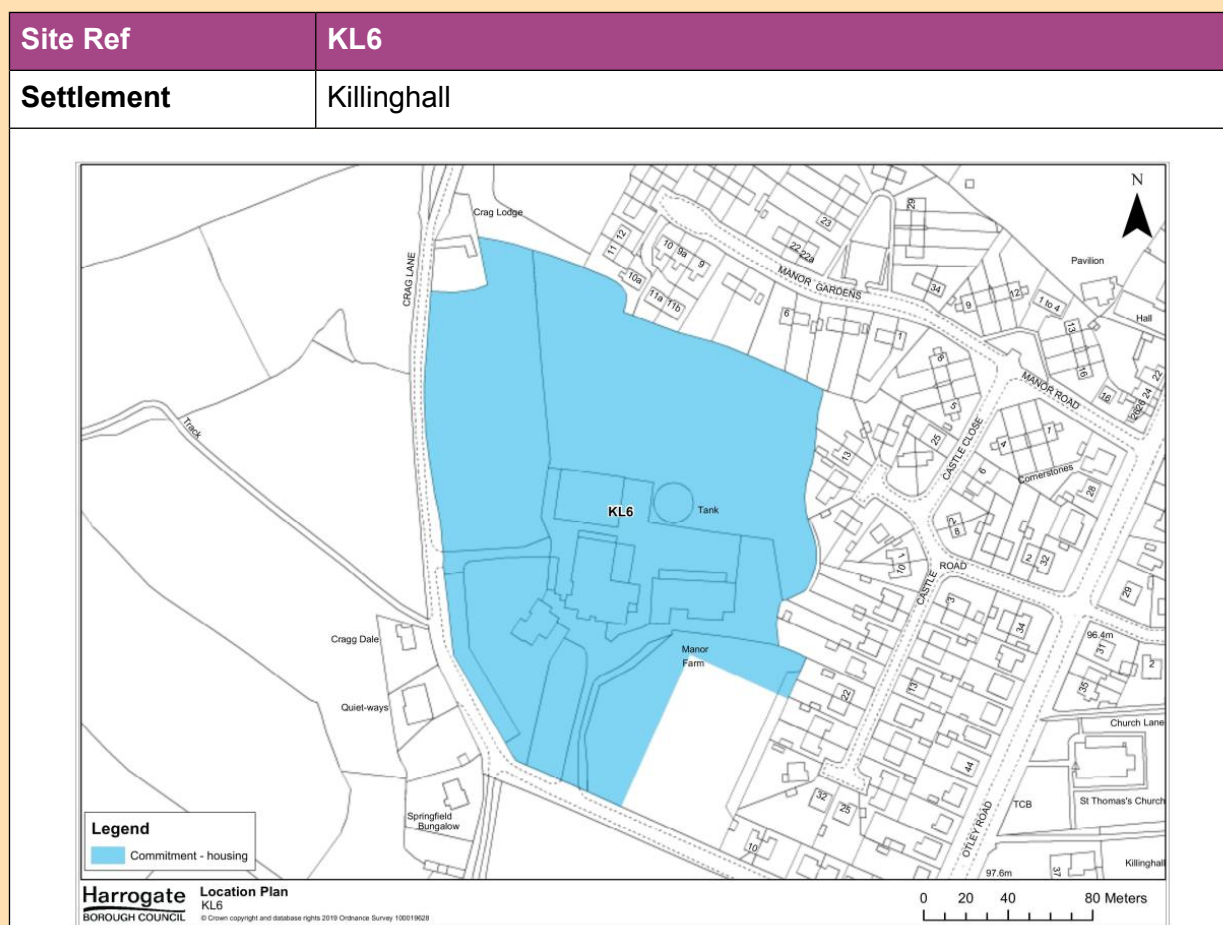
Map 10.52 Site KH4

Site name	Land north of Station Road, Kirk Hammerton
Site status	Full permission granted for 18 dwellings -15/04469/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.6795
Net site area (ha)	0.61
Potential yield	18
Site requirements	Site to be developed in accordance with planning permission 15/04469/FULMAJ

Site KH4

- For further details please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/04469/FULMAJ

KL6: Land at Manor Farm, Killinghall



Picture 10.16

Site name	Land at Manor Farm, Killinghall
Site status	Outline permission granted for 50 dwellings - 17/02070/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.4611
Net site area (ha)	2.60
Indicative yield	77

Site KL6

- For further details please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/02070/OUTMAJ

KL6 Site Requirements

KL6 Site Requirements

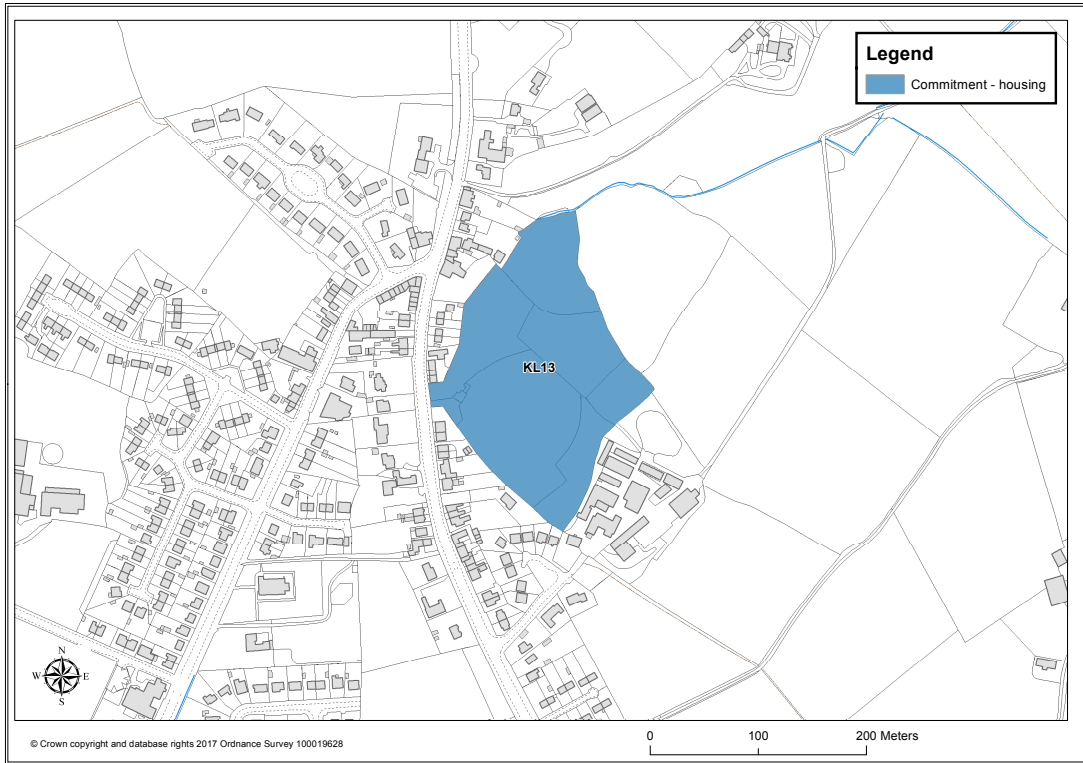
The development of this site should meet the following requirements:

1. The Manor Farm farmhouse and the stone barn to its north-east should be retained, and if necessary converted, for residential use.
2. Retain the hedgerow planting along the western boundary and enhance with well-spaced native tree planting in order to help mitigate landscape impacts by filtering views.
3. Retain the existing hedgerow and hedgerow trees along the eastern site boundary to the rear of Castle Road.
4. Retain mature field trees within the site where possible. Where loss is unavoidable, replacement planting of native species should be provided.
5. Ensure that sufficient distance is left between trees and hedgerows (both new and retained; on-site and off-site) and new built development in order to ensure that the trees and hedgerows can reach maturity and be retained in the longer-term without negatively affecting residential amenity.
6. Provide vehicle, cycle and pedestrian access from Crag Lane at the southern end of the site; a second vehicle access point may be required. Provide a pedestrian footway along Crag Lane from the site entrance to Otley Road.
7. Provide pedestrian and cycle links within the site and from the site in order to provide convenient routes to the rest of the village and the public right of way network; this should include providing access from the north-west of the site to Crag Lane, and investigating the provision of a link to Manor Gardens to provide a lightly trafficked route to facilities in the centre of the village.
8. Any requirements for the site in relation to the provision for public transport, walking, cycling and other transport measures are not known at this stage.
9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment

Table 10.54 KL6 Site Requirements

KL13: Former cricket club and adjoining land, Killinghall

Site Ref	KL13
Settlement	Killinghall



Map 10.53 Site KL13

Site name	Former Cricket Club and adjoining land, Killinghall
Site status	Outline permission has been granted for 73 dwellings - 16/00545/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.2287
Net site area (ha)	2.42
Indicative yield	73

Site KL13

- For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 16/00545/OUTMAJ

KL13 Site Requirements

Site Requirements KL13

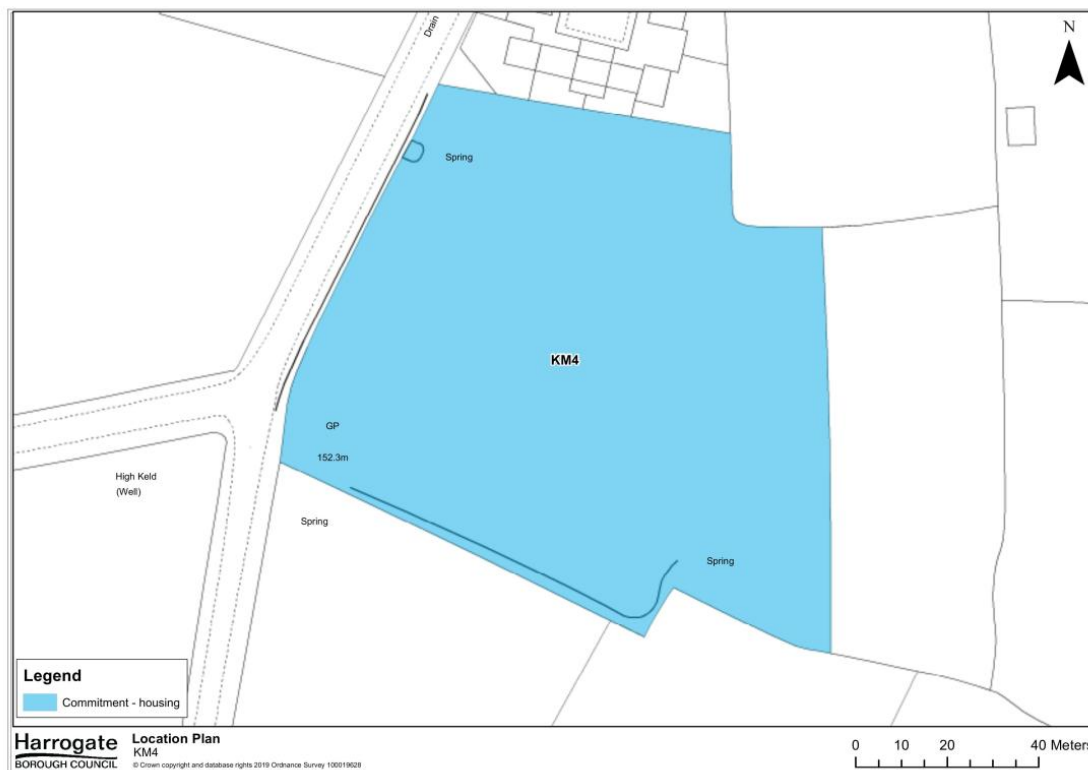
The development of this site should meet the following requirements:

1. The built form density should vary across the site and the site layout should deliver a range of building types.
2. Retain boundary trees and hedgerows and enhance with new native tree and hedgerow planting.
3. Seek to retain internal hedgerows and trees, in particular mature trees, where appropriate compensating for any loss with new planting of native species within the site. New planting within the site should respect and enhance the landform and landscape pattern in order to contribute to landscape mitigation by providing a break in built development and helping to filter built form massing.
4. Investigate the opportunity to create a SuDS wetland in association with the watercourse that runs along the northern site boundary.
5. Provide vehicle, cycle and pedestrian access where the site meets Ripon Road.
6. Provide pedestrian and cycle links within the site, and from the site, to connect with planned residential development south of the site in order to provide convenient routes to the southern part of the village and the public right of way network to access nearby countryside.
7. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Transport assessment
 - Travel plan
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment

Table 10.55 Site Requirements KL13

KM4: Land south of Richmond Garth, Kirkby Malzeard

Site Ref	KM4
Settlement	Kirkby Malzeard



Picture 10.17

Site name	Land south of Richmond Garth, Kirkby Malzeard
Site status	Outline permission granted for up to 37 dwellings across sites KM4 and KM5- 17/04308/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.0500
Net site area (ha)	0.95
Indicative yield	23
Related site	The layout of KM4 should ensure there is integration and coherence with adjacent site KM5: Land east of Richmond Garth.

Site KM4

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/04308/OUTMAJ

KM4 Site Requirements

KM4 Site Requirements

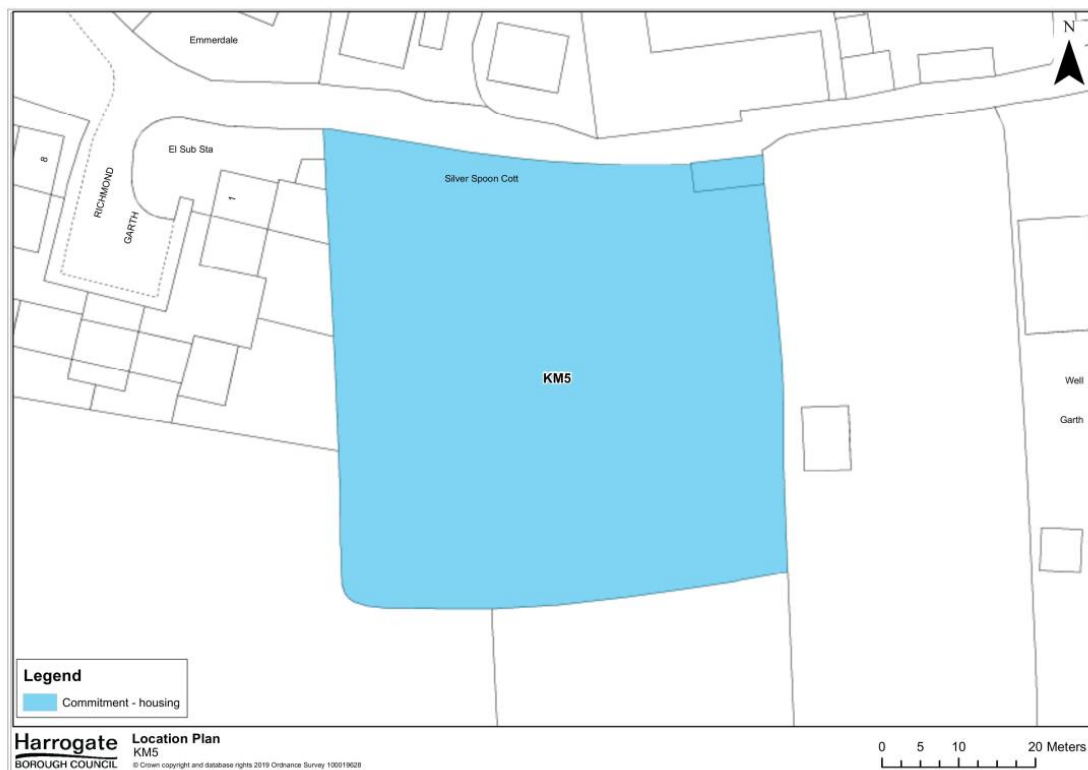
The development of this site should meet the following requirements:

1. Development should be designed to enhance the approach to the village; this should include frontage dwellings facing onto Main Street/Kirkby Moor Road and taking inspiration from historic buildings at the western end of Main Street.
2. The design and layout of the site should protect the amenity of the residents of properties on Richmond Garth whose south facing rear gardens lie adjacent to the northern site boundary by ensuring that new development is not overbearing and does not result in undue loss of privacy or light.
3. Retain the hedgerow planting and trees on the eastern site boundary. Retain the mature oak tree on the western boundary and maximise the retention of other trees and hedgerow planting along this boundary whilst recognising that some loss will be necessary in order to create suitable access to the site.
4. Retain the hedgerow planting and trees along the southern site boundary; buffer this area with new native shrub and tree planting and a wildflower meadow to significantly enhance habitats.
5. Provide vehicle, cycle and pedestrian access from Laverton Road. Extend the footway on the eastern side of Laverton Road to the site entrance to provide a safe and convenient pedestrian route.
6. The layout of the site will need to provide a suitable route to access site KM5: Land east of Richmond Garth that is capable of providing the main vehicle, cycle and pedestrian access to this adjacent site.
7. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Travel plan
 - Site-specific flood risk assessment
 - Landscape and visual impact assessment
 - Preliminary ecological appraisal
 - Heritage statement

Table 10.56 KM4 Site Requirements

KM5: Land east of Richmond Garth, Kirkby Malzeard

Site Ref	KM5
Settlement	Kirkby Malzeard



Picture 10.18

Site name	Land east of Richmond Garth, Kirkby Malzeard
Site status	Outline permission granted for up to 37 dwellings across sites KM4 and KM5- 17/04308/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.3343
Net site area (ha)	0.33
Indicative yield	8
Related site	The layout of KM5 should ensure there is integration and coherence with adjacent site KM4: Land south of Richmond Garth.

Site KM5

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/04308/OUTMAJ

KM5 Site Requirements

KM5 Site Requirements

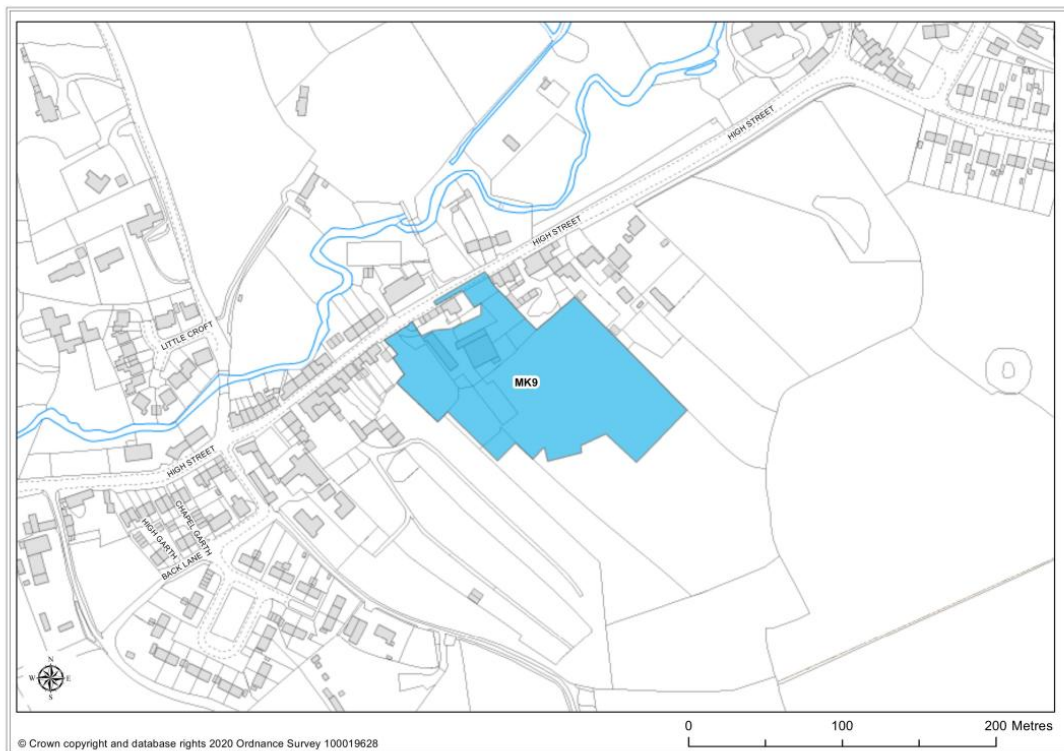
The development of this site should meet the following requirements:

1. The stone outbuilding in the north-east of the site is a non-designated heritage asset and is locally distinctive. Development of the site should minimise harm and where possible, seek to enhance the significance of this asset.
2. Retain the hedgerow planting along the northern, eastern and western site boundaries where possible.
3. Introduce a new native hedgerow and well-spaced new native tree planting along the site's southern boundary.
4. Provide vehicle, cycle and pedestrian access from Laverton Road through the adjacent draft housing allocation KM4: Land south of Richmond Garth.
5. Provide cycle and pedestrian access from Back Lane in order provide a convenient route to the recreational facilities on Back Lane, the wider public right of way network, and the village amenities and services beyond.
6. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Heritage statement

Table 10.57 KM5 Site Requirements

MK9: Land at High Mill Farm, High Street, Markington

Site Ref	MK9
Settlement	Markington



Picture 10.19

Site name	Land at High Mill Farm, High Street, Markington
Site status	Full permission granted for 25 dwellings -17/02938/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.4154
Potential yield	25
Related site	MK8: Land to the south of High Mill Farm, Markington
Site requirements	Site to be developed in accordance with planning permission 17/02938/FULMAJ

Site MK9

1. For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/02938/FULMAJ