

DM2: Employment Allocations

Policy DM2: Employment Allocations

The sites at table 10.80 and shown on the policies map are allocated for industrial/business development. 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	Site Size (ha)	Approximate Floorspace (1)
H16	Harrogate	Playing fields, Harrogate College	3.28	19,000m ²
H28	Harrogate	Land at Wetherby Road, Harrogate	6.85	39,000m ²
MB3	Melmerby	Land south of Barker Business Park, Melmerby	3.2	15,000m ²
MB6	Melmerby	Land to the north of Barker Business Park, Melmerby	5.16	22,000m ²
MB8	Melmerby	Land west of Barker Business Park, (larger site), Melmerby	12.14	52,000m ²
PN18	Pannal	Employment site south of Almsford Bridge, Pannal	12.7	77,500m ²

Table 10.58 Employment Allocations

1. This figure refers to the floorspace estimated to be developed on the site and is based on the B Use Class split identified on site. This figure could therefore be subject to change.

Commitments⁽⁴⁰⁾

Site Ref	Settlement	Site Name	Site Size (ha)	Approximate Floorspace
FX4	Flaxby	Strategic Employment site to the south of the A59, Flaxby Green Park	39.8	53,882m ²

Table 10.59 Employment Commitments: Employment allocations that have now gained planning permission.

- 10.5** This policy, alongside policy DM3: Mixed Use Allocations, makes allocations of land to deliver the amount of new employment land needed over the plan period, as identified under policy GS1. The allocations are specifically for employment development in uses classes B1: offices/research/light industry; B2: general industry; and B8: storage and distribution. The split of uses will be determined at the planning application stage.⁽⁴¹⁾
- 10.6** Uses that are genuinely ancillary to the principal employment use, such as small cafes or children's nurseries, that are needed to serve the needs of the employees will be supported.
- 10.7** 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).

40 Commitments refer to those sites that the council has granted permission for. This relates to sites that were promoted to the council for inclusion in the plan that would have been identified as allocations but that have subsequently got permission

41 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.

Further Information

Related planning policies

- Policy GS1: Providing New Homes and Jobs
- Policy DM1: Housing Allocations
- Policy DM3: Mixed Use Allocations

Designations/boundaries shown on the policies map

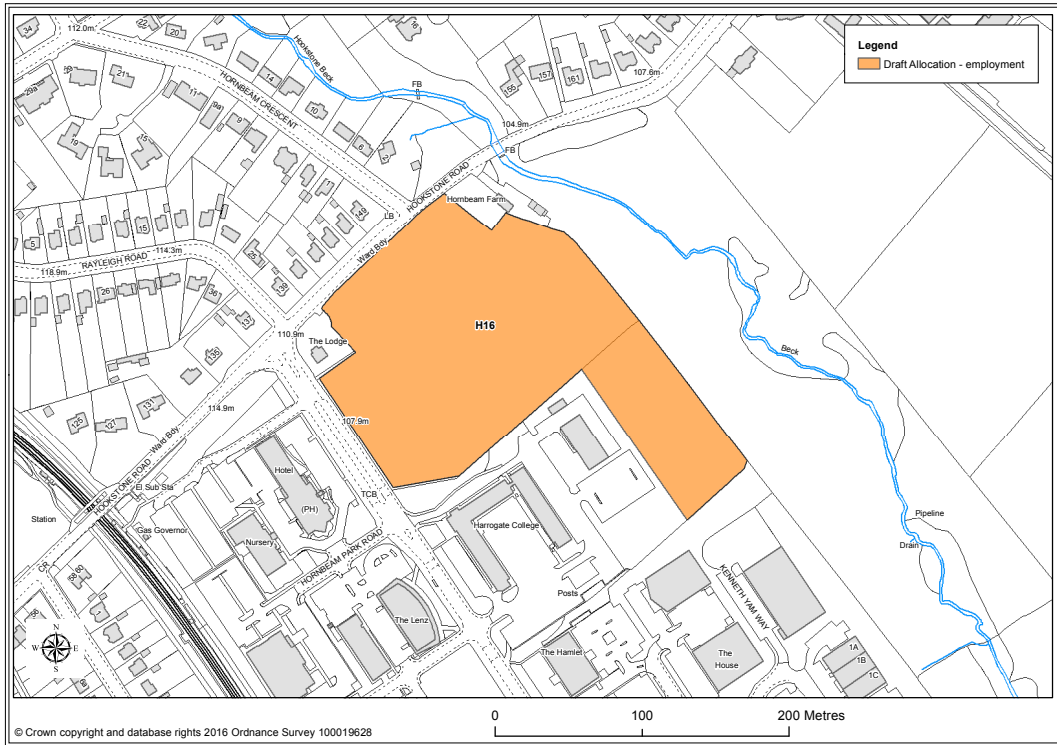
- Employment allocations
- Employment commitments (those shown in table 10.60 only)⁽⁴²⁾

42 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

H16: Playing fields, Harrogate College

Site Ref	H16
Settlement	Harrogate



Map 10.54 Site H16

Site name	Playing fields, Harrogate College
Existing use	Playing fields
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution), as appropriate.
Gross site area (ha)	3.28
Indicative yield	19,000m ²

Site H16

H16 Site Requirements

H16 Site Requirements

The development of this site should meet the following requirements:

1. The layout of the site should:

- Retain views across the site from Hookstone Road towards open countryside in order to allow an appreciation of the rural context of this part of the town.

- Retain space around the remaining undeveloped stretch of Hornbeam Park Avenue, which has been enhanced with the line of protected trees.

2. The scale of new buildings should vary in scale and provide a graduated transition from the larger buildings in Hornbeam Park to the domestic scale properties to the north-west.

3. Hornbeam Farm, immediately north of the site, and The Lodge, immediately west of the site, are non-designated heritage assets; development of the site should respect the setting of these assets in order to minimise harm, and where possible enhance their significance. This should include setting development away from the boundaries.

4. Development of the site should respect the setting of the Harrogate Conservation Area, adjacent to the north-western site boundary, in order to avoid harm, and seek to enhance the significance of this designated heritage asset.

5. Enhance the important Green Infrastructure corridor of the Hookstone Beck in the east of the site with a substantial buffer of new planting of native trees and shrubs, with development avoiding excessive light-spill onto this infrastructure corridor

6. Retain the trees and hedgerows that form site boundaries and enhance with additional planting of native species.

7. Retain trees within the site where possible. Any unavoidable loss should be compensated for by new planting of native species elsewhere within the site.

8. Provide vehicle, cycle and pedestrian access from Hornbeam Park Avenue and/or Hookstone Road. A secondary vehicle, cycle and pedestrian access may be required.

9. Provide additional cycle and pedestrian access, as necessary, to enable safe and convenient access to local facilities.

10. Replacement facilities should be provided if a need is identified in the Outdoor Sports Study 2013 or any subsequent study

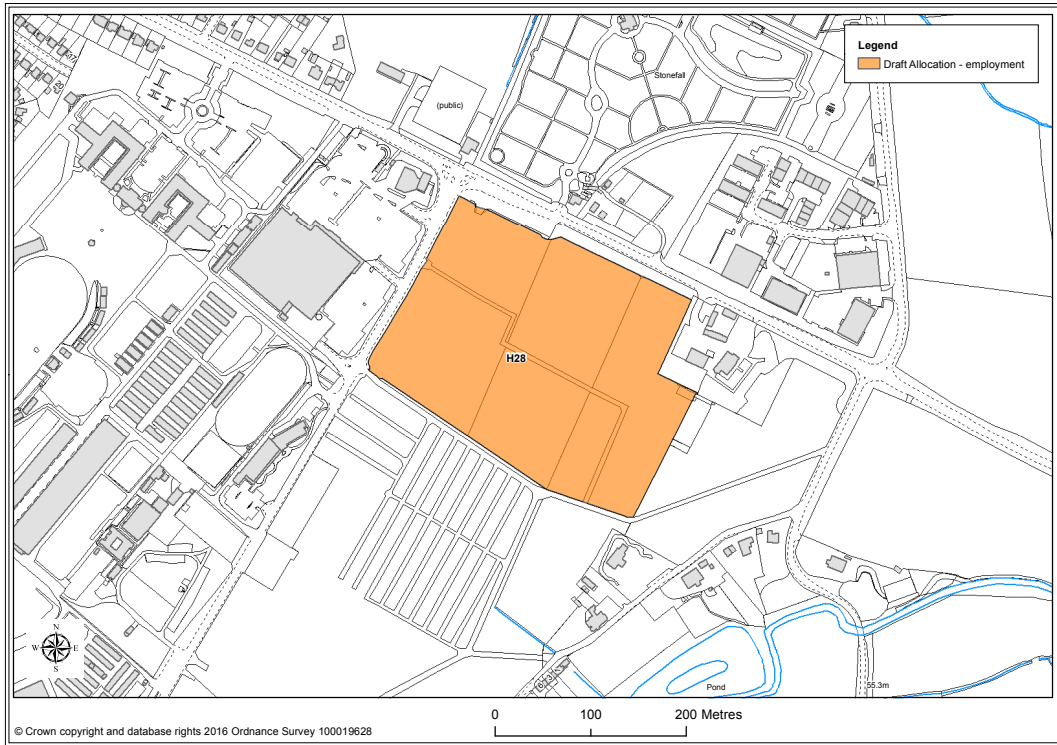
11. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:

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

Table 10.60 H16 Site Requirements

H28: Land at Wetherby Road, Harrogate

Site Ref	H28
Settlement	Harrogate



Site name	Land at Wetherby Road, Harrogate
Existing use	Agricultural
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	6.8495
Indicative yield	39,000m ²

Site H28

H28 Site Requirements

H28 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should conserve the setting of the Bilton Court site, which comprises Bilton Court house, Bilton Court stables, coach house and entrance (all grade II listed buildings) and also a pair of cottages (curtilage listed buildings). This should include new buildings of a scale, massing and position that:

- Does not impinge on distant views of Bilton Court, from Rudding Lane and Crimple Lane, to the east and south-east of the site.
- Does not impinge on closer views of the buildings as a group, including those from Wetherby Road, in order that no new buildings are visible in the gaps between the buildings of Bilton Court.
- Protects and enhances the setting of Bilton Court by providing an appropriate stand-off.

2. The development should include on-site Green Infrastructure provision that integrates the development with the surrounding countryside and aims to restore habitat links from the Crimple Valley towards the land north of Wetherby Road.

3. Retain the protected trees that front onto Wetherby Road, whilst recognising that some loss may be necessary if an access from Wetherby Road is required, as well as those that form a tree line running through the site.

4. Maximise the retention of the hedgerows and hedgerow trees that bound the site and enhance with additional planting of native species.

5. Provide vehicle, cycle and pedestrian access from Railway Road. Depending on the nature of the proposed development a second vehicle access may also be required however access from Wetherby Road would be likely to require third party land. Regardless of the need to provide a second vehicle access, Cycle and pedestrian access should be provided access from Wetherby Road.

6. Protect and enhance the recreational and amenity value of the Harrogate Ringway footpath that follows the Crimple Lane close to the site.

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

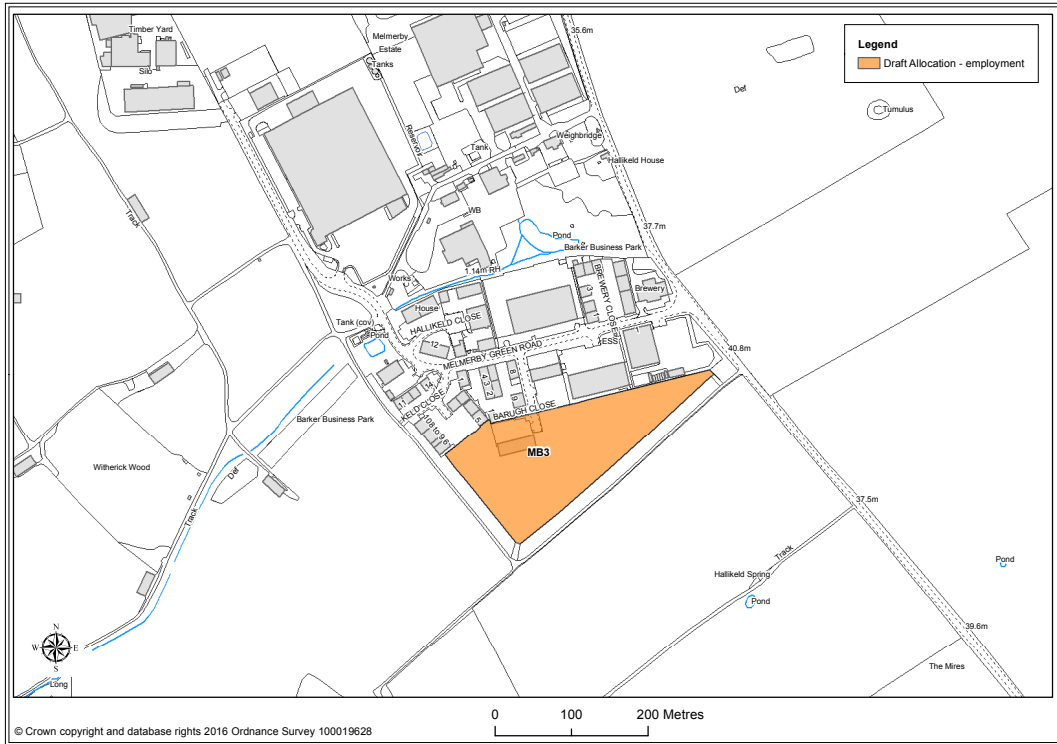
- Transport assessment
- Travel plan
- Site-specific flood risk assessment
- Landscape and visual impact assessment
- Preliminary ecological appraisal
- Heritage Assessment
- Visual representations of any proposed development in order that the impact on listed buildings can be assessed

Table 10.61 H28 Site Requirements

Melmerby

MB3: Land south of Barker Business Park, Melmerby

Site Ref	MB3
Settlement	Melmerby



Site name	Land south of Barker Business Park, Melmerby
Existing use	Agricultural
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	3.2
Indicative yield	15,000m ²

Site MB3

MB3 Site Requirements

MB3 Site Requirements

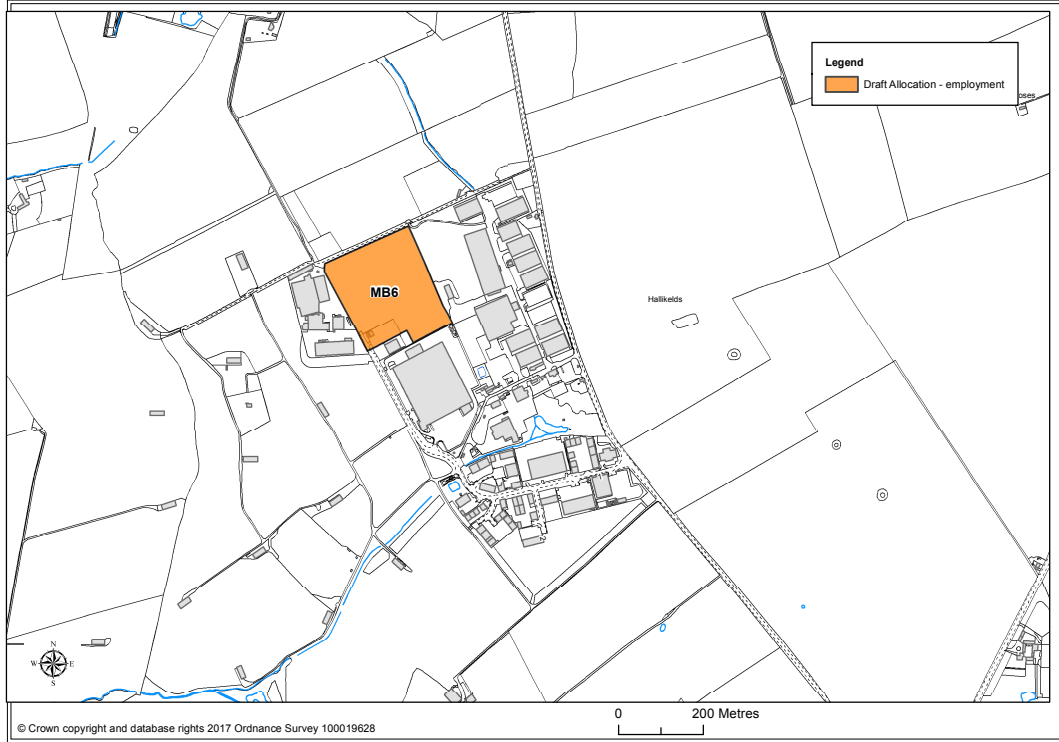
The development of this site should meet the following requirements:

1. The existing vegetation on the southern and western boundaries should be retained and provide sufficient space for planting to mature.
2. Provide vehicle, cycle and pedestrian access from Keld Close and Barugh Way.
3. Provide pedestrian links within the site and from the site to connect with existing development on the business park

Table 10.62 MB3 Site Requirements

MB6: Land to the north of Barker Business Park, Melmerby

Site Ref	MB6
Settlement	Melmerby



Site name	Land to the north of Barker Park
Existing use	Agricultural
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	5.1622
Net site area (ha)	2.22
Indicative yield	22,000m ²

Site MB6

MB6 Site Requirements

MB6 Site Requirements

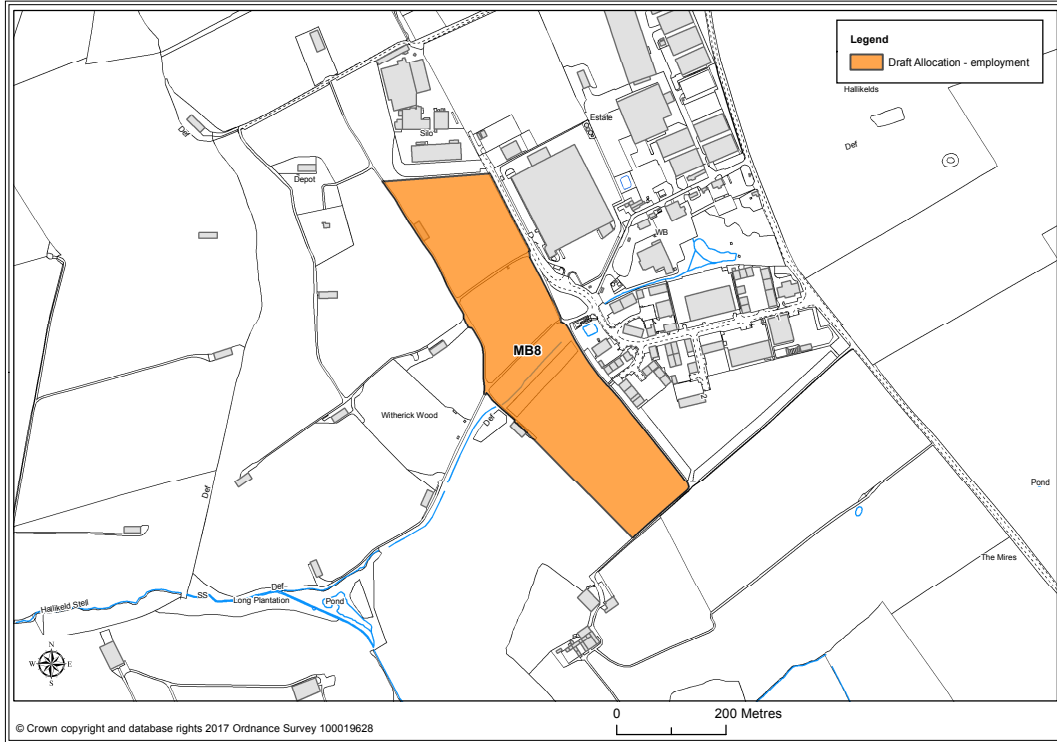
The development of this site should meet the following site-specific requirements:

1. Retain boundary trees and hedgerows and enhance this planting with new native tree and hedgerow planting, especially along the north-western site boundary adjacent to Witherwick Lane.
2. Introduce new native tree planting within the development, where appropriate, to soften the built form.
3. Provide vehicle, cycle and pedestrian access from Melmerby Green Lane via Melmerby Green Road.
4. Provide pedestrian links within the site and from the site to connect with existing development on the business park include potential pedestrian links from the business park to the village.

Table 10.63 MB6 Site Requirements

MB8: Land west of Barker Business Park, (larger site), Melmerby

Site Ref	MB8
Settlement	Melmerby



Map 10.58 Site MB8

Site name	Land west of Barker Business Park, (larger site), Melmerby
Existing use	Agricultural
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	12.1405
Net site area (ha)	5.2204
Indicative yield	52,000m ²

Site MB8

MB8 Site Requirements

MB8 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of the site should minimise visual impacts on the open countryside to the south-east and south-west, and in particular on the setting of the historic buildings associated with Barugh Farm to the south of site.
2. Retain and enhance trees and hedgerows on-site where possible. Any unavoidable loss should be compensated for by new planting of native species elsewhere within the site.
3. Introduce new native tree planting along the south-eastern and south-western site boundaries.
4. Retain the ditch/stell that runs across the centre of the site; enhance this feature with new native tree and shrub planting; investigate linking the ditch with a small on-site sustainable drainage (SuDS) wetland.
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 the operational use of the site or the amenity of neighbouring land uses.
6. Provide vehicle and pedestrian access from Melmerby Green Lane via Melmerby Green Road.
7. Provide pedestrian links within the site, from the site and from to connect with existing development on the business park. Investigate potential pedestrian links from the business park to the village.
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
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment
 - Agricultural land classification survey in accordance with Policy NE8
 - Archaeological assessment together with an evaluation of the potential impact upon the Historic Park and Garden at Norton Conyers.

Table 10.64 MB8 Site Requirements

Pannal

PN18: Employment site south of Almsford Bridge, Pannal

Site Ref	PN18
Settlement	Pannal



Picture 10.20

Site name	Employment site south of Almsford Bridge, Pannal
Existing use	Agricultural
Proposed use	Employment: use classes B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	12.7
Net site area (ha)	7.747
Indicative yield	77,500m ²
Related sites	PN20: Educational facilities at Pannal Primary School, Pannal

Site PN18

PN18 Site Requirements

PN18 Site Requirements

The development of this site should meet the following requirements:

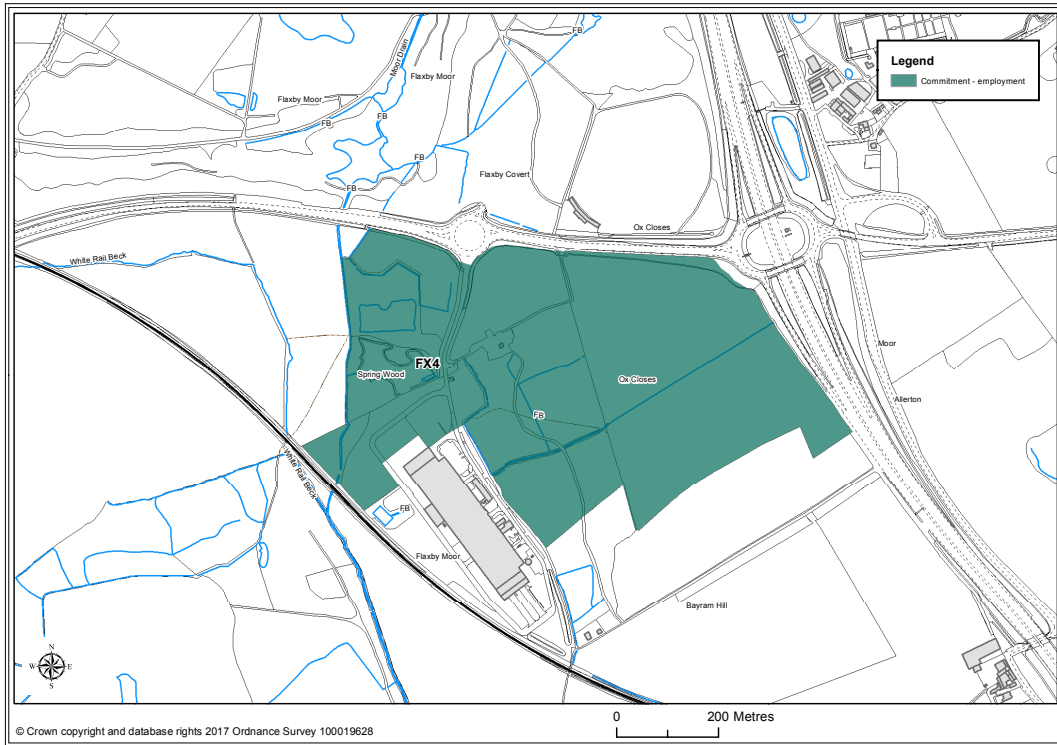
1. Crimple Valley Viaduct, to the north-east of the site, is a Grade 2* listed building. Development of the site should minimise harm to the setting of this designated heritage asset and seek to enhance its significance; this should include retaining key views of the viaduct from within the site and from beyond the site through the site.
2. Layout and design will incorporate robust screening and green infrastructure measures along the northern edge of the site to conserve the open corridor between Pannal and Harrogate.
3. Retain and enhance boundary trees and hedgerows on the north-eastern, south-eastern and southern site boundaries; this should include greater levels of new planting along the south-eastern site boundary adjacent to the railway line in order to enhance this Green Infrastructure corridor.
4. Retain the boundary trees and hedgerows on the western site boundary where possible. Any unavoidable loss (such as to secure access to the site) should be compensated for with new native species elsewhere on the site.
5. Introduce new native tree planting amongst built development in order to filter views and mitigate against excessive built form massing.
6. Provide vehicle, cycle and pedestrian access from Leeds Road; the location and design of this access will need to be agreed in discussion with the highway authority, North Yorkshire County Council. Footway improvements will be required.
7. Provide pedestrian and cycle links within the site and from the site in order to provide convenient routes to the public rights of way network, public transport provision and village services and facilities.
8. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that crosses the site.
- 9.. 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 10.65 PN18 Site Requirements

Commitments - employment

FX4: Employment site to the south of the A59, Flaxby Green Park

Site Ref	FX4
Settlement	Flaxby



Site name	Employment site to the south of the A59, Flaxby Green Park
Site status	Outline permission granted for 53,882m ² for 'B' category employment use - 16/05647/EIAMAJ ⁽⁴³⁾
Existing use	Agricultural
Proposed use	Employment: B1 (offices/research/light industry), B2 (general industry) and/or B8 (storage and distribution)
Gross site area (ha)	39.8
Indicative yield	53,882m ² of employment use falling within the 'B' category of the Use Classes Order (B1a Offices, B1b Research and Development and B1c Light Industrial uses). Ancillary uses are also proposed for up to 2,787sqm of potential provision of facilities such as a gym and/or creche (D2) and small scale retail and cafes (A1 and A3) are included in the outline permission.

Site FX4

43 For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 16/05647/EIAMAJ

FX4 Site Requirements

FX4 Site Requirements

The development of this site should meet the following requirements:

1. The design and layout of development should avoid new built development on the highest parts of the site, towards Bayram Hill south of the site, in order to avoid the development having an undue prominence in the landscape.
2. To the north-east of the site and set within the Allerton Park Grade 2 registered park and garden are Allerton Park, a Grade 1 listed building, and Temple of Victory, a Grade 2* listed building. Development of the site should minimise harm to these designated heritage assets and seek to enhance their significance; this should include:
 - Having due regard to the intervisibility with the Allerton Park park and garden
 - Incorporating landscaping, green linkages, varied building heights and varied built form density in order to provide relief across the site and prevent extensive dense built form.
 - Careful design that demonstrates due regard for the rural landscape and avoids the appearance of uncharacteristic built forms in the landscape.
3. Flaxby Covert is a significant area of woodland and is important in the landscape, which should be retained and enhanced with new native tree planting.
4. The design and layout of development should include new native tree planting within the developed area in order to reflect the wooded character of the wider area, assimilate development into the landscape, and enhance habitat connectivity.
5. Provide vehicle, cycle and pedestrian access from the existing roundabout on the A59; footway improvements may be required.
6. Provide convenient pedestrian and cycle links within the site and from the site to connect with neighbouring employment development.
7. The design and layout of development should protect the recreational and amenity value of the public bridleway that crosses the site.
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
 - Environmental impact assessment
 - Landscape and visual impact assessment
 - Site-specific flood risk assessment
 - Heritage statement

Table 10.66 FX4 Site Requirements

DM3: Mixed Use Allocations

Policy DM3: Mixed Use Allocations

The sites shown at table 10.89 and on the policies map are allocated for a mix of housing and industrial/business 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	Number of dwellings / approximate employment floorspace
H37	Harrogate	Land at Station Parade, Harrogate	To be determined
H51	Harrogate	Land east of Lady Lane, Harrogate	690 / 3.28 ha (gross)
H63	Harrogate	Dragon Road car park, Harrogate	To be determined
K17	Knaresborough	Former Cattle Market, Knaresborough	To be determined
R25	Ripon	Claro Barracks, Ripon	836 / 2 ha (gross)

Table 10.67 Mixed Use Allocations

Commitments⁽⁴⁴⁾

Site Ref	Settlement	Site name	Number of dwellings / approximate employment floorspace
M11	Masham	Land at Westholme Road Masham	60 / 750 sq m
K31	Knaresborough	Land at Manse Farm, Knaresborough	600 / 2.5 ha
H88	Harrogate	Land at Beckwith Head, Harrogate	5,200 sq m (B Use Class)
PN15	Pannal	Land at Dunlopillo, Pannal	128 / 8,600 sq m

Table 10.68 Mixed Use Commitments: Mixed use allocation sites that have now gained planning permission

- 10.8** This policy makes allocations of land, that together with policies DM1: Housing Allocations and DM2: Employment Allocations, will deliver the amount of new homes and jobs needed over the plan period, as identified under policy GS1: Providing New Homes and Jobs.
- 10.9** Qualifying sites will be expected to include affordable homes, starter homes and self-build plots. 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, as well as uses that are genuinely ancillary to the principal employment use. An indicative housing 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. The employment element is specifically for use classes B1: offices/research/light industry; B2: general industry; and B8: storage and distribution. The split of uses will be determined at the planning application stage.

44 Commitments refer to those sites that the council has granted permission for. This relates to sites that were promoted to the council for inclusion in the plan that would have been identified as allocations but that have subsequently got permission

- 10.10** 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 DM1: Housing Allocations
- Policy DM2: Mixed Use Allocations

Designations/boundaries shown on the policies map

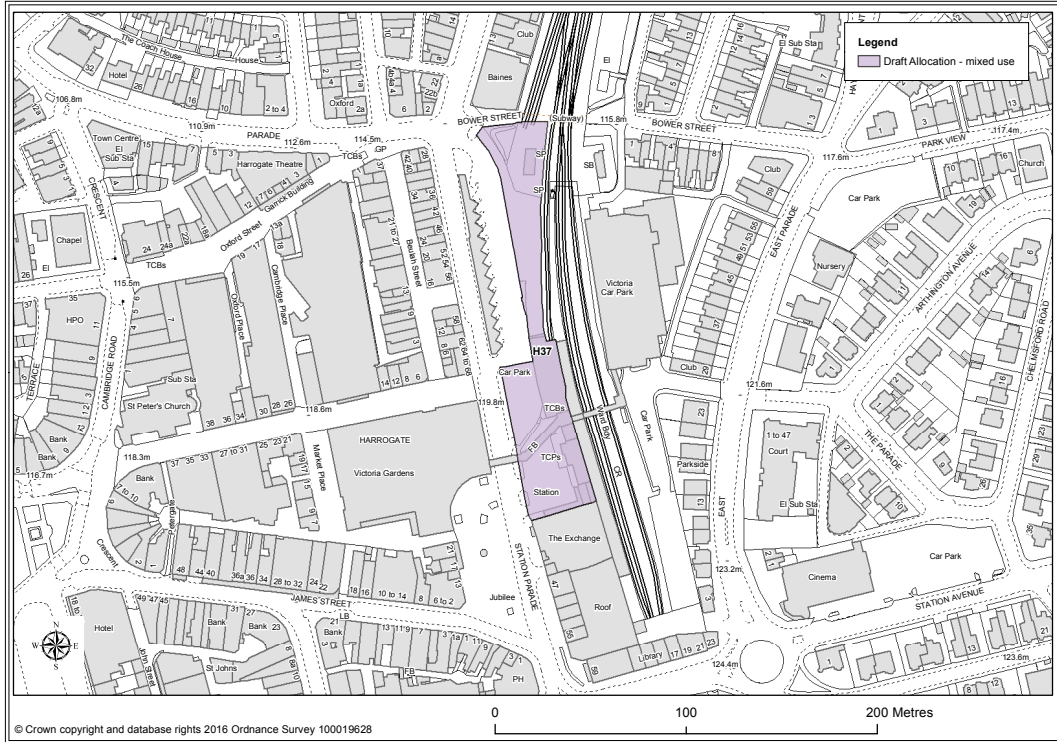
- Mixed use allocations.
- Mixed use commitments (those shown in table 10.69 only).⁽⁴⁵⁾

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

Harrogate

H37: Land at Station Parade, Harrogate

Site Ref	H37
Settlement	Harrogate



Map 10.60 Site H37

Site name	Land at Station Parade, Harrogate
Existing use	Employment
Proposed use	A mix of offices, residential and retail
Gross site area (ha)	0.4797
Net site area (ha)	0.48
Indicative yield	To be determined following preparation of the Harrogate Gateway Masterplan

Site H37

H37 Site Requirements

H37 Site Requirements

The development of this site should meet the following requirements:

1. Master planning of this key development site will take place as part of the wider Harrogate Gateway Master Plan, which is being prepared in partnership with landowners and key stakeholders. Any proposals which come forward separately for the development of this site should not prejudice the comprehensive re-development of the area covered by the brief and the achievement of the wider master plan.

2. The site is within the Harrogate Conservation Area. Development of the site should minimise harm to this designated heritage asset, and seek to enhance its significance. The public realm in this location, and in the immediate surroundings of the site, is poor and opportunities should be taken through site development to contribute to significant improvements and the creation of a landmark scheme. The area is included as an

Environmental Improvement Area in the Harrogate Town Centre Strategy and Master Plan SPD and a Development Brief for the majority of the site was prepared in 2005.

3. There are a number of Grade 2 Listed Buildings within the vicinity of the site including Harrogate Theatre, 63-81(odd numbers) Station Parade, Church of St. Peter, 1-12 Cambridge Crescent and 1-10 Prospect Terrace. Development of the site should minimise harm to these designated heritage assets, including their setting, and seek to enhance their significance. Harrogate Theatre and the Church are key landmarks in the town due to their height and development should not detract from the role these buildings play in the town.

4. A creative approach will be required to enable any new development to relate to the traditional forms and styles in the town centre and also the modern buildings along Station Parade, and in the vicinity of the site:

- building heights can vary across the site but should relate to the Victoria Gardens Centre along the A61 road boundary.

- taller elements of any scheme can be accommodated elsewhere on site where focal features are appropriate, but must respect and form a satisfactory composition with each other, any retained buildings and the Victoria car park.

5. Development should include features which form a visual stop at the end of the following vistas: towards the site from Cambridge Street and Cheltenham Parade from Station Square, James Street and views from Albert Street to the southwest corner of the site, and from the east to the southern end of the site.

6. The semi mature sycamore trees and shrubs in the north east of the site are important for feeding and nesting birds and should be retained where at all possible. Any unavoidable loss should be compensated for with new planting of native species elsewhere within the site.

7. Opportunities for the creation of private amenity open space for residents and public amenity open space should be explored. Private and public amenity space should be included within the site

8. The biodiversity of the Green Infrastructure corridor along the railway line which links the Bilton Triangle in the north, to the Stray and Hornbeam Park in the south, should be enhanced. Provision should be made for nesting swifts in taller buildings.

9. Provide improved pedestrian and cycle links within the site and from the site to connect with the town centre. In particular, pedestrian connections to and around the bus station, links to Oxford Street and Cambridge Street and a new direct pedestrian link from the Victoria car park to the town centre.

10. proposals should avoid loss of daylight to surrounding residential buildings through appropriate massing and design of buildings.

11. 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 including air quality assessment
- Parking Assessment and Strategy
- Heritage statement
- Wind Analysis Assessment

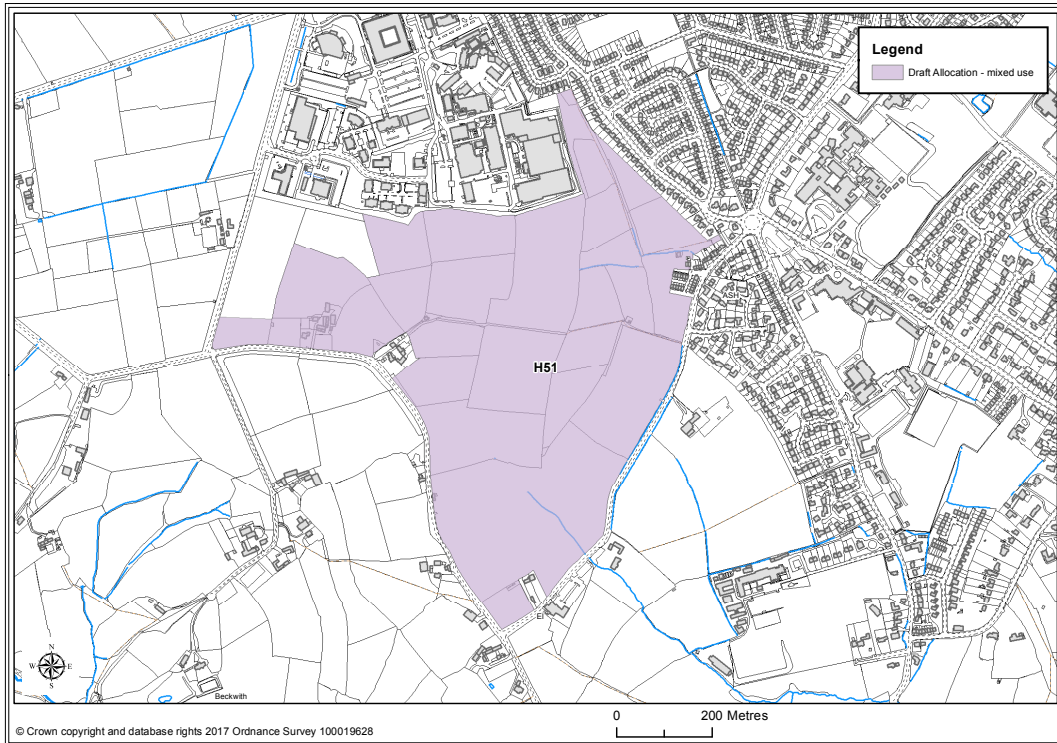
H37 Site Requirements

- Contaminated Land Survey
- Noise Assessment

Table 10.69 H37 Site Requirements

H51: Land east of Lady Lane, Harrogate

Site Ref	H51
Settlement	Harrogate



Map 10.61 Site H51

Site name	Land east of Lady Lane, Harrogate
Existing use	Agricultural
Proposed use	Residential and employment
Gross site area (ha)	41.8 (residential), 3.28 (employment)
Indicative yield	690 (residential)
Related Sites	H36 Former Police Training Centre, Yew Tree Lane; H70: Land east of Whinney Lane and H88 Land at Beckwith Head Road, Harrogate

Site H51

H51 Site Requirements

H51 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, H36 Former Police Training Centre Yew Tree Lane, H70 Land east of Whinney Lane and H49 Windmill Farm, Otley Road. 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 primary 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. Jackland House Farm is a non-designated heritage asset within the site; development of the site should minimise harm and where possible enhance the significance of this asset. This should include retaining and sensitively converting the farm buildings and protecting their setting.

3. Building heights and location need to be such that they protect outlook/privacy of dwellings backing onto the site

4.. Lund House Farm and barn are both nearby Grade 2 listed buildings; development of the site should minimise harm and seek opportunities to enhance the significance of these designated heritage assets; this should include keeping a significant buffer of land around these buildings free from built development.

5. The cottages off Whinney Lane, Ash View terraces and the farms of Castle Hill, Syke House and Blue Coats, Ash View, Harlow View, Crag View & 24-34 Whinney Lane are nearby non-designated heritage assets; the development of the site should respect these assets.

6.. Create green buffers along on-site watercourses in order to enhance these Green Infrastructure corridors; this should include the planting of new native tree, shrub and wildflower species.

7. Create a green corridor link between the north-east and the south-west of the site; this should include the restoration of species-rich grassland and the planting of new native tree, shrub and wildflower species.

8. Retain the trees, hedgerows and ditches on-site, including protected trees and hedgerows.

9. Enhance and reinforce existing field boundaries with new planting of native hedgerow and tree species.

10. Provide vehicle, cycle and pedestrian access from Lady Lane. Significant pedestrian improvements may be required on Lady Lane and Whinney Lane.

11. Provide pedestrian and cycle links within the site and from the site to connect with the nearby areas in order to provide convenient routes to residential and employment areas, including those planned on sites H36 Former Police Training Centre, Yew Tree Lane and H70: Land east of Whinney Lane.

12. The design and layout of the site should protect the recreational and amenity value of the public rights of way that cross 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
- Full ecological assessment
- Heritage statement

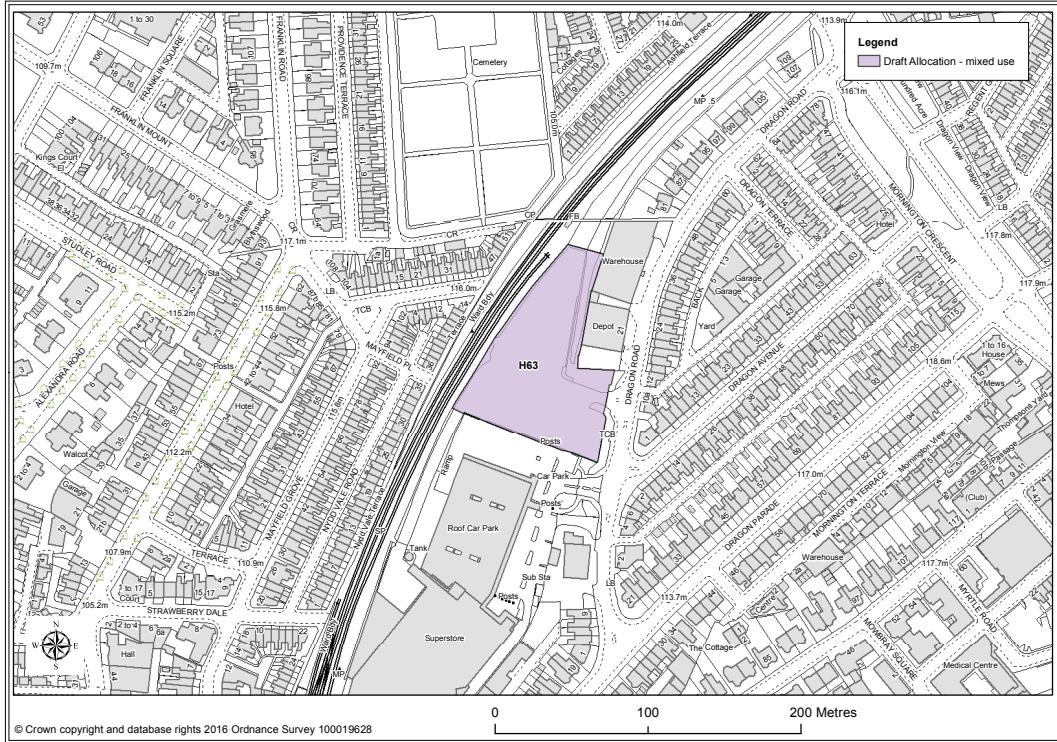
H51 Site Requirements

- Landscape and visual impact assessment
- Agricultural land classification survey in accordance with Policy NE8

Table 10.70 H51 Site Requirements

H63: Dragon Road car park, Harrogate

Site Ref	H63
Settlement	Harrogate



Map 10.62

Site name	Dragon Road car park, Harrogate
Existing use	Car park
Proposed use	Employment and residential
Gross site area (ha)	0.7971
Net site area (ha)	0.72
Indicative yield	To be determined dependent on final mix

Site H63

H63 Site Requirements

H63 Site Requirements

The development of this site should meet the following requirements:

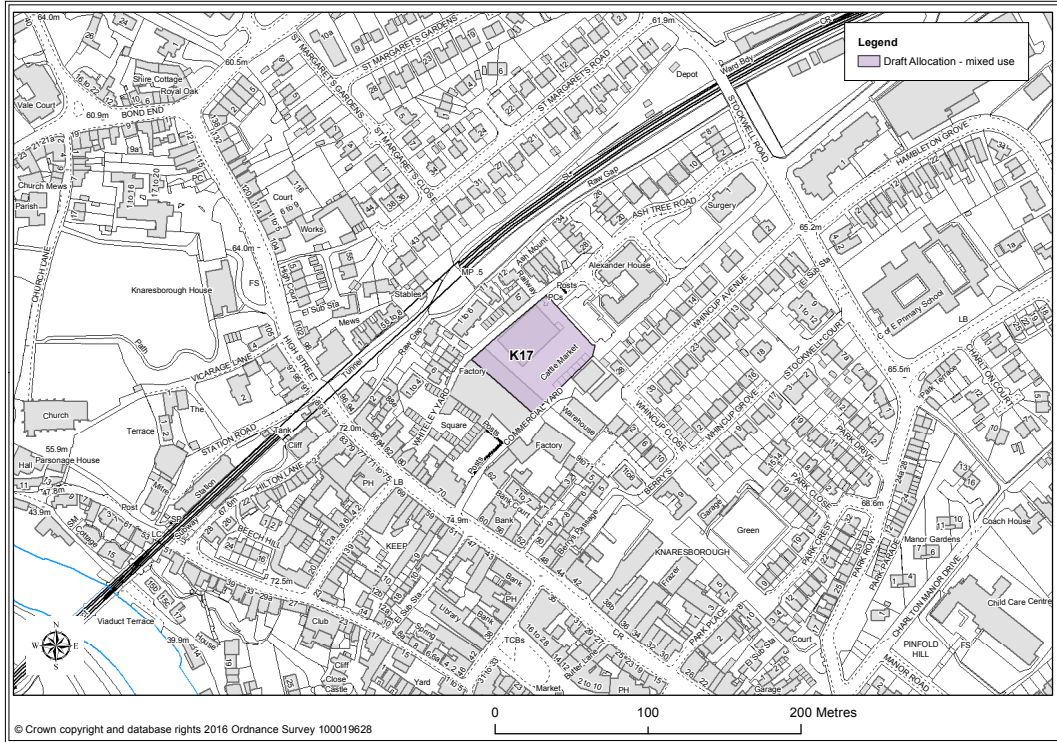
1. The site lies within the Harrogate Conservation Area. The development of the site should minimise harm to this designated heritage asset and seek to enhance its significance; this should include respecting the design of buildings within the conservation area beyond the immediate supermarket and commercial units.
2. Seek to retain existing on-site vegetation; the green corridor of the railway embankment is particularly important and should be enhanced.
3. Provide vehicle, cycle and pedestrian access from Dragon Road.
4. Sustrans long-distance cycle route 67 from Loughborough to Northallerton passes through the site; locally this route forms part of the Harrogate to Ripley cycleway. Development of the site should retain and enhance, a safe and convenient cycle route through the site that links with the off-site sections of route 67 and the Harrogate to Ripley cycleway.
5. Protect and enhance the recreational and amenity value of the public footpath to the north of the site that crosses the railway on a footbridge.
6. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Travel plan
 - Outline drainage strategy
 - Preliminary ecological appraisal
 - Heritage statement

Table 10.71 H63 Site Requirements

Knaresborough

K17: Former Cattle Market, Knaresborough

Site Ref	K17
Settlement	Knaresborough



Map 10.63 Site K17

Site name	Former Cattle Market, Knaresborough
Existing use	Employment
Proposed use	Commercial and residential
Gross site area (ha)	0.32
Net site area (ha)	0.32
Indicative yield	To be determined dependent on final mix

Site K17

K17 Site Requirements

K17 Site Requirements

The development of this site should meet the following requirements:

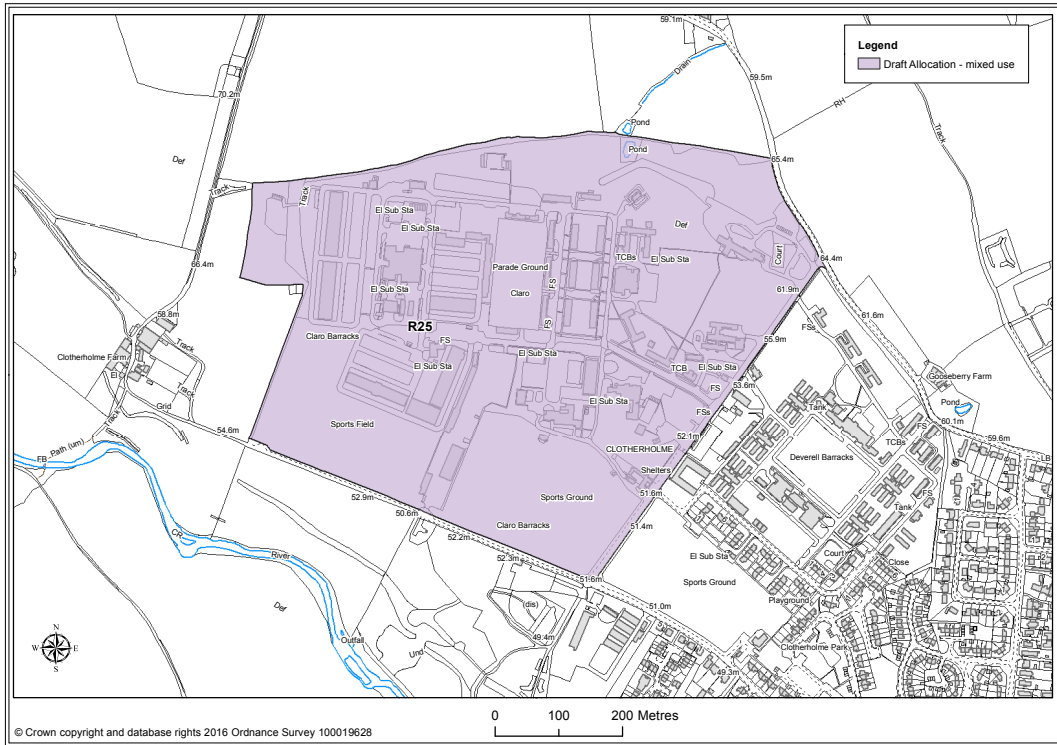
1. Development of the site should retain the stone wall that surrounds the site and the traditional stone built barns that are found on the site; these stone barns should be sensitively converted.
2. Development of the site should respect the setting of the nearby conservation area and listed buildings; minimise harm to these designated heritage assets and seek to enhance their significance.
3. The development of the site should include appropriate mitigation for the loss of habitats; this could include, for example, the on-site provision of integrated bat and swift boxes.
4. Provide vehicle, cycle and pedestrian access from Ash Tree Road whilst retaining pedestrian and cycle access through the site from High Street.
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
 - Landscape appraisal
 - Heritage statement
 - Preliminary ecological assessment

Table 10.72 K17 Site Requirements

Ripon

R25: Claro Barracks, Ripon

Site Ref	R25
Settlement	Ripon



Map 10.64 Site R25

Site name	Claro Barracks, Ripon
Existing use	Employment
Proposed use	Residential and employment
Gross site area (ha)	43.5
Net site area (ha)	22.95 (residential), 2.0 (employment)
Indicative yield	836 (residential)
Related site	R24: Deverell Barracks; R27: Laver Banks, Clotherholme Road.

Site R25

R25 Site Requirements

R25 Site Requirements

The development of this site should meet the following requirements.

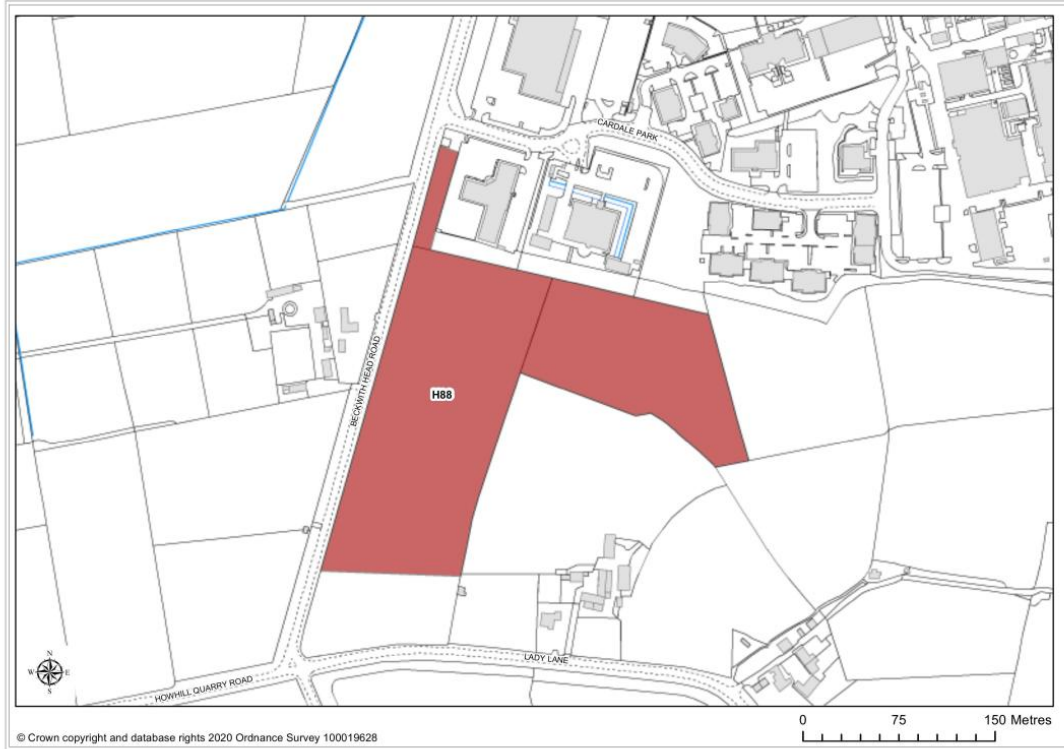
1. A comprehensive masterplan should be prepared for this site in combination with sites R24: Deverall Barracks and R27: Laver Banks.
2. The design and layout of development close to the site edges should recognise the urban fringe location and incorporate measures to aid the transition to countryside
3. Development of the site should provide new on-site green infrastructure provision to enhance the wider corridor of the River Laver.
4. Retain existing boundary trees and hedgerows, and enhance with new planting of native species.
5. Maximise the retention of mature trees within the site; where the loss of mature trees is unavoidable, replacement planting of native species should be provided.
6. Provide vehicle, cycle and pedestrian access from Clothierholme Road.
7. Provide pedestrian and cycle links within the site, and from the site, in order to provide convenient routes to residential and employment areas and facilities, including those planned on site R24 Deverall Barracks.
8. The design and layout of the site should protect and enhance the recreational and amenity value of the public bridleway that follows Green Lane, to the west and north-west of the site.
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
 - Agricultural land classification survey in accordance with Policy NE8

Table 10.73 R25 Site Requirements

Commitments - mixed use

H88: Land at Beckwith Head Road, Harrogate

Site Ref	H88
Settlement	Harrogate



Map 10.65 Site H88

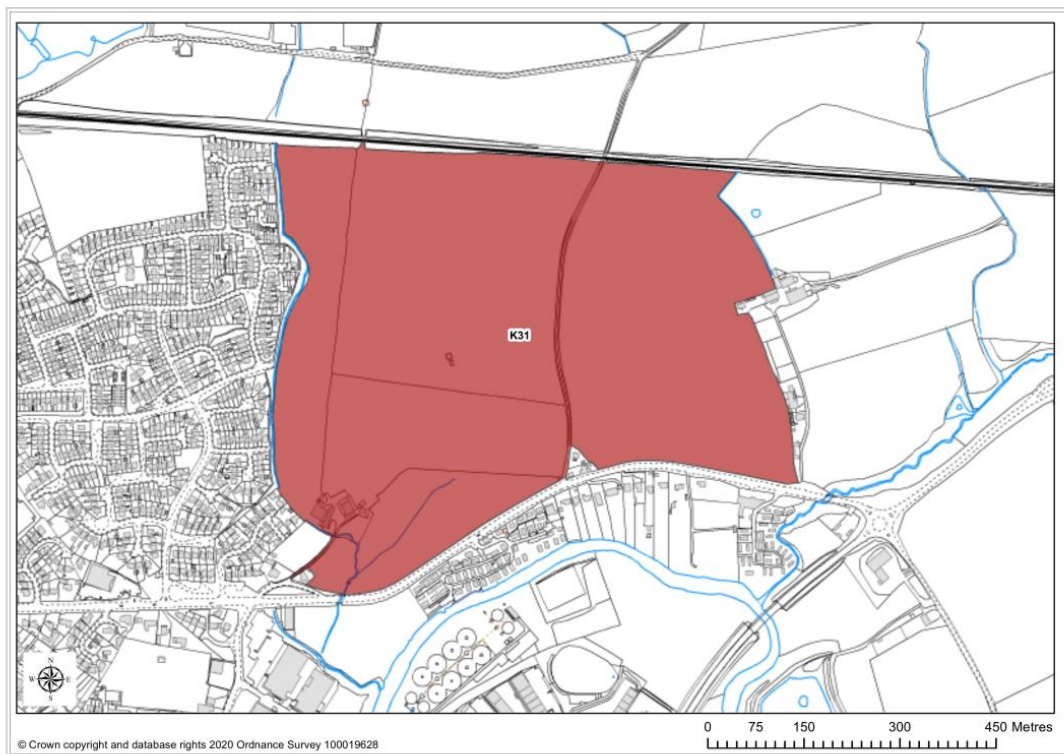
Site name	Land at Beckwith Head Road, Harrogate
Site status	Outline permission granted for office (B1a), light industrial (B1c), storage (B8), nursing home and close care (C2) development - 17/000941/OUTMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Mixed Use
Gross site area (ha)	4.22
Indicative yield	Provide up to 52,000 sq m of B Use floorspace
Related Site	H51: Land East of Lady Lane

Table 10.74 Site H88

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/000941/OUTMAJ

K31: Manse Farm, Knaresborough

Site Ref	K31
Settlement	Knaresborough



Map 10.66 Site K31

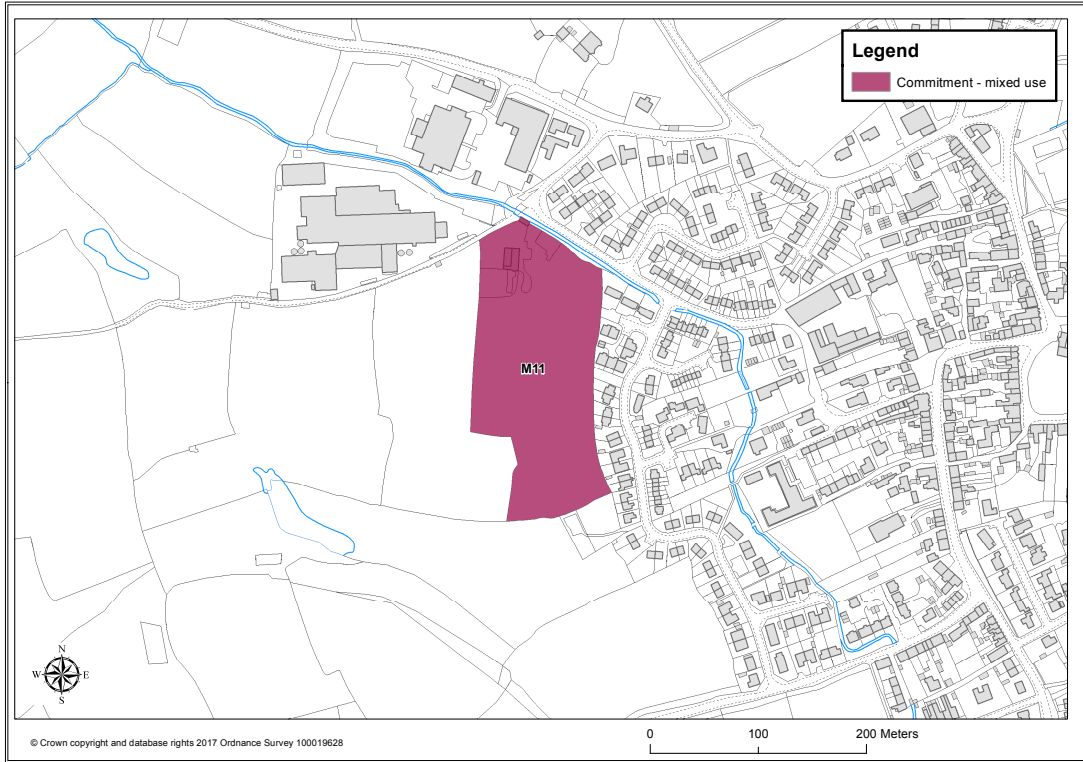
Site name	Land at Manse Farm, Knaresborough
Site status	Outline permission granted for mixed use development 15/05229/REMMAJ, Reserved matters permission granted for 600 dwellings 17/05491/REMMAJ, Reserved matters permission granted for employment Phase 1 (B1 units) 15/05229/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Mixed use
Gross site area (ha)	41.52
Indicative yield	600 dwellings, 2.5 ha employment land, neighbourhood centre, open space and primary school
Related site	K25: Land at Highfield Farm, Knaresborough

Table 10.75 Site K31

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 15/05229/REMMAJ

M11: Land at Westholme Road, Masham

Site Ref	M11
Settlement	Masham



Map 10.67 Site M11

Site name	Land at Westholme Road, Masham
Site status	Outline permission granted for 60 dwellings 17/01057/OUTMAJ construction of commercial units (Use Class B1/B2/ B8/D2) and informal public open space. (46)
Existing use	Agricultural
Proposed use	Mixed use
Gross site area (ha)	2.6610
Net site area (ha)	2.00
Indicative yield	60 dwellings, commercial units (Use Class B1/B2/B8/D2), informal public open space.
Related site	M8: Land North of Swinton Road, Masham

Site M11

M11 Site Requirements

M11 Site Requirements

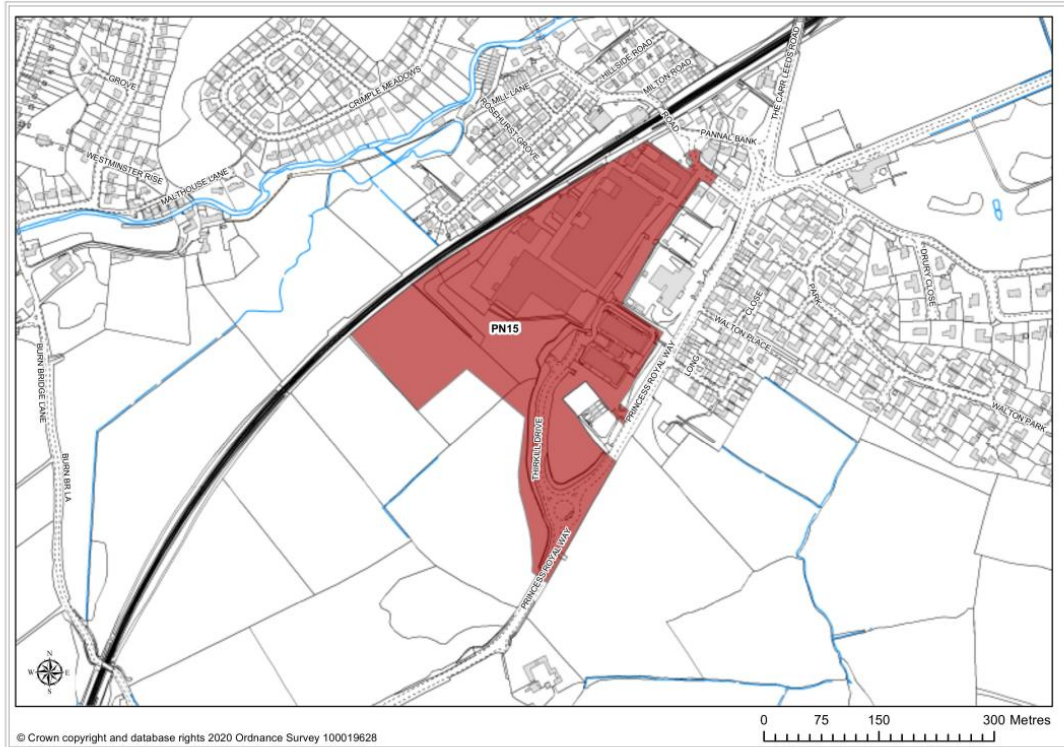
The development of this site should meet the following requirements;

1. 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.
2. Provide an 8m easement buffer along Swinney Beck. This 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. 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. Swinney Beck Bridge, to the north of the site, is a non-designated heritage asset; development of the site should minimise harm to, and where possible, enhance the significance of this asset.
5. Introduce native tree planting along the north-western site boundary, south of the beck, in order to enhance this Green Infrastructure corridor.
6. Retain the boundary trees and hedgerows along the north-eastern site boundary where possible. Any unavoidable loss (such as to secure access to the site) should be compensated for with new native species elsewhere on the site.
7. Retain the hedgerows and trees, including protected trees, on the other site boundaries; enhance the planting along the boundaries in the west of the site with new native hedgerow and well-spaced native tree planting.
8. Retain the trees, including protected trees, within the site and introduce new native tree planting within the site to in order to filter views and mitigate against excessive built form massing.
9. The site will be served by two separate accesses. The commercial units would be served by the existing access on the corner of Westholme Road, which passes over Swinney Beck Bridge. The residential element would be served from an existing cul-de-sac on The Oaks. Pedestrian access would also be available to the play area to the south.
10. Provide pedestrian and cycle links within the site and from the site to provide convenient routes to nearby residential areas and local facilities and services; this should include routes to development planned on the adjacent site M8: Land north of Swinton Road and the nearby children's play area.
11. The design and layout of development should protect and enhance the recreational and amenity value of the public footpath that follows Foxholme 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

Table 10.76 M11 Site Requirements

PN15 : Land at Dunlopillo, Pannal

Site Ref	PN15
Settlement	Pannal



Map 10.68 Site PN15

Site Name	Land at Dunlopillo, Pannal
Site Status	Full permission granted for 128 dwellings (17/02123/REMAJ), construction of care home (14/04981/REMAJ) and commercial area comprising office and retail floorspace (17/02184/REMAJ) ⁽¹⁾
Existing use	Employment
Proposed use	Mixed use
Gross site area (ha)	10.32
Indicative yield	128 dwellings, commercial/retail units and care home

1. For further information please visit <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/02123/REMAJ

DM4: Green Hammerton/Cattal Broad Location for Growth

Policy DM4: Green Hammerton/Cattal Broad Location for Growth

Land in the Green Hammerton/Cattal area has been identified as a broad location for growth during the plan period and beyond. The boundary, nature and form of a new settlement within this broad location will be established in a separate New Settlement Development Plan Document (DPD).

The DPD will be produced in consultation with key stakeholders and the local community and will include a concept plan and place making parameters, which will be incorporated into any future planning applications, together with a phasing and implementation strategy, which will set out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure.

The DPD will address the following principles and requirements in the design, development and delivery of the new settlement:

- A. At least 3,000 dwellings providing an appropriate mix of house types, sizes and tenures that achieves a balanced and inclusive community.
- B. Provision of about five hectares of employment land to provide a mix of employment uses.
- C. The relocation of the existing horticultural nursery as appropriate.
- D. The provision of on site education, health, retail, community and other services and facilities and a local centre(s) of a suitable scale to meet residents day to day needs.
- E. The new settlement will be an exemplar of sustainable design and resource efficiency. It will incorporate high design and layout standards. These should draw on local character, topography of the area and assets such as trees, hedgerows and streams and important features and characteristics of the area should be recognised and incorporated into the development design, ensuring protection and enhancement where necessary.
- F. The provision of supporting transport infrastructure including managing the impact of traffic on the strategic and local road network, provision of appropriate public transport (services and infrastructure) serving the new settlement including the enhancement and improvement of Cattal and Hammerton rail stations and a comprehensive network of walking and cycling routes linking residential areas to public transport and local centres, schools and employment areas and providing good connectivity with adjoining areas.
- G. The provision of biodiversity enhancements and appropriate landscaping measures to provide a high quality landscaped setting.
- H. The creation of a connected network of green infrastructure, open spaces and informal and formal recreational facilities that respects and enhances the landscape qualities of the area and maximises opportunities to create and strengthen green infrastructure.
- I. An assessment of the potential impact of development on heritage assets within the area and an evaluation of the known and potential archaeological significance of the area. The findings of these should inform the final layout of the development which should seek to avoid any unacceptable adverse impacts.

- J. Appropriate measures to mitigate flood risk including the use of sustainable urban drainage systems.
- K. The phasing of development to ensure the provision of essential supporting infrastructure and facilities is provided ahead of or in tandem with the development it supports to address the impacts of the new settlement.

Justification

- 10.11** A broad location for the delivery of strategic growth during the plan period has been identified in the Green Hammerton/Cattal area.⁽⁴⁷⁾ The broad location is shown on the key diagram. Within this area, a new settlement of at least 3,000 homes and associated uses including employment, education, community, retail, health, leisure and green spaces will be developed. A substantial part of the land within the broad location is being actively promoted for development.
- 10.12** The broad location for growth has been selected based on the evidence gathered and assessments undertaken. It has been considered against a number of alternative options and shown to be the most appropriate option with the suitability of the area for strategic development tested through the Local Plan Sustainability Appraisal, alongside other reasonable alternatives.
- 10.13** The land within the broad location is primarily greenfield and in agricultural use. There are some commercial uses within the area including a large scale horticultural nursery as well as existing residential properties. There are no significant physical constraints associated with the land. The area is within a Minerals Safeguarding Area and in line with the North Yorkshire Minerals and Waste Joint Local Plan⁽⁴⁸⁾, a Minerals Resource Assessment will be required to be undertaken to assess if the land contains a mineral resource that would require extraction prior to development. There is a risk of flooding, both watercourse and surface water, affecting some areas within the broad location, which will require further assessment in a site specific Flood Risk Assessment.
- 10.14** The council's aims and objectives for the new settlement are set out below. These will be refined and developed through the preparation of a New Settlement Development Plan Document (DPD) in consultation with key stakeholders and the local community:
- Provide for long term growth, meeting a wide range of housing needs;
 - Create a well planned community with a mix of uses including recreation and greenspace;
 - Ensure that all key facilities are planned in convenient and accessible locations;
 - Place green infrastructure at the heart and throughout the development;
 - Create a strong sense of place that provides a new focus for growth within the plan period and beyond;
 - Plan positively for walking and cycling;
 - Provide support for/enhance existing public transport provision; and
 - Create a place that is attractive to live (and work) in.
- 10.15** The council's intention is that the DPD will provide more detailed policy guidance on the design, development and delivery of the new settlement.
- 10.16** It is anticipated that the DPD will address the following matters:
- Site boundary

47 For further information please see the New Settlement Background Paper available from the evidence base page of the council's website at www.harrogate.gov.uk/evidencebase

48 See Policy S02 of the North Yorkshire Minerals and Waste Joint Local Plan (Publication, November 2016)

- The 'vision' and aims/objectives for the new settlement
- Quantum and mix of uses
- Concept plan
- Design code requirements for future applications
- Highways and access arrangements
- Public transport, pedestrian and cycle facilities/linkages
- Housing types and tenures including affordable housing
- Key infrastructure requirements
- Delivery partners, phasing and implementation

- 10.17** It is expected that at least 1,000 dwellings will be delivered by 2034/35. If the anticipated lead in time to construction can be accelerated and forecast build out rates improved, the expected number of dwellings to be delivered during the plan period could be increased. In the longer term a greater number of dwellings may be appropriate in this broad location. This would need to be subject to detailed investigation and considered against other reasonable alternatives as part of any subsequent Local Plan review.
- 10.18** The new settlement will include around five hectares of employment land to provide a mix of employment uses including those in Use Classes B1c/B2 and B8. Provision should also be made for at least one local service centre of a scale suitable to provide a mix of services and facilities to meet the day to day needs of residents, including retail, primary health care, meeting places and other community needs and office uses (Use Classes B1a/b).
- 10.19** It is expected that all the required pre-school and primary educational needs will be met on-site. The education authority (North Yorkshire County Council) have identified the requirement for two primary schools, one of which should be provide in an early phase of the development. Currently secondary education requirements can be met off site but the preparation of the DPD provides an opportunity to consider whether these requirements would be more appropriately met through the development on-site of an all-through school.
- 10.20** The broad location is served by rail with two stations (Cattal and Hammerton) and the development of a new settlement provides an opportunity to deliver the improvement and enhancement of existing rail facilities and services.
- 10.21** The DPD will be accompanied by a detailed infrastructure delivery plan. This will set out the full physical and social infrastructure required to support the new settlement, the phasing and potential funding sources. The DPD will also set out how the long term governance and stewardship arrangements for the community assets, including green space, community and other relevant facilities will be established.

Further Information

Related planning policies

- Policy GS1: Providing New Homes and Jobs
- Policy HS2: Affordable Housing and Starter Homes
- Policy DM1: Housing Allocations
- Policy DM3: Mixed Use Allocations

Further information/guidance

- Harrogate Borough Council: New Settlement Background Paper (2017)⁽⁴⁹⁾

Designations/boundaries to be shown on the policies map

- Mixed use allocations.
- Mixed use commitments (SHELAA sites only).⁽⁵⁰⁾

49 For further information please visit www.harrogate.gov.uk/evidencebase

50 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.

Monitoring

- 10.22** Continual monitoring is a key aspect of the plan making system. The Localism Act of 2011 requires local planning authorities to monitor the extent to which policies contained in their plans are being achieved and to publish this information in an Authority Monitoring Report.
- 10.23** The effectiveness of the policies in the Local Plan will be monitored to ensure that they are:
- Achieving the Local Plan objectives and delivering sustainable development;
 - Delivering new homes and jobs;
 - Not having any unintended consequences.
- 10.24** To enable this to happen the Local Plan contains suitable targets and indicators that relate to the delivery of policies, and sets out clearly how these are to be measured. This will help to determine if any action is necessary to ensure that the policies can be implemented, if any amendments are needed to any of the policies in order to ensure the desired objective is being achieved.
- 10.25** The targets and indicators included in the Monitoring Framework (Appendix 1) includes existing indicators used to measure performance and new indicators that will be used going forward. In these cases, the indicators have been selected where information is available to ensure that the policy can be monitored on a regular basis.

Phasing and Delivery

- 10.26** The HEDNA has identified a housing need for 637 dwellings per annum in the district between 2014 and 2035. This equates to 13,377 new homes. Since the start of the plan period (April 2014) the number of net additional dwellings delivered has been below the indicative requirement of 637 per annum. At March 2018 there was a cumulative net deficit of 867 dwellings. This under delivery needs to be addressed by the Local Plan. The council's preferred approach is to meet this over the first five years, increasing the annual average delivery rate (2018 - 2023) by 173 to 810.
- 10.27** A significant part of the housing growth can be delivered through existing commitments, either on sites under construction (1063) or with outstanding planning permission (4,551 net dwellings) and development on unidentified windfall sites. A review of past trends indicates that there is a strong case to say that there will continue to be supply from these as yet unidentified sources and therefore a small annual windfall allowance of 97 homes has been included for years 7-20, providing 1,358 dwellings. Table 10.74 provides a summary of this information.

Calculation of the Residual Housing Requirement (2018/19 - 2034/35)			
A	Local Plan housing requirement	The amount of additional housing needed to be provided 2014-2035 (637 x 21)	13,377
B	Housing completions (net) (as at 31 March 2018)	Number of homes completed since start of plan period (2014-2018)	1681
C	Committed sites (as at 31 March 2018)	Number of homes to be delivered on sites that are under construction or have planning permission (yet to start)	
Ca	Small Sites (started)		164
Cb	Small sites (not started) (includes 10% discount for non-implementation)		646
Cc	Prior notification sites (includes 10% discount for non-implementation)		227
Cd	Large sites (started)		899

Calculation of the Residual Housing Requirement (2018/19 - 2034/35)			
Ce	Large sites with planning permission (not started)		3905
	Total (Ca+Cb+Cc+Cd=Ce)		5841
D	Windfall allowance	An allowance for homes that will come from unidentified small sites within plan period (97 x 14)	1358
F	Residual requirement to find	Equals A-(B+C+D+E)	44

Table 10.77 Calculation of the Residual Housing Requirement (2018/19 - 2034/35)

- 10.28** The Local Plan makes provision for a total of 16,077 dwellings over the plan period (both commitments and new allocations). This is 14.4% above the district's OAN and equates to 765 dwellings per annum over the plan period. This level of provision seeks to address the shortfall in delivery experienced in the early part of the plan period and also provides for flexibility in the event that some sites fail to come forward or are delivered with reduced yields than that anticipated for in the plan.
- 10.29** The NPPF (paragraph 47) requires local planning authorities to illustrate the expected rate of housing delivery in their Local Plan through a housing trajectory. The housing trajectory is set out in Appendix 2.
- 10.30** The housing trajectory shows how the Local Plan housing target will be delivered and indicates that the Local Plan provides for a sufficient supply to deliver the overall housing requirement for the district. It outlines the actual or predicted delivery rates envisaged from sites and shows how this level of delivery affects the district's housing target year on year. The council has taken a cautious but realistic and pragmatic view of expected delivery from sites and although it has taken account of all relevant factors in its anticipated delivery across the plan period, the housing trajectory may be subject to variations over time reflecting the actual level of completions that take place and how delivery is informed by the preparation of future site specific masterplans and phasing plans (for larger allocations) and, in the case of the Green Hammerton/Cattal broad location for growth, a separate DPD.
- 10.31** As part of the Local Plan monitoring framework, the number of housing permissions, starts, and completions are monitored and reported in the council's Annual Monitoring Report and the housing trajectory will be reviewed and updated as part of this. If it becomes apparent, through regular monitoring, that the housing trajectory is not being met then consideration will be given to the following remedial action:
- Assessing risks to site deliverability and identifying appropriate actions to reduce risk;
 - Establishing relationships and working in partnership with developers - on appropriate sites, this could involve the formation of a development team to include key service and infrastructure providers as well as developers and the necessary specialist expertise;
 - Pre-application discussions with developers/owners to increase certainty in the development process and to address any planning issues early on;
 - Utilising the council's own powers to assist in delivery.
- 10.32** Pro-longed under performance would have significant risk implications for the successful delivery of the overall growth strategy and in such circumstances the council may have to consider a review of the Local Plan.

Phasing

- 10.33** The housing trajectory does not prescribe when sites should come forward but does make some assumptions regarding likely delivery taking into account any developer interest, how actively a site is being promoted and whether the site is already being progressed through the planning application process (some sites are currently subject to outstanding outline/full planning applications for development or pre-application enquiries).
- 10.34** In some cases the development of specific sites may not be possible without improvements in supporting infrastructure such as utilities or highways improvements, or growth in one area may not be possible until another linked area has been completed. The Infrastructure Schedule (Appendix 3) identifies key elements of infrastructure, implementation timing and whether that infrastructure element is critical to delivery of planned growth. In some circumstances, therefore, to ensure development of a site(s) does not proceed until the provision of this infrastructure, it may be necessary for development to be phased and conditions on a planning permission or a planning obligation may be used to secure this phasing arrangement.