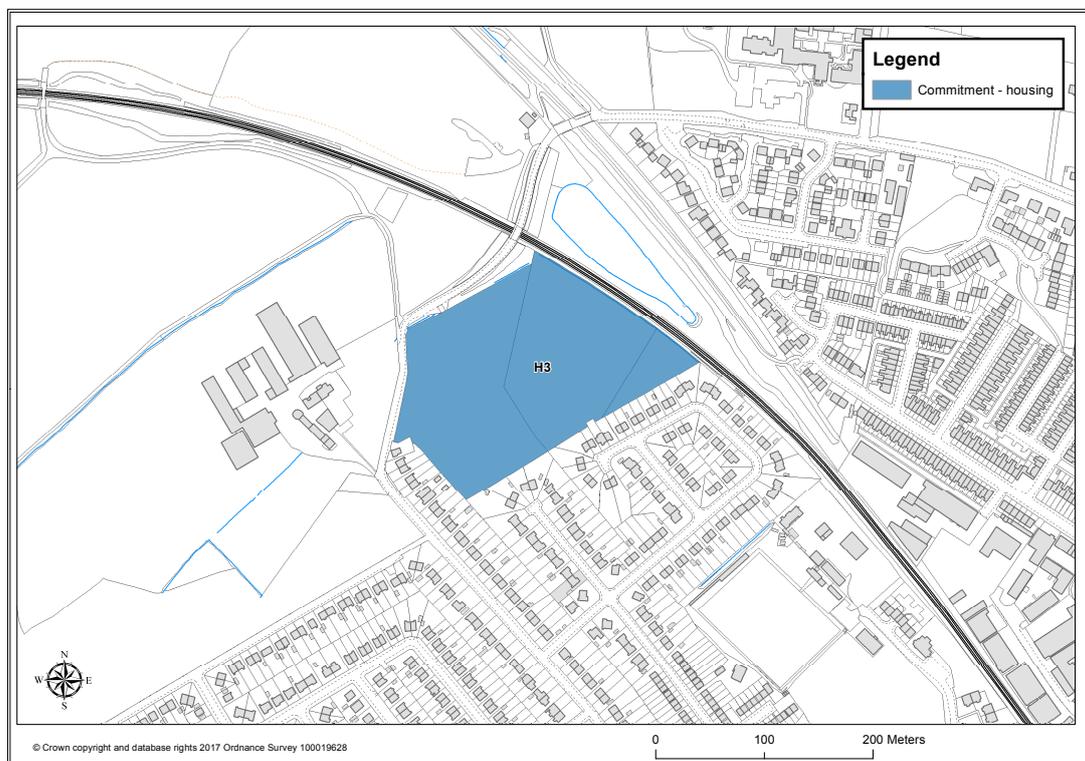


Commitments - housing

H3: Land at Kingsley Road

Site Ref	H3
Settlement	Harrogate



Map 10.42 Site H3

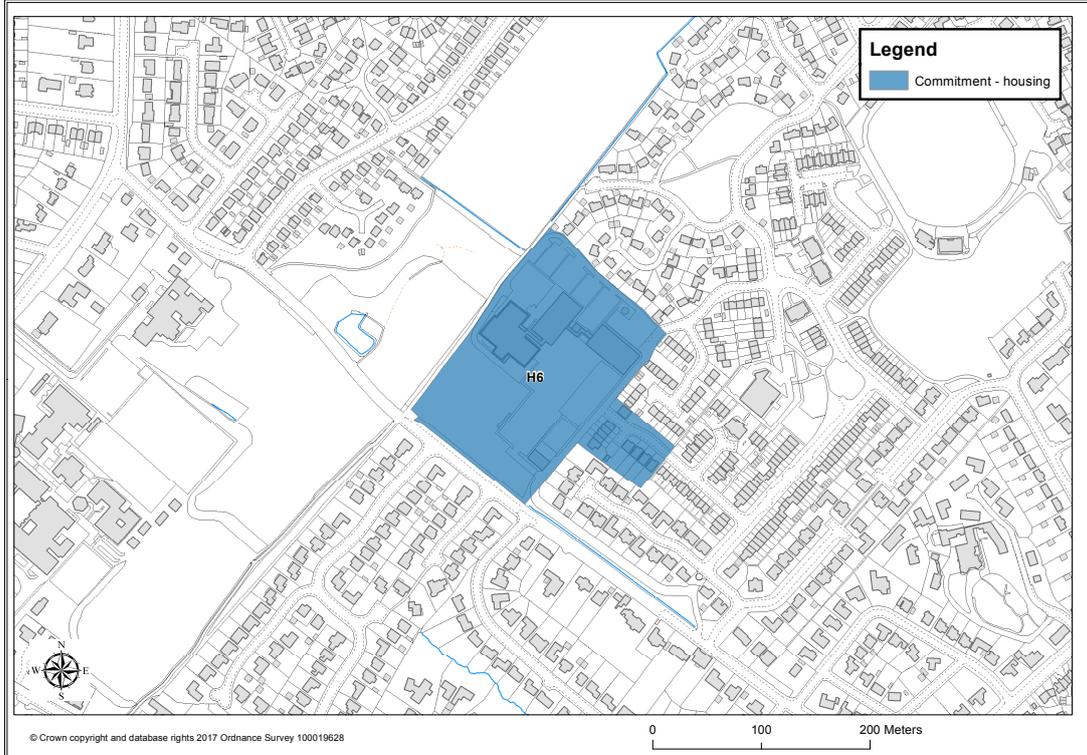
Site name	Land at Kingsley Road
Site status	Full permission granted for 91 dwellings - 16/05175/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.49
Net site area (ha)	2.62
Indicative yield	91
Related sites	H21: Land at Kingsley Drive; H22: Land at Granby Farm; H23: Land 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

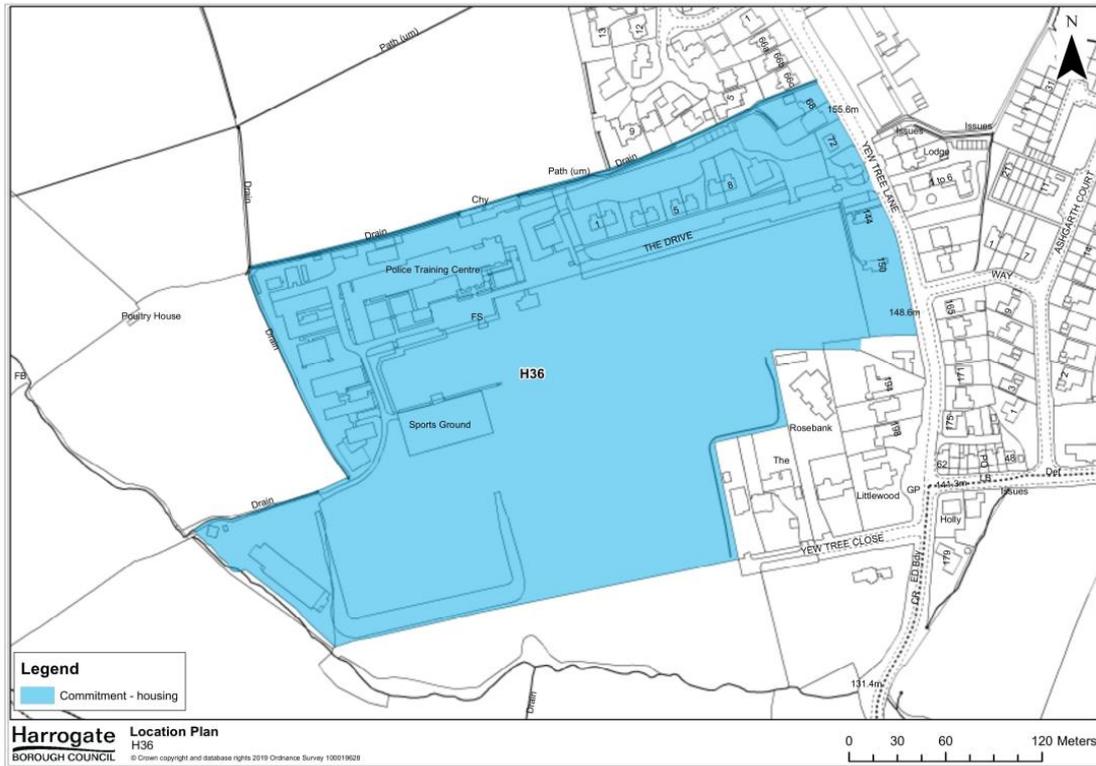
Site name	BT Training Centre, St George's Drive, Harrogate
Site status	Full permission granted for 88 dwellings - 18/00821/REMMAJ ⁽¹⁾
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	3.4154
Net site area (ha)	2.56
Indicative yield	88

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

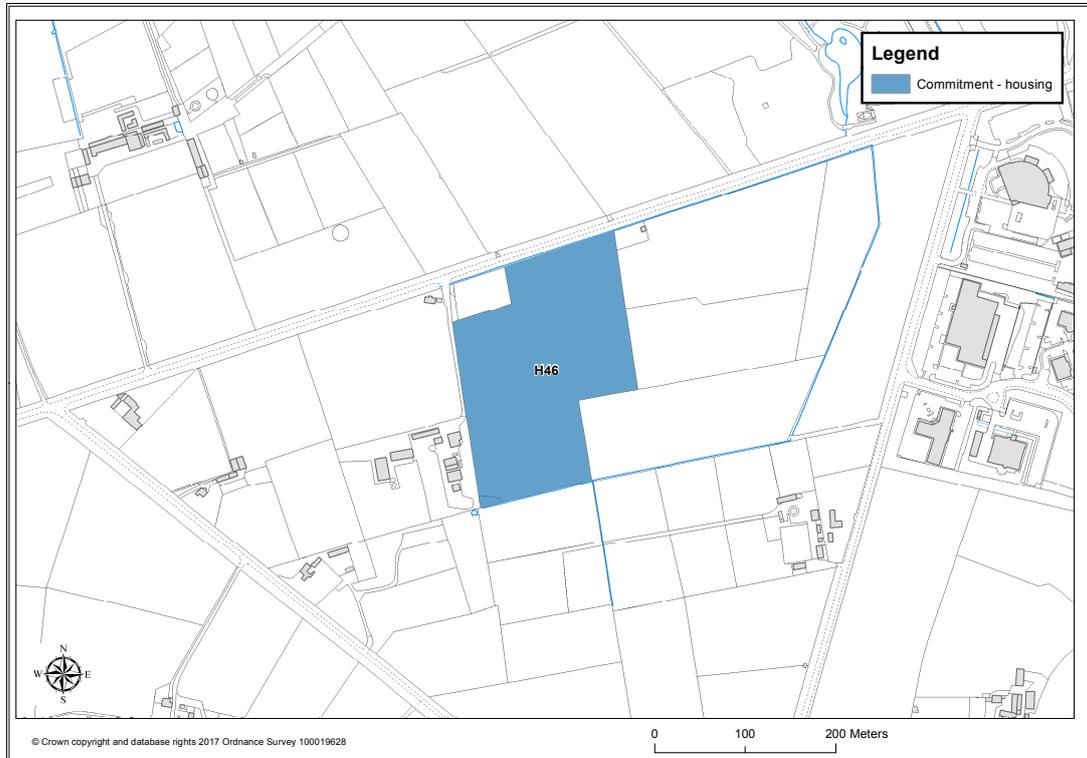
Site name	Former Police Training Centre, Yew Tree Lane, Harrogate
Site status	Full permission granted for 161 dwellings - 14/02970/FULMAJ ⁽¹⁾
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	8.8227
Net site area (ha)	5.73
Indicative yield	163
Related sites	H51: Land east of Lady Lane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

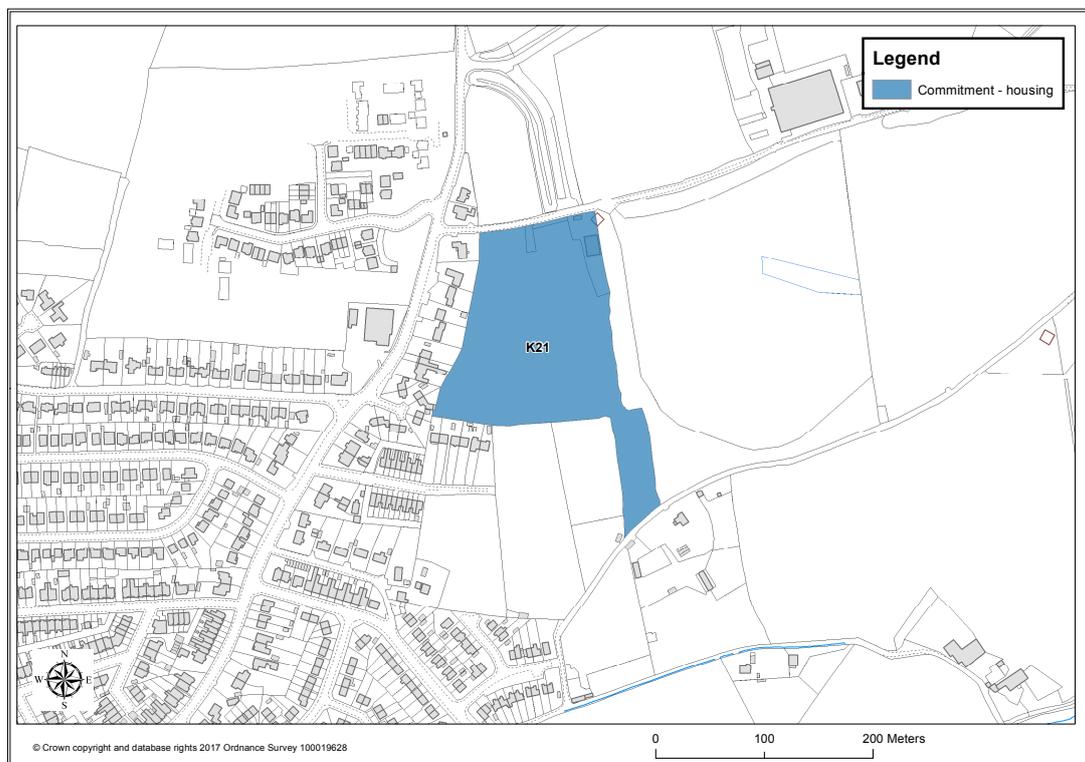
Site name	Land at Otley Road, Harrogate
Site status	Full permission granted for 125 dwellings - 15/01999/EIAMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	4.0782
Net site area (ha)	3.67
Indicative yield	125
Site requirements	Site to be developed in accordance with planning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

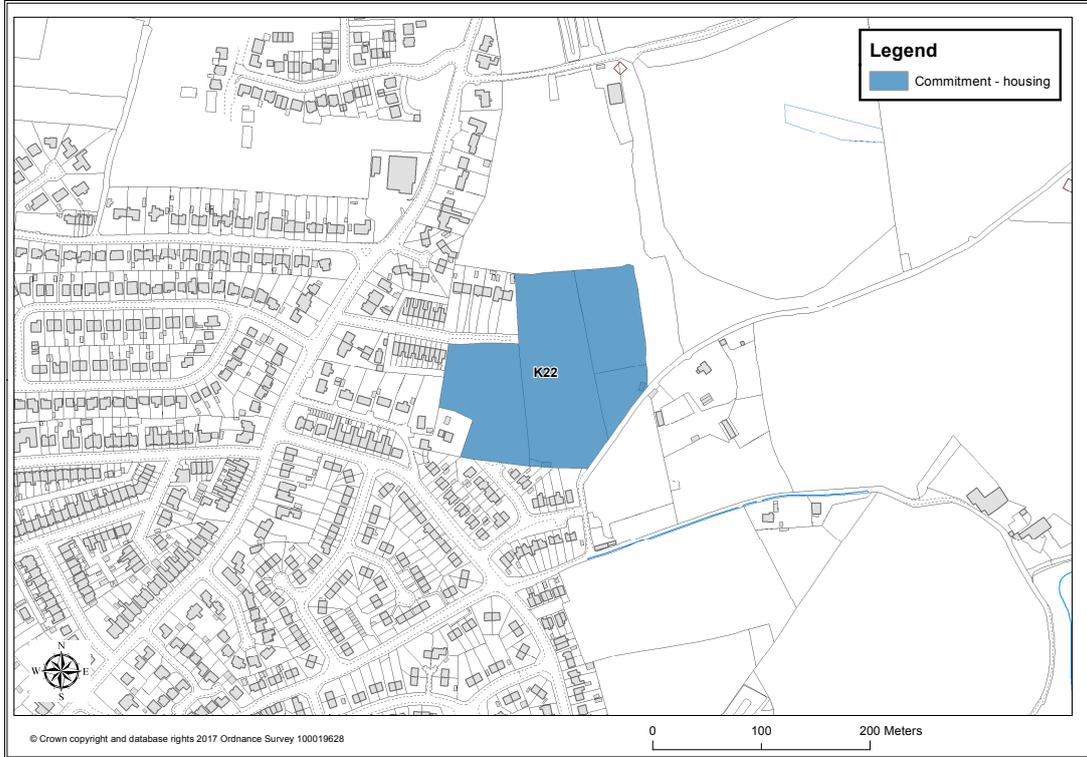
Site name	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough
Site status	Full permission granted for 78 dwellings - 15/01691/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.8387
Net site area (ha)	2.13
Indicative yield	78
Related sites	K22: Land at Orchard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

Site K21

1. 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

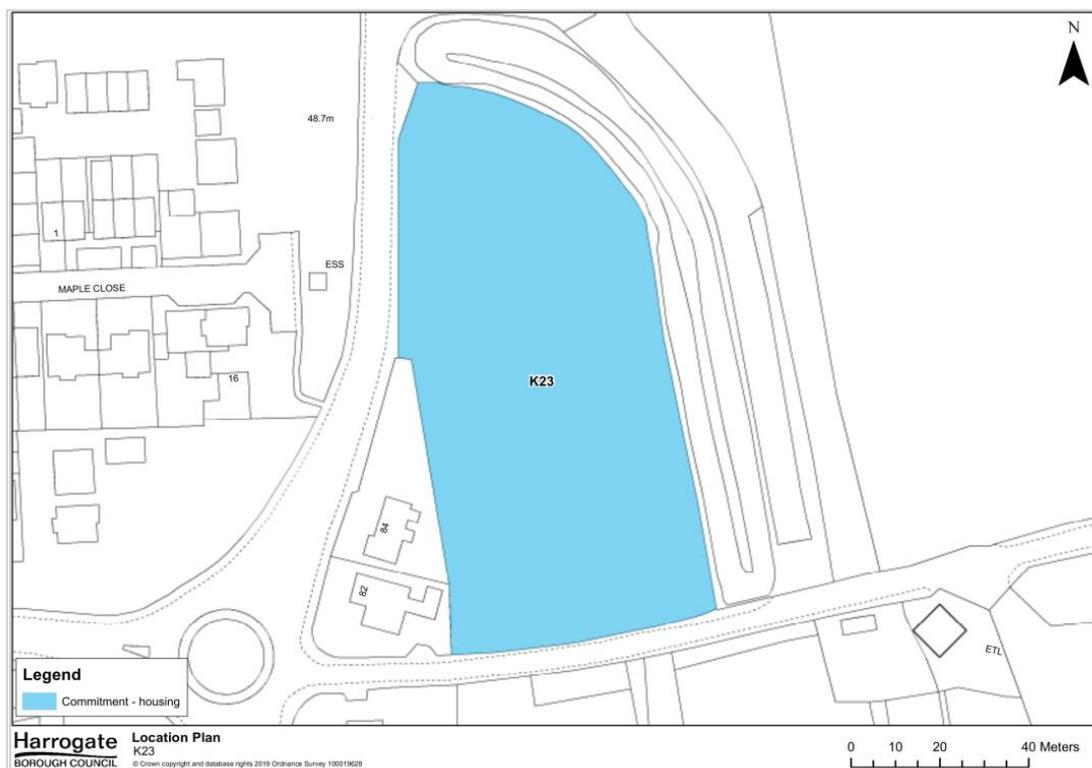
Site name	Land at Orchard Close, Knaresborough
Site status	Full permission granted for 74 dwellings - 18/02469/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	2.5865
Net site area (ha)	1.94
Indicative yield	74
Related sites	K21: Land south of Bar Lane and east of Boroughbridge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

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

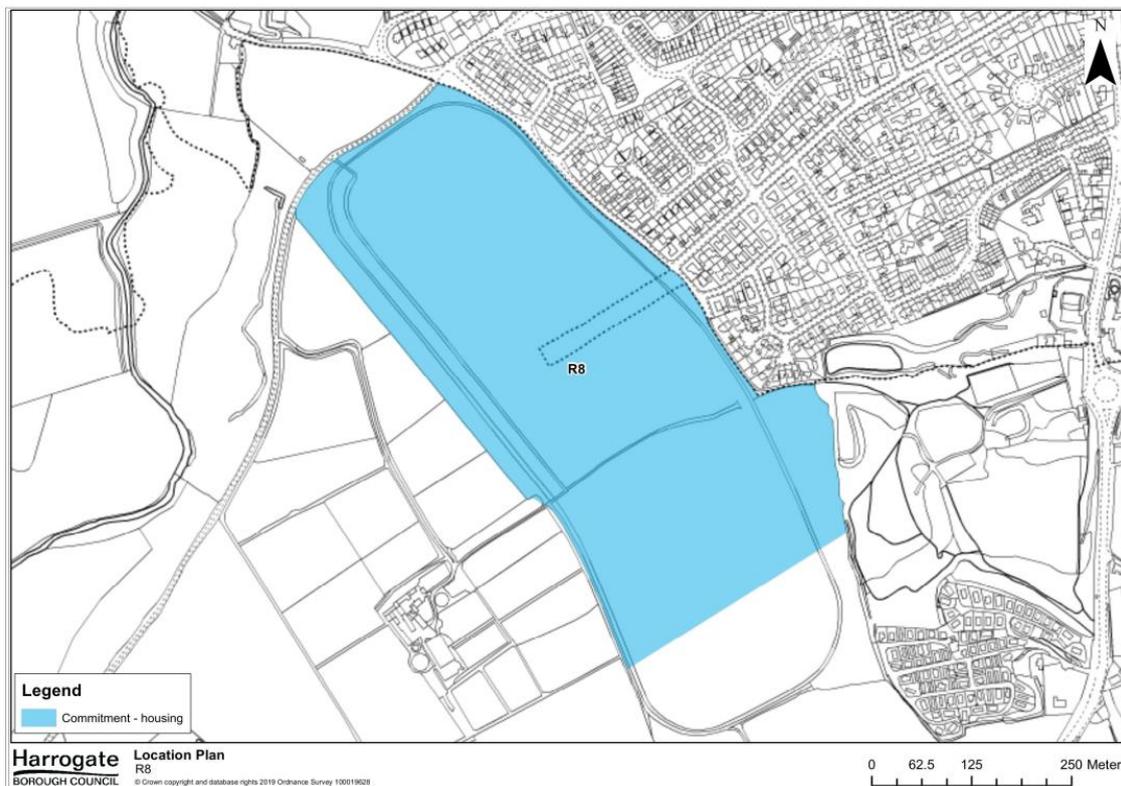
The development of this site should meet the following requirements:

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

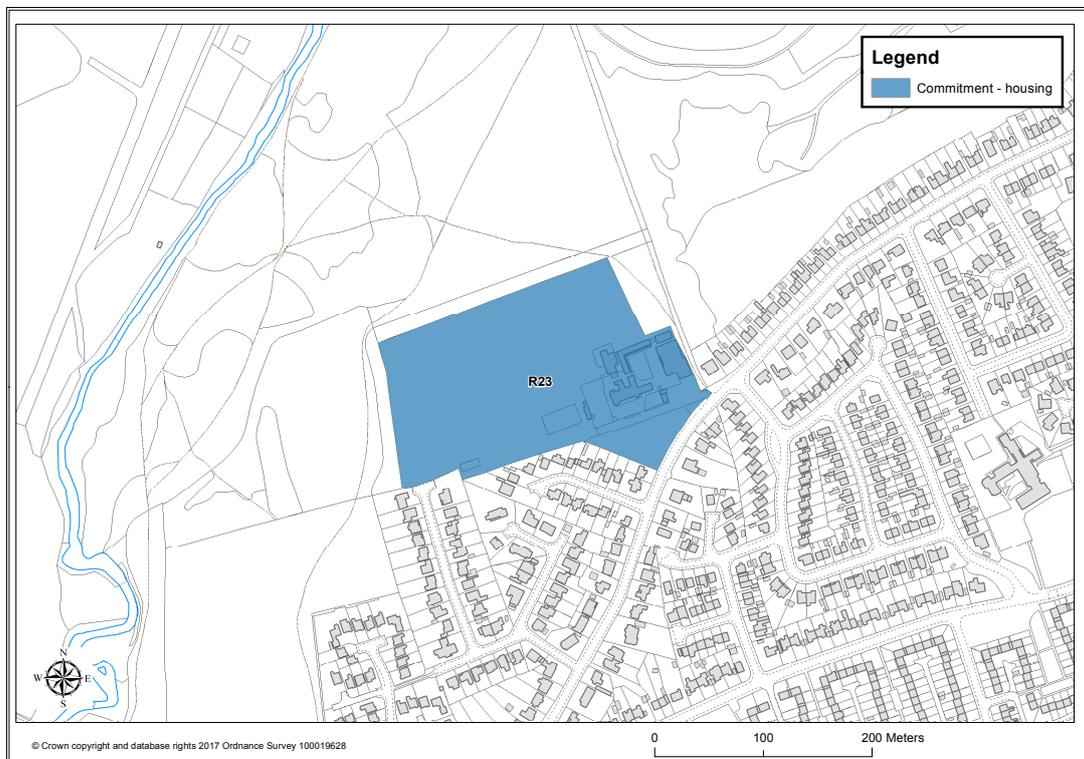
The development of this site should meet the the following requirements:

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



Map 10.47 Site R23

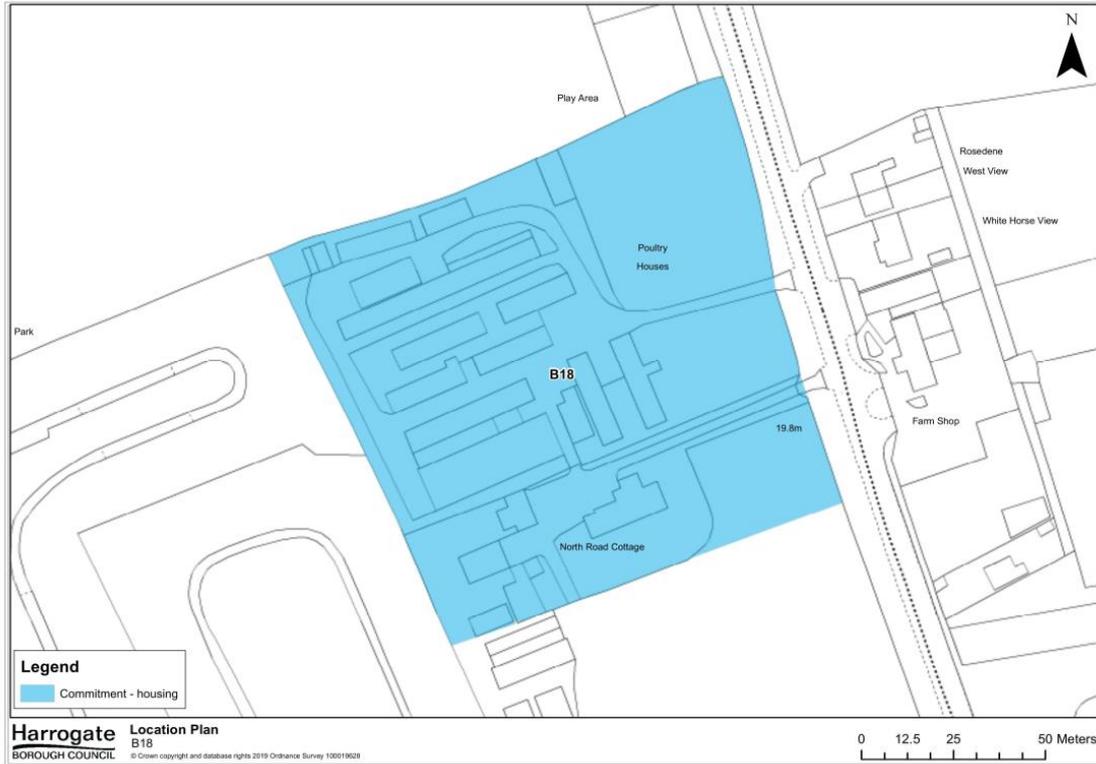
Site name	Former Ripon Cathedral Choir School
Site status	Full permission granted for 117 dwellings - 15/04168/FULMAJ ⁽¹⁾
Existing use	School
Proposed use	Housing
Gross site area (ha)	4.0743
Net site area (ha)	3.06
Indicative yield	117
Site requirements	Site to be developed in accordance with planning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

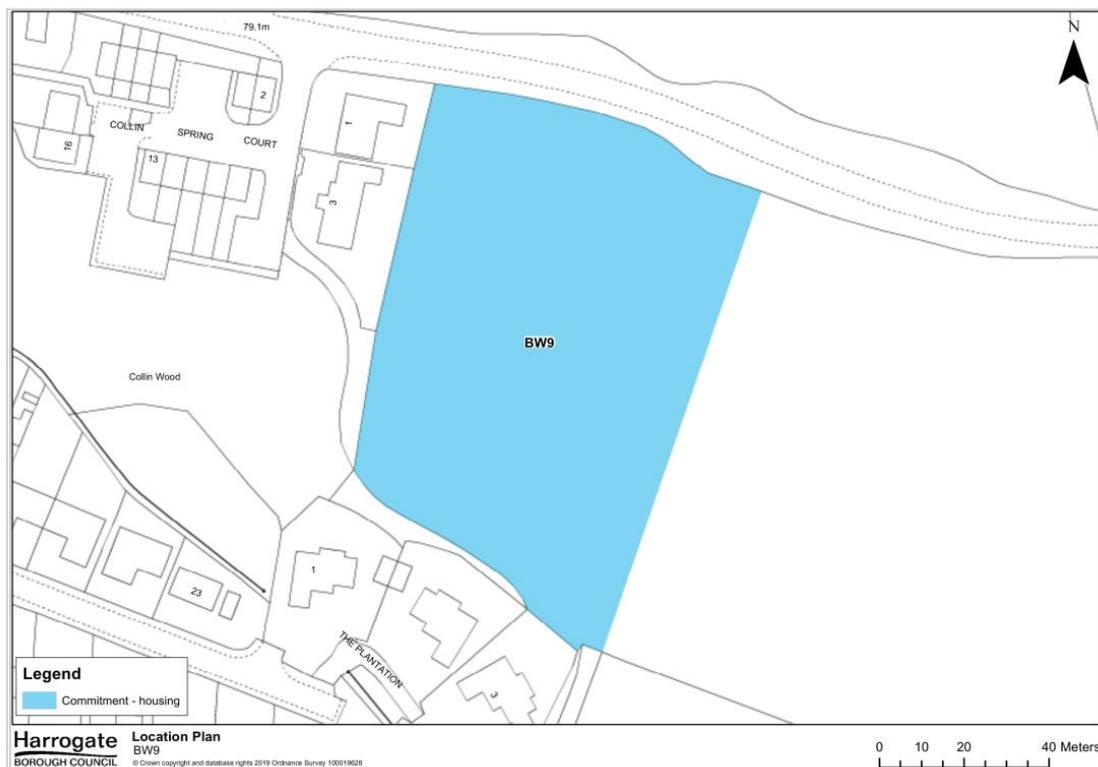
Site name	Old Poultry Farm, Leeming Lane, Langthorpe
Site status	Full permission for 34 dwellings - 17/03952/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.440
Net site area (ha)	1.296
Indicative yield	38
Related sites	B2: Land west of Leeming Lane; B10: Old Hall Caravan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

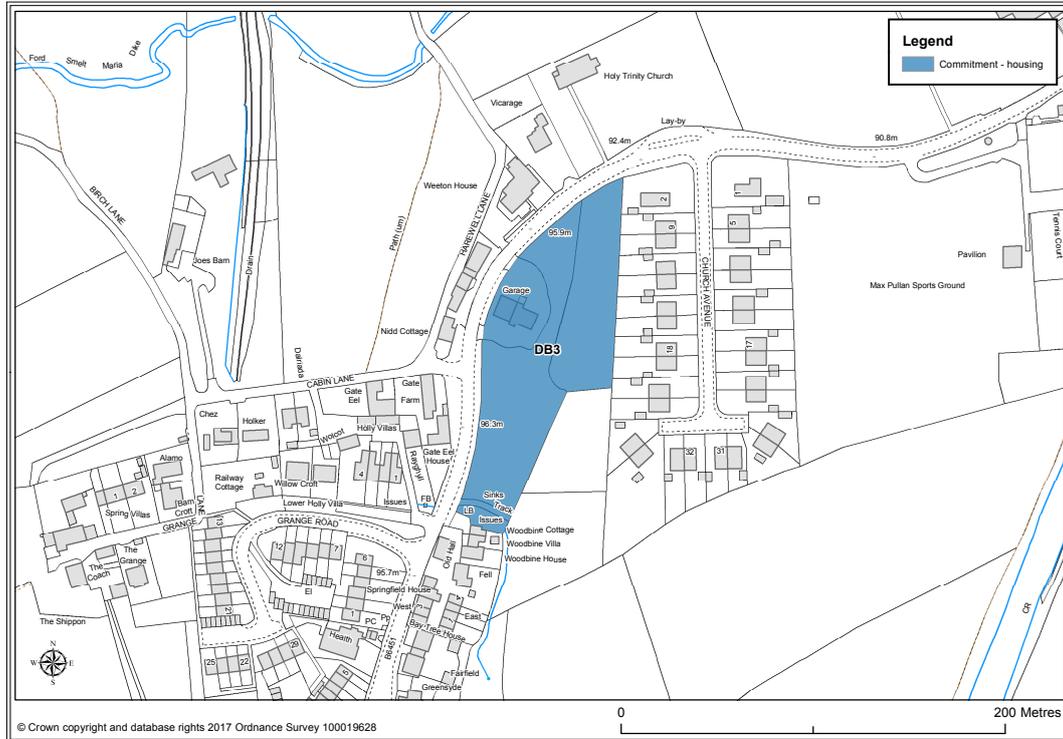
The development of this site should meet following requirements:

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

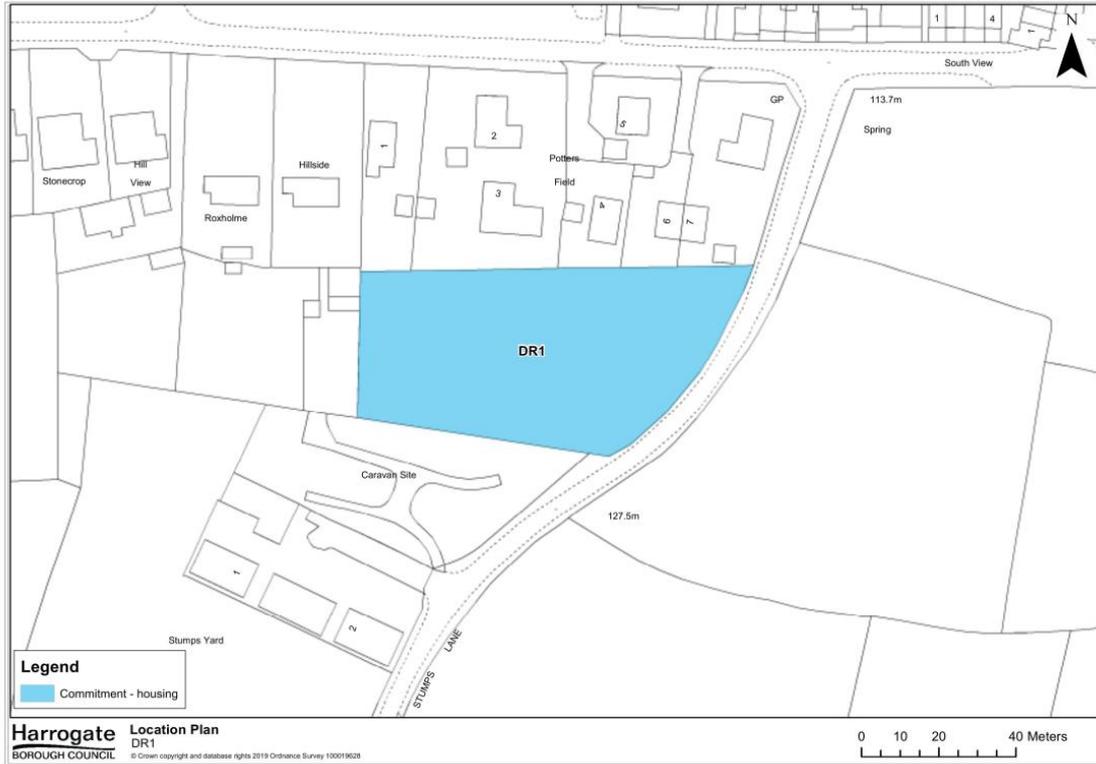
Site name	Abbots Garage and adjacent land, Dacre Banks
Site status	Full permission granted for 22 dwellings - 15/03868/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8276
Net site area (ha)	0.74
Indicative yield	22
Site requirements	Site to be developed in accordance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

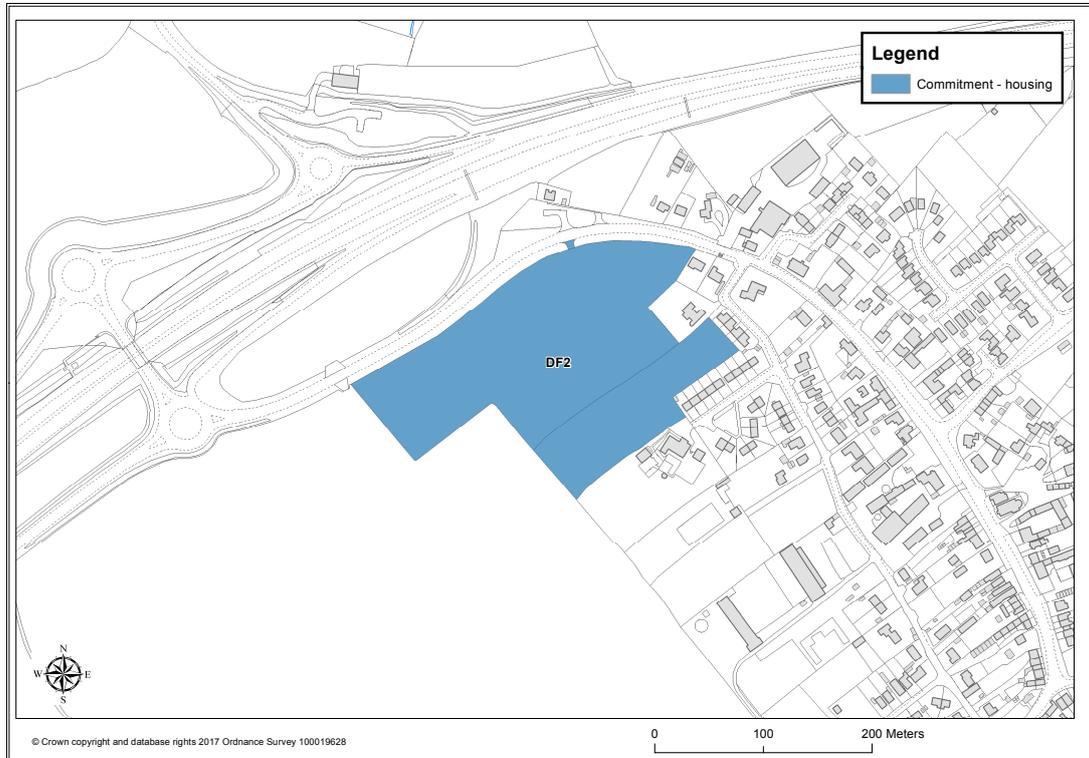
Site name	Land at Stumps Lane, Darley
Site status	Full planning permission granted for 5 dwellings - 18/0192/FUL ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.3977
Net site area (ha)	0.40
Indicative yield	9

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



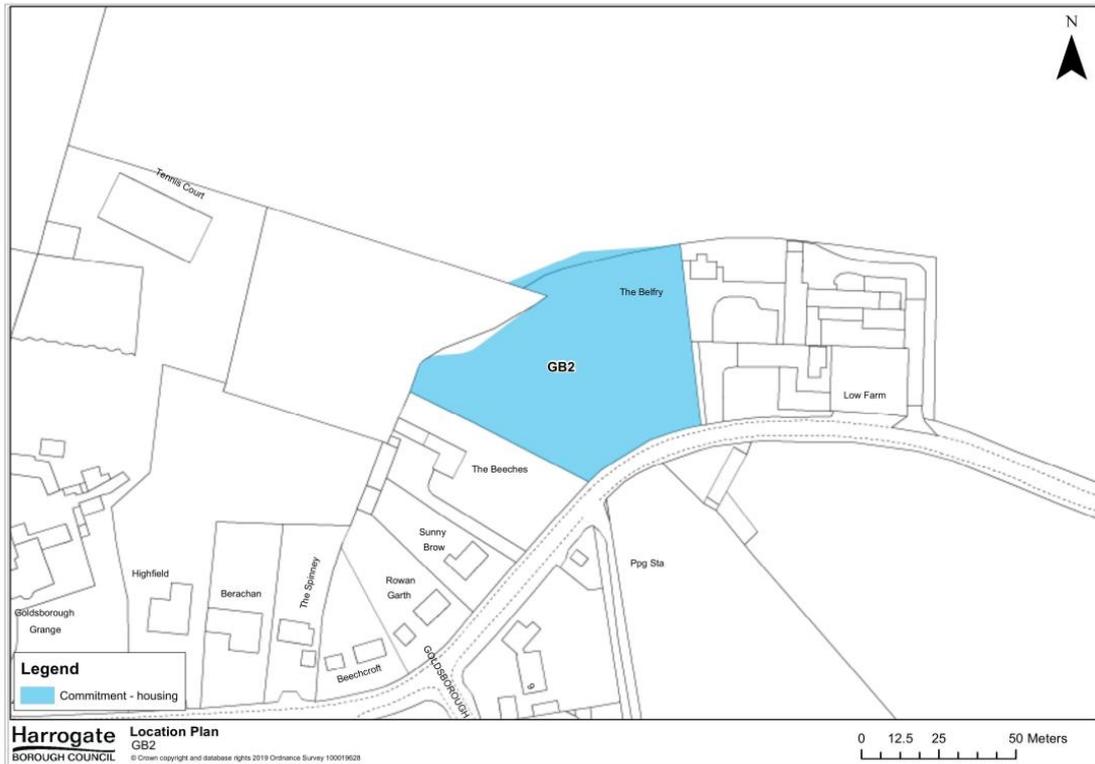
Site name	Land at North End, Dishforth
Site status	Full permission granted for 72 dwellings - 18/02046/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	3.3345
Net site area (ha)	2.50
Indicative yield	72

Site DF2

1. 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

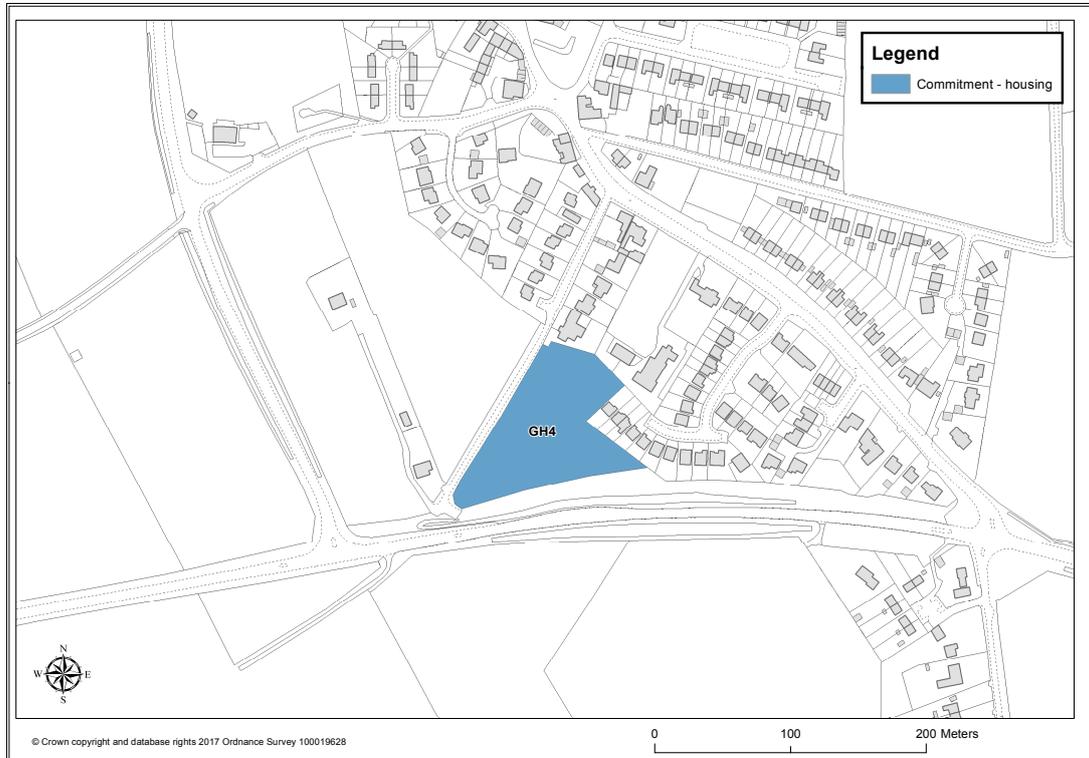
Site name	Land at Low Farm, Goldsborough
Site status	Full planning permission granted for 5 dwellings - 17/04443/FUL ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.4408
Net site area (ha)	0.31 ⁽²⁾
Indicative yield	9

Site GB2

1. For further information please visit: <https://uniformonline.harrogate.gov.uk/online-applications/> and search 17/04443/FUL
2. 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

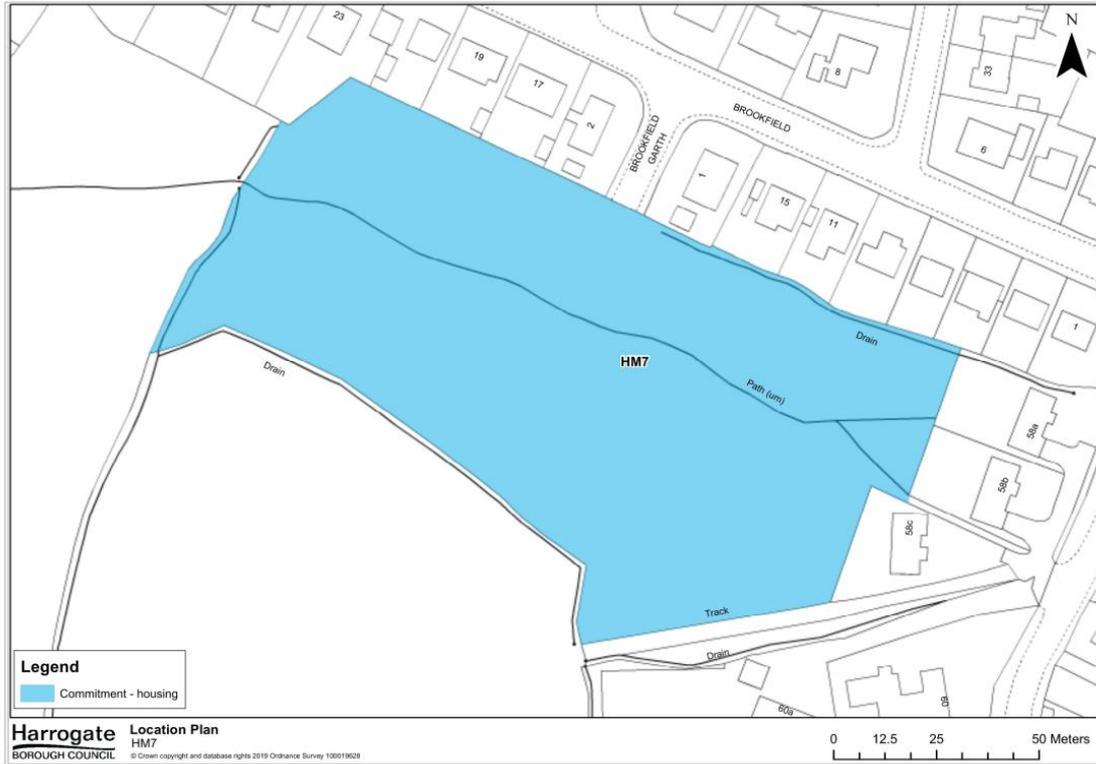
Site name	Land to the east of Bernard Lane, Green Hammerton
Site status	Full permission granted for 20 dwellings - 15/04468/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.8754
Net site area (ha)	0.79
Indicative yield	20
Site requirements	Site to be developed in accordance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

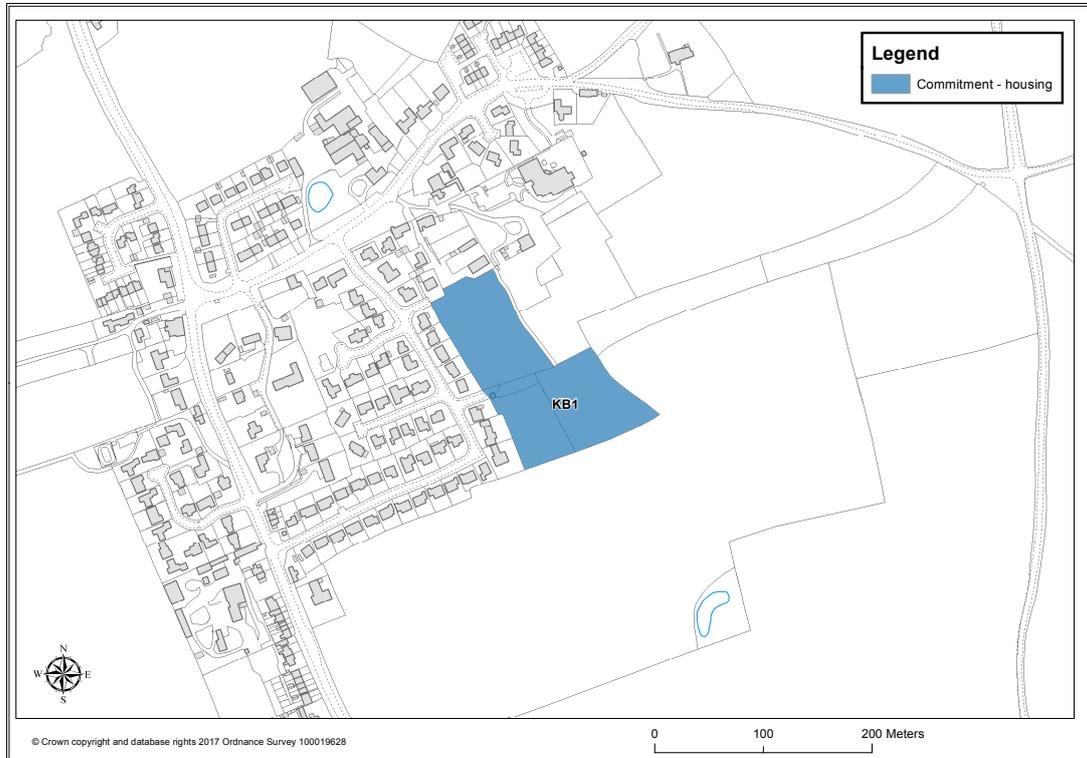
Site name	Land off Brookfield Garth, Hampsthwaite
Site status	Full permission granted for 36 dwellings - 18/01879/REMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.3400
Net site area (ha)	1.21
Indicative yield	36

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

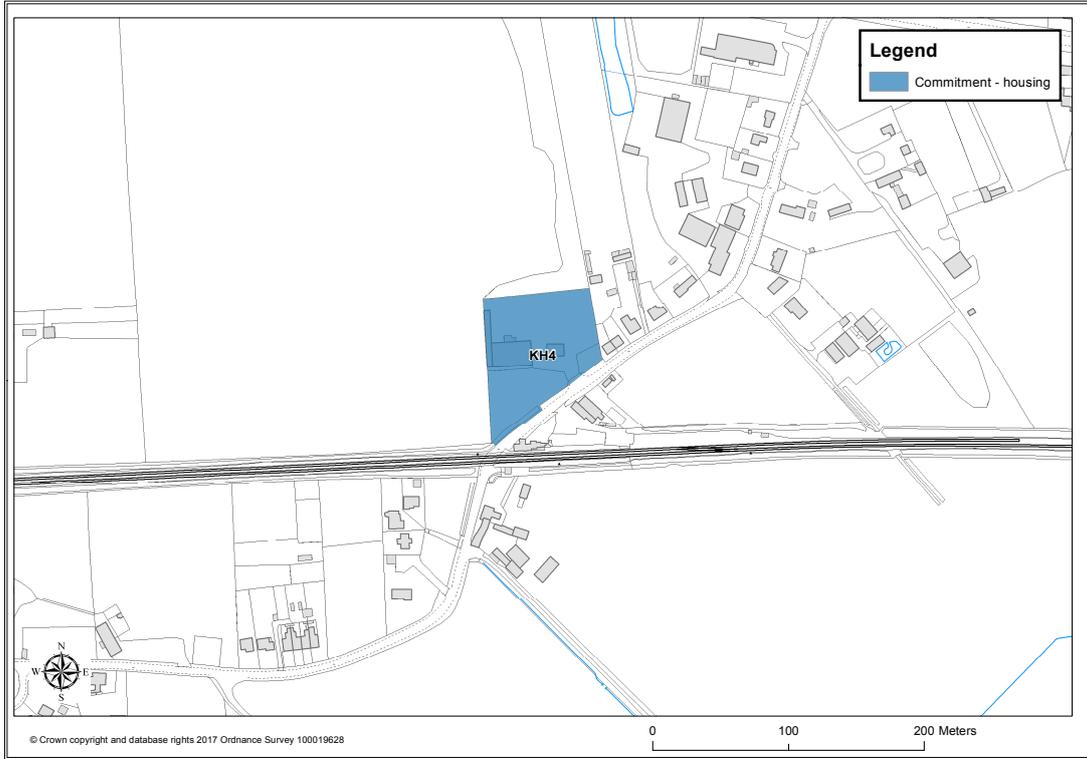
Site name	Land east of St John's Walk, Kirby Hill
Site status	Full permission granted for 34 dwellings - 17/05603/REMMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	1.6325
Net site area (ha)	1.47
Indicative yield	34

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

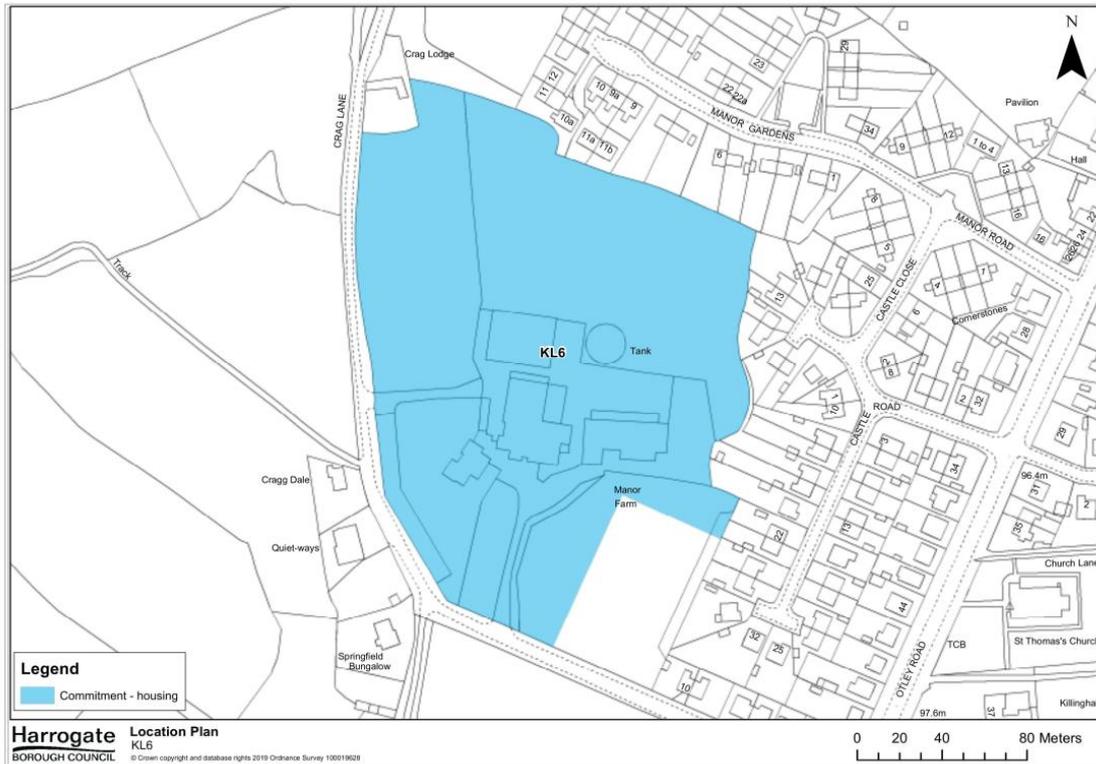
Site name	Land north of Station Road, Kirk Hammerton
Site status	Full permission granted for 18 dwellings -15/04469/FULMAJ ⁽¹⁾
Existing use	Agricultural
Proposed use	Housing
Gross site area (ha)	0.6795
Net site area (ha)	0.61
Potential yield	18
Site requirements	Site to be developed in accordance with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

Site Ref	KL6
Settlement	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

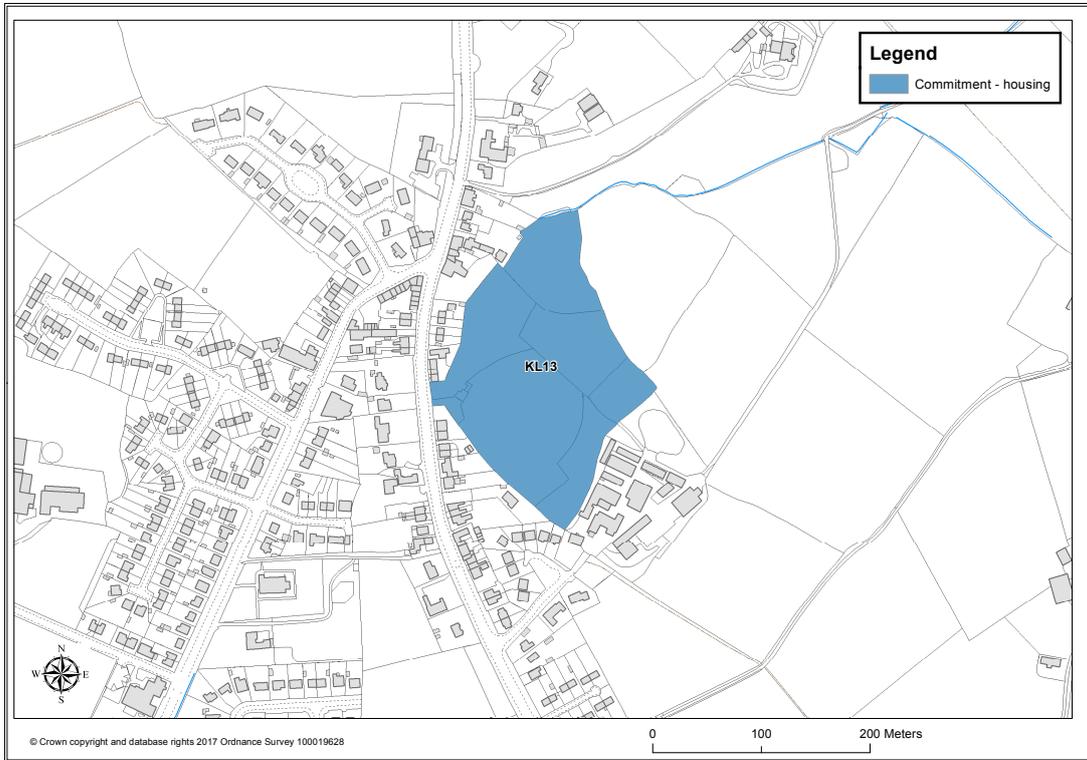
The development of this site should meet the following requirements:

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

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

KL13 Site Requirements

Site Requirements KL13

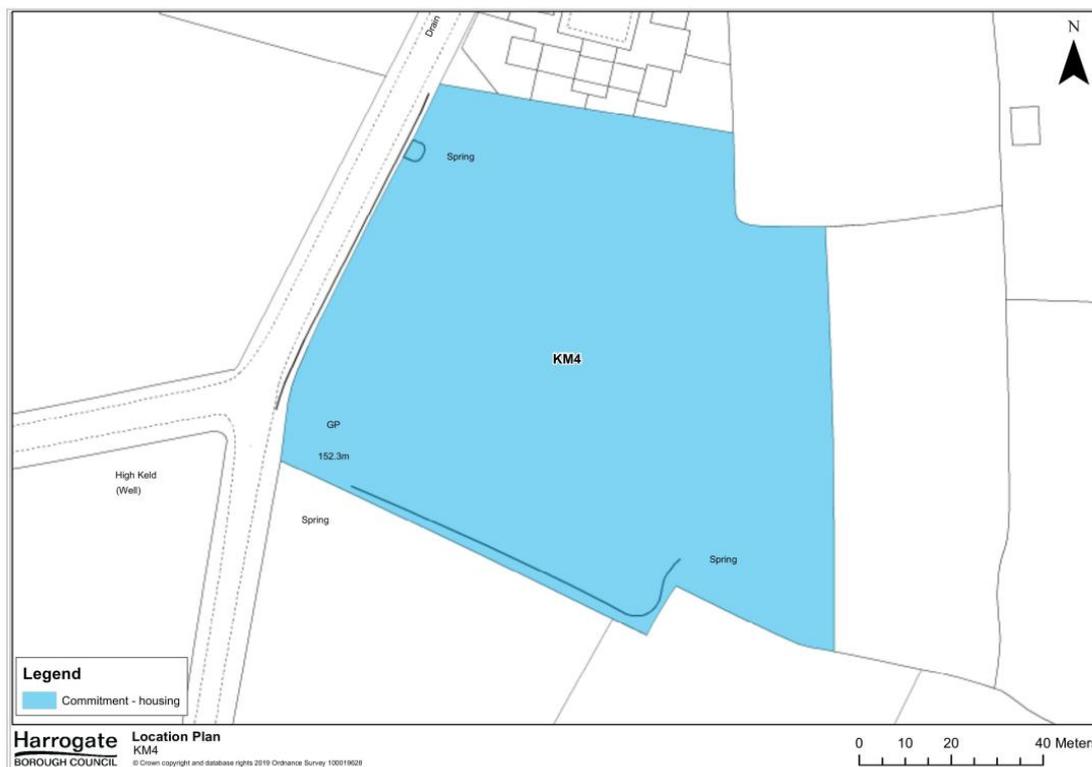
The development of this site should meet the following requirements:

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

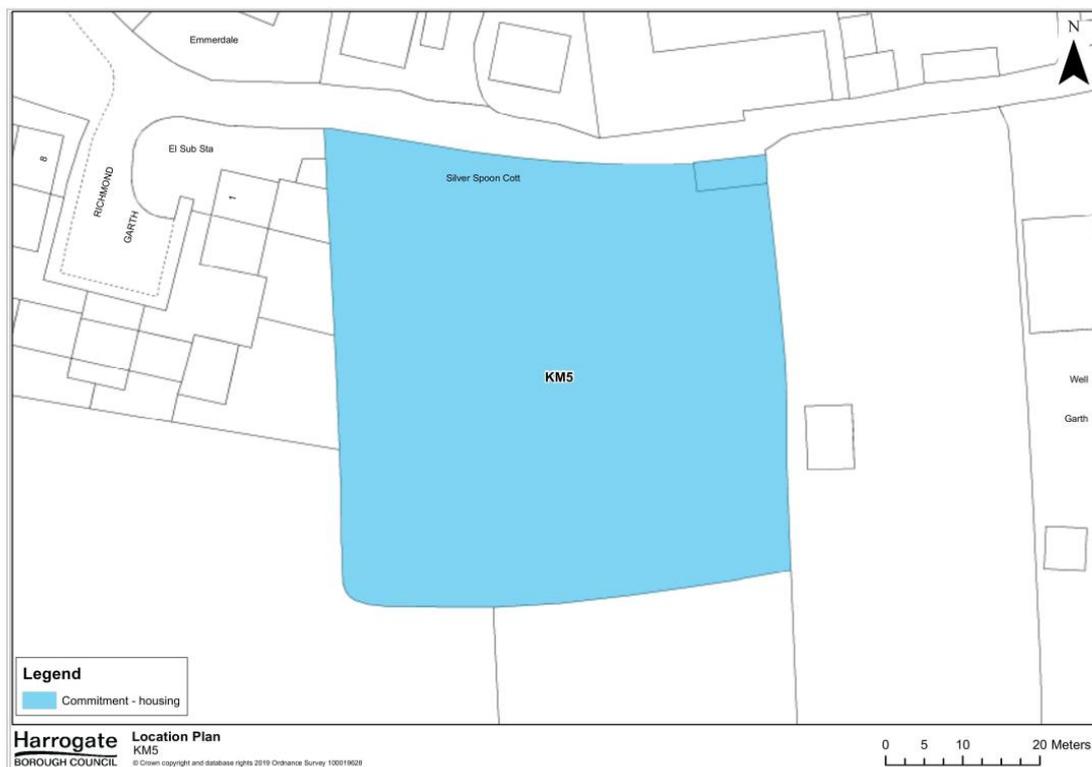
The development of this site should meet the following requirements:

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

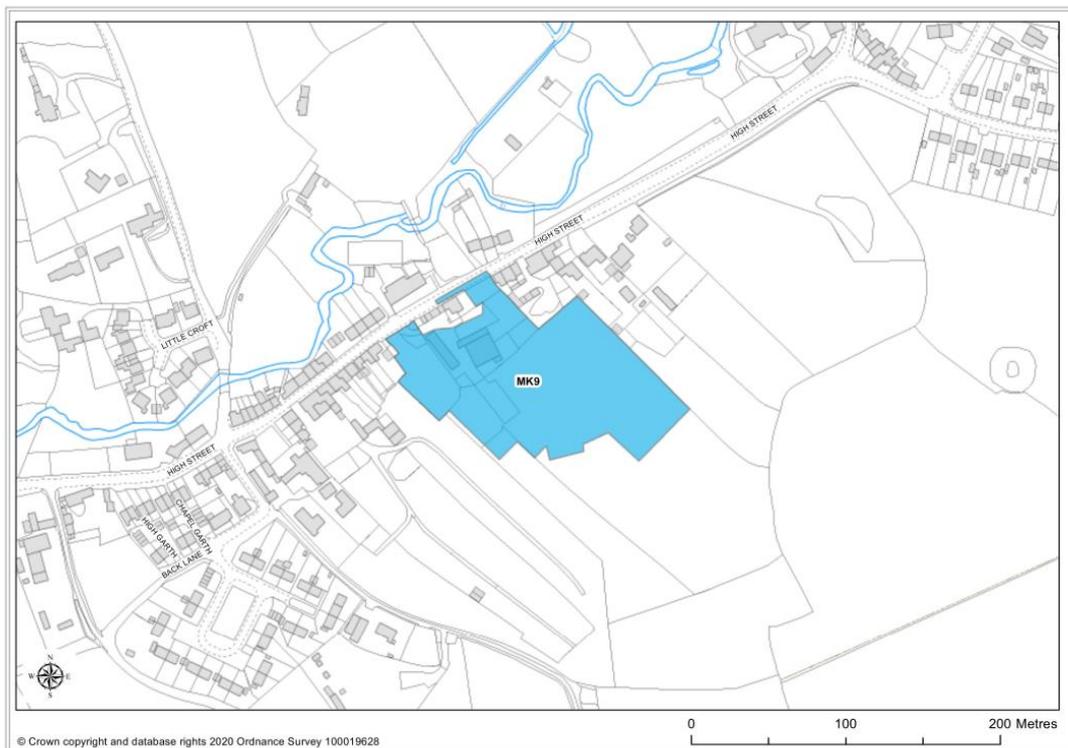
The development of this site should meet the following requirements:

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