








HOUSING SITE ASSESSMENT













An analysis of the potential development sites for the Knaresborough
Neighbourhood Development Plan













Knaresborough NDP Working Group
August 2016










KNARESBOROUGH NEIGHBOURHOOD PLAN: PROVISIONAL HOUSING SITE ASSESSMENT










Total potential housing allocation within NDP area based on table above 2859 if all sites were to be included in Local Plan. Total adjacent to NDP are 1070. Overall total 3929





| SHELAA reference | Name / location | Size (Ha) | % in Neighbourhood Area | Potential units (30dph) | Site description and known restrictions | Red, amber, green assessment | |
|------------------|---|-----------|-------------------------|-------------------------|---|---|---|
| | | | | | | KNDP | HBC |
| K1 | Land adjacent to Belmont Close | 0.3591 | 100% | 11 | In Green Belt . Infill between existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. |  |  |
| K2 | Land adjoining Priory Farmhouse, Abbey Road | 0.6149 | 100% | 19 | In Conservation Area . Would result in a more 'urban' feel to the leisure area of Abbey Road. Would restrict views of open land. Only access is via Abbey Road, increasing vehicular traffic on |  |  |
| K3 | Land at Coatham House, Forest Moor Road | 0.2 | 100% | 6 | In Green Belt . Infill between existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. |  | Not assessed |
| K4 | Land at Bridge Farm, Bar Lane | 1.0221 | 0% | 31 | Outside neighbourhood area | - |  |
| K5 | Riverside Farm, Thistle Hill | 6.2472 | 100% | 187 | In Green Belt . Would restrict views of open land. Part of K5 is Special Landscape Area. Not close to local facilities, the town is other side of steep valley. |  |  |

| SHELAA reference | Name / location | Size (Ha) | % in Neighbourhood Area | Potential units (30dph) | Site description and known restrictions | Red, amber, green (KNDP) | HBC assessment |
|------------------|--|-----------|-------------------------|-------------------------|--|---|---|
| K6 | Land off Hambleton Grove | 1.012 | 100% | 30 | Until recently this provided employment and is advertised as warehousing. Noise as there is railway running alongside this site. |  |  |
| K7 | Land north of Stockwell Lane | 2.0705 | 100% | 62 | This is presently used as a school sports field, owned partly by NYCC and partly by HBC. |  |  |
| K8 | Land on Harrogate Road | 3.4358 | 100% | 103 | In Green Belt. Would restrict views of open land. This is Special Landscape Area. Extending the town beyond the natural boundary of the river. The only access is onto Harrogate Road which is busy, fast, and steep. |  |  |
| K9 | Victoria Cottages and Coal Yard, Thistle Hill | 0.3896 | 100% | 12 | In Green Belt. Established commercial use. Not close to local facilities, the town is other side of steep valley. Reasonable access for small development. |  |  |
| K10 | Field to rear of Ashlea and Jade Rise, Calcutt | 0.636 | 100% | 19 | In Green Belt. Infill between existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Access off Forest Moor Road would be close to the busy junction. |  |  |
| K11 | Field to rear of Dunoon, Thistle Hill | 0.5765 | 100% | 17 | In Green Belt. Would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Access off either road would be close to the busy junction. |  |  |

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|------------------|--|-----------|-------------------------|-------------------------|--|---|---|
| K12 | Land west of Thistle Hill | 1.7001 | 100% | 51 | In Green Belt . Would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Access off either road would be close to the busy junction. |  |  |
| K13 | Land to west of Abbey Road | 0.669 | 100% | 15 | Permission already granted for 5 homes |  |  |
| K14 | Trelleborg Factory, and further land, Halfpenny Lane | 1.9906 | 100% | 30 | This land includes various factories, workshops and offices that would all have to re-locate – employment land . Noise as there is railway running alongside this site. |  |  |
| K15 | Land north of hay a Park Lane | 1.7472 | 100% | 52 | Adjacent to SSSI where there are concerns of people and dogs disturbing wildlife. On its own the development of this site would be an isolated intrusion into countryside . Poor access - Park Lane so site dependent on building the northern bypass north of York Rd. |  |  |
| K16 | Land south of Forest Moor Road | 1.8203 | 100% | 55 | In Green Belt . Infill between existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Good access off Forest Moor Road. |  |  |
| K17 | Former Cattle Market | 0.3184 | 100% | 10 | Covenants prevent access to this site except for use as a car park. Access would not be good for a car park. Suitable access for housing could be created by negotiation and payment. Sustainable town centre site for housing. |  |  |

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|------------------|---|-----------|-------------------------|-------------------------|--|---|---|
| K18 | Former Abattoir | 0.2017 | 100% | 6 | Difficult sloping site. Part of site is open green space. Good access for small number of dwellings from Castle Ings Road. <i>Sustainable town centre site for housing.</i> |  |  |
| K19 | Land south of Forest Moor Road | 0.3031 | 100% | 9 | In Green Belt . Infill between existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Good access off Forest Moor Road. |  |  |
| K20 | Land at Hall Farm | 26.7847 | 100% | 803 | Adjacent to SSSI where there are concerns of people and dogs disturbing wildlife. The development of this site would be a serious intrusion into open countryside . Poor access - Park Lane so site dependent on building the northern bypass north of York Road. |  |  |
| K21 | Land south of Bar lane and east of Boroughbridge Road | 2.8387 | 100% | 85 | An application is pending. Access is poor. Development here would exacerbate Bond End air quality problems. <i>Access and air quality problems would be greatly improved with the building of a section of the northern bypass north of York Road.</i> |  |  |
| K22 | Land at Orchard Close | 2.5884 | 100% | 78 | Application recently refused for 74 dwellings, appeal is likely. Access is poor through Orchard Close. A better access could be created by combining sites K21 and K22. Development here would exacerbate Bond End air quality problems. <i>Access and air quality problems would be greatly improved with the building of a section of the northern bypass north of York Road, but only if the two sites were combined.</i> |  |  |

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| K23 | Land north of Bar lane and east of Boroughbridge Road | 0.6833 | 10% | 3(21) | Development here would exacerbate Bond End air quality problems. Access and air quality problems would be greatly improved with the building of a section of the northern bypass north of York Road. |  |  |
| K24 | Land at Halfpenny Lane and south of Water Lane | 7.6061 | 100% | 228 | Access is poor from all existing roads. A better access could be created by linking a road through K27. Development here would exacerbate Bond End air quality problems. Access and air quality problems would be greatly improved with the building of a section of the northern bypass north of York Road, but only if a road was created linking through K27. |  |  |
| K25 | Land at Highfield Farm | 24.4080 | 0% | 732 | Outside neighbourhood area | - |  |
| K26 | Land at OS Field 1748, Thistle Hill | 0.9523 | | 29 | In Green Belt. Adjacent to existing houses, but would restrict views of open land. Not close to local facilities, the town is other side of steep valley. Reasonable access but not suitable for large number of houses. |  |  |
| K27 | Land to east of Boroughbridge Road | 12.4264 | | 373 | Adjacent to SSSI where there are concerns of people and dogs disturbing wildlife. The development of this site would be a serious intrusion into open countryside. Poor access from existing roads so this large site is dependent on building a section of the northern bypass north of York Road. |  |  |
| K28 | Land at Highfield, Ripley Road | 10.2238 | 0% | 307 | Outside neighbourhood area | - |  |

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|------------------|---|-----------|-------------------------|-------------------------|---|---|---|
| H7 | Land to the east of Fairways Avenue, Starbeck | 1.6763 | 100% | 50 | <p>Green Belt</p> <p>Noise from railway alongside.</p> |  |  |
| H9 | Land Bilton Hall Drive | 19.865 | 85% | 507 (596) | <p>Green Belt. Special Landscape Area. The development of this site would be a serious intrusion into open countryside.</p> <p>This land is in many different ownerships, with landowners not informed of the land being put forward.</p> |  |  |