



Appendix 4 Knaresborough Sites

Map 4.1 Knaresborough sites ([Popup full image](#))

Table 4.1 Site K1

Site Ref: K1			
Settlement: Knaresborough	Location: Land adjacent to Belmont Close	Land Type: Greenfield	Site Area (ha): 0.3591
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.36	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises an area of land adjacent to Belmont Close, part of the field behind and part of the field to the east. The site has road frontage to Forest Moor Lane along which there is sporadic development and there a number of mature trees on the northern site boundary. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		

When is the site likely to come forward?

For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0
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Table 4.2 Site K2

Site Ref: K2			
Settlement: Knaresborough	Location: Land adjoining Priory Farmhouse	Land Type: Greenfield	Site Area (ha): 0.6149
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.55	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site is a heavily wooded steep site, which may limit the developable area, and which forms part of the garden of Priory Farmhouse. A number of trees within the western part of the site are protected by a TPO and the whole site is within the conservation area. Existing development in this area is generally low density. For any significant increase in use of the site there may be access issues as Abbey Road is narrow in nature and will require improvement/widening and it may not be possible to achieve the appropriate visibility. The site is considered to be a suitable location for residential development subject to any access issues being resolved and any development proposal respecting the character of this part of the conservation area.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 13	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 13	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.3 Site K4

Site Ref: K4			
Settlement: Knaresborough	Location: Land at Bridge Farm, Bar Lane	Land Type: Greenfield	Site Area (ha): 1.0221
Source: Call for sites	Proposal: Residential, employment or Traveller site	Size of net residential area (ha): 0.92	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a long, thin site formerly a railway line surrounded by open countryside. The site is detached from any settlement. Two agricultural buildings are located to the south of the site and there is an area of mature trees at the northern point of the site with a number also scattered along the north western boundary and at the south of the site. Development would appear isolated in open countryside and the site cannot be accessed by an adoptable road.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently	Achievability notes:		

achievable? No			
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.4 Site K5

Site Ref: K5			
Settlement: Knaresborough	Location: Riverside Farm, Thistle Hill	Land Type: Greenfield	Site Area (ha): 6.2472
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.06	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a large area used for grazing which extends from the frontage on Thistle Hill to the River Nidd. There is open countryside to the south of the site and the cricket ground to the north. The eastern part of the site next to the River is within the conservation area and is heavily wooded with trees protected by TPOs. This part of the site is also within an area at high risk of flooding (Flood Zones 2 and 3, including 3b). The whole of the site is within the Green Belt. The site is detached from the main urban area of Knaresborough and development of the site would have adverse impacts on the character of the area.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with an interest in the site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.5 Site K6

Site Ref: K6			
Settlement: Knaresborough	Location: Land off Hambleton Grove	Land Type: Brownfield	Site Area (ha): 1.012
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.91	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is in the urban area of Knaresborough and comprises two large industrial buildings. Surrounding land uses include a playing field to the south east, residential to the south, a site to the south west which has planning permission for a residential care home and further industrial land along the northern boundary which separates the site from the railway. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently	Availability notes: The site has been marketed and is being promoted by an agent		

available? Yes	on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.6 Site K7

Site Ref: K7			
Settlement: Knaresborough	Location: Land north of Stockwell Road	Land Type: Greenfield	Site Area (ha): 2.0705
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.55	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is currently used as playing fields and is surrounded by residential development on three sides and an employment site comprising two industrial units on the fourth. Access to the site would be from Hambleton Grove and there may be difficulties in achieving the required visibility due to the bend on Hambleton Grove and existing on-street parking. The site is in a suitable location for residential development but the access issues would need to be resolved and the loss of sports provision replaced or robustly justified.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.7 Site K8

Site Ref: K8			
Settlement: Knaresborough	Location: Land at Harrogate Road	Land Type: Greenfield	Site Area (ha): 3.4358
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 2.58	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two agricultural fields located to the south of the A59. Surrounding land uses include open countryside on three sides and residential development on the Badger Hill site to the east. The York-Leeds railway lies close to the site on the southern side. The view of the Highway Authority is that access to the site cannot be achieved: the gradient of Harrogate Road would make an access very difficult, requiring significant highway improvements. Development		

	would have an impact on the character of the area and the site is also in the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowners.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.8 Site K9

Site Ref: K9			
Settlement: Knaresborough	Location: Victoria Cottage and Coal Yard	Land Type: Brownfield	Site Area (ha): 0.3896
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.39	Assumed density (dph): 25
Currently suitable? Yes, with mitigation	Suitability notes: The site lies to the east of Thistle Hill and is a mixed use site consisting of a residential property (Victoria Cottage), coal storage areas, a caravan storage area and a number of ancillary out buildings and commercial vehicles. A farm track leading to Thistle Hill Farm to the east of the site runs along the northern boundary. The site is currently accessed directly off Thistle Hill. The site is within the Green Belt, however, as a previously developed site development may be acceptable provided it does not result in any material loss of Green Belt openness.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 9	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 9	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.9 Site K10

Site Ref: K10			
Settlement: Knaresborough	Location: Field to rear of Ashlea and Jade Rise, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.636
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.57	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is heavily wooded and lies behind properties on Coronation Terrace and two detached properties fronting Thistle Hill. Apart from the residential properties along the eastern boundary of the site, the site is bounded		

	on the other three sites by open countryside. The site has no road frontage and would require third party land to secure access. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.10 Site K11

Site Ref: K11			
Settlement: Knaresborough	Location: Field to rear of Dunoon, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.5765
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.52	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is L shaped and currently used as a grazing pasture. Substantial woodland is located adjacent to the northern boundary of the site whilst open countryside lies to the south and the west. A small workshop and associated parking area lies adjacent to the site to the east as does the residential properties of Castle View and Dunoon. The site has no road frontage and would require third party land to secure access. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.11 Site K12

Site Ref: K12			
Settlement: Knaresborough	Location: Land to east of Thistle Hill	Land Type: Greenfield	Site Area (ha): 1.7001
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.53	Assumed density (dph): 25

Currently suitable? No	Suitability notes: The site is currently used for grazing and has road frontage to Thistle Hill. An area of trees on the site frontage are protected by a TPO. The site wraps around the residential property of Meadowside and apart from scattered residential properties along Thistle Hill, the site is surrounded by open countryside. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.12 Site K14

Site Ref: K14			
Settlement: Knaresborough	Location: Trelleborg Factory, Halfpenny Lane	Land Type: Brownfield	Site Area (ha): 1.9906
Source: Call for sites	Proposal: Residential/mixed use	Size of net residential area (ha): 1.79	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is within the urban area of Knaresborough occupied by the Trelleborg Applied Technology factory. The factory occupies approximately half of the site and the remainder is taken up by grassed areas. The York-Leeds railway runs along the southern boundary of the site which includes a substantial tree belt. The site is in a location suitable for residential development but as an existing employment site it would need to be demonstrated that the loss of employment land was justified.		
Currently available? No	Availability notes: The site is being promoted by an agent on behalf of an interested party for housing/mixed use development. There is no confirmation of the landowners intentions regarding the site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.13 Site K15

Site Ref: K15			
Settlement: Knaresborough	Location: Land north of Hay a Park Lane	Land Type: Greenfield	Site Area (ha): 1.7472
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.57	Assumed density (dph): 25

Currently suitable? No	Suitability notes: The site is a small flat rectangular parcel of land used for horse grazing which once comprised of two fields subdivided by a hedgerow but now subdivided by remnant hedgerow trees. The site is surrounded to the north, east and south by open countryside and to the west by Knaresborough Rugby Club. Immediately to the north west of the site is Hay-a-Park SSSI. Frogmire Dike runs along the western boundary and part of the site is at risk of flooding (Zones 2 and 3). There may be access issues as the view of the Highway Authority is that Hay-a-Park Lane is very narrow and not suitable for significant development. The site is detached from any settlement and would appear as an isolated parcel of development in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.14 Site K16

Site Ref: K16			
Settlement: Knaresborough	Location: Land south of Forest Moor Road	Land Type: Greenfield	Site Area (ha): 1.8203
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.64	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is a large, L-shaped site located to the south of Forest Moor Road currently used for grazing. The northern part of the site forms a gap between sporadic development fronting Forest Moor Road. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.15 Site K17

Site Ref: K17			
Settlement: Knaresborough	Location: Former Cattle Market	Land Type: Brownfield	Site Area (ha): 0.3184
Source: Call	Proposal: Residential	Size of net residential	Assumed density

for sites		area (ha): 0.32	(dph): 40
Currently suitable? Yes	Suitability notes: The site is within the urban area of Knaresborough and was formally used as a cattle market but is now vacant. The conservation area lies to the south west of the site. The site is considered a suitable location for residential development and would provide an opportunity to remove the vacant buildings and visually improve the area.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 12	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 12	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.16 Site K18

Site Ref: K18			
Settlement: Knaresborough	Location: Former Abattoir	Land Type: Mixed	Site Area (ha): 0.2017
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.20	Assumed density (dph): 40
Currently suitable? Yes, with mitigation	Suitability notes: The site is within the urban area of Knaresborough. The former abattoir buildings still occupy part of the site that has a small frontage and access onto Castle Ings Road. The remaining part of the site lies behind the buildings and runs down to Waterside. This part of the site abuts an area at risk of flooding (Flood Zone 2). The site is considered a suitable location for residential development and would provide an opportunity to remove the vacant buildings and visually improve the area.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 8	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 8	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.17 Site K19

Site Ref: K19			
Settlement: Knaresborough	Location: Land south of Forest Moor Road	Land Type: Greenfield	Site Area (ha): 0.3031
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.3	Assumed density (dph): 25
Currently	Suitability notes: The site is part of a larger field lying to the south of Forest		

suitable? No	Moor Road along which there is sporadic development. To the west is a detached house with open land to the other boundaries. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.18 Site K20

Site Ref: K20			
Settlement: Knaresborough	Location: Land at Hall Farm	Land Type: Greenfield	Site Area (ha): 34.1382
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 18.78	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises several agricultural fields lying to the north of the York-Leeds railway line which forms the southern site boundary. Hay a Park Lane cuts through the southern part of the site east to west and there are two wooded areas within the site. Hay-a-Park SSSI adjoins the site to the north west and there is agricultural land to the north and east. To the south beyond the rail line lies an area of land that has planning permission for a residential led mixed use scheme. There may be access issues as the view of the Highway Authority is that Hay-a-Park Lane would require significant improvement to serve a development of this size. The site is detached from any settlement and would appear as an isolated parcel of development in open countryside.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.19 Site K21

Site Ref: K21			
Settlement: Knaresborough	Location: Land south of Bar Lane and east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 2.8387
Source: Call	Proposal: Residential	Size of net residential	Assumed density

for sites	area (ha): 2.13		(dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site primarily comprises arable agricultural land but the northern part of the site comprises an area and buildings used for market gardening. To the west of the site there is residential development fronting onto Boroughbridge Road. The eastern boundary is formed by a strip of woodland beyond which there is agricultural land. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site. A planning application (15/01691/FULMAJ) for 81 dwellings has been submitted but not yet determined.		
Currently achievable? Yes	Achievability notes: There is know interest in bringing this site forward for development, demonstrated by the current planning application.		
Potential yield: 81	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 21	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.20 Site K22

Site Ref: K22			
Settlement: Knaresborough	Location: Land at Orchard Close	Land Type: Greenfield	Site Area (ha): 2.5865
Source: Call for sites	Proposal: Residential	Size of net residential area: 1.94	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural land and is divided into two separate parcels. The western parcel is the smaller of the two and comprises a paddock divided from the eastern field by a row of trees. To the south west of the site is residential development with the remainder of the site bound by open fields to the north and east. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: There is known interest from the development industry in this site.		
Potential yield: 58	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 58	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.21 Site K23

Site Ref: K23			
Settlement: Knaresborough	Location: Land north of Bar Lane and east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 0.6833

Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.61	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site is located on the northern edge of Knaresborough with a partial road frontage on Boroughbridge Road and Bar Lane. Two detached residential properties are located to the west of the site, with open countryside to the other three sides. A tree belt runs along the eastern boundary of the site. The site would be a suitable location for residential development with any development proposal incorporating appropriate landscaping.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a developer with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 18	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 18	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.22 Site K24

Site Ref: K24			
Settlement: Knaresborough	Location: Land at Halfpenny Lane and south of Water Lane	Land Type: Greenfield	Site Area (ha): 7.6061
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 4.94	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises fields around which, on the northern and eastern edge, Water Lane and Breary Flat Lane form its boundary. Within the site on its northern boundary is a property Willowfield. There is residential development to the south of the site. Hay-a-Park SSSI lies immediately to the east of the site and there is the potential for adverse impacts on the SSSI from increased recreational disturbance. There may be access issues as there would be a need for significant road widening. The site would be a suitable location for residential development subject to appropriate mitigation.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 148	Current deliverability: Developable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 148	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.23 Site K25

Site Ref: K25			
Settlement: Knaresborough	Location: Land at Highfield Farm	Land Type: Greenfield	Site Area (ha): 24.408

Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 13.42	Assumed density (dph): 30
Currently suitable? Yes, with mitigation	Suitability notes: The site comprises agricultural land including buildings associated with Highfield Farm. The northern boundary of the site is formed by the York-Leeds railway and the A59 forms the southern boundary. To the east of the site is Manse Farm, which has planning permission for a residential led development. There is an area of mature trees in the south west corner of the site which continues along the southern boundary. The southern part of the site is also at risk of flooding (Flood Zones 2 and 3) and it would need to be determined through a FRA that flood risk issues could be satisfactorily addressed. The site would be a suitable location for residential development.		
Currently available? Yes	Availability notes: The site is being promoted by an agent on behalf of a national housebuilder with a development option on the site.		
Currently achievable? Yes	Achievability notes: Development of the site is considered viable and achievable.		
Potential yield: 402	Current deliverability: Deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 60	For phasing years 6 - 10: 150	For phasing years 11 - 15: 150	For phasing years 16 +: 42

Table 4.24 Site K26

Site Ref: K26			
Settlement: Knaresborough	Location: Land at OS Field 1748, Thistle Hill	Land Type: Greenfield	Site Area (ha): 0.9523
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 0.86	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site is located to the east of Thistle Hill and is used as a paddock. There are a pair of semi-detached houses to the north of the site and a number of covered farm buildings lie to the south east as part of Thistle Hill Farm. The site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.25 Site K27

Site Ref: K27			
Settlement: Knaresborough	Location: Land to the east of Boroughbridge Road	Land Type: Greenfield	Site Area (ha): 12.4284

Source: Consultation	Proposal: Residential	Size of net residential area (ha): 6.83	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site comprises two fields detached from the urban edge of the town. Bar Lane and Hazelheads Lane, which form the north and south boundaries, are narrow and would require widening to serve development. Park Nurseries is located to the north of the site and there is agricultural land to the west and south. Hay-a-Park SSSI lies to the east of the site. Development would be divorced from the edge of the settlement.		
Currently available? Yes	Availability notes: The site has not been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.26 Site K28

Site Ref: K28			
Settlement: Knaresborough	Location: Land at Highfield, Ripley Road	Land Type: Greenfield	Site Area (ha): 10.2238
Source: Consultation	Proposal: Residential	Size of net residential area (ha): 5.62	Assumed density (dph): 25
Currently suitable? No	Suitability notes: The site comprises a number of agricultural fields lying to the north of Ripley Road (B6165). A large detached house (Highfield) and substantial garden occupies the middle of the site. The garden of Highfield contains a large number of mature trees and there are a number also scattered throughout the site. The site is surrounded by open countryside to the west, north and east with residential development on the south side of the B6165. The site is detached from the main urban area and would appear isolated in open countryside.		
Currently available? Yes	Availability notes: The site has been marketed and is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Table 4.27 Site K29

Site Ref: K29			
Settlement: Knaresborough	Location: Merryvale Stud, Cass Lane	Land Type: Greenfield	Site Area (ha): 3.2222

Source: Ad-hoc submission	Proposal: Traveller site	Size of net residential area (ha): 2.42	Assumed density (dph): n/a
Currently suitable? No	Suitability notes: The site comprises a large detached residence 'Merryvale' and its substantial wooded garden. The house and grounds are located to the south of Cass Lane with the remainder of the site being to the north of the Lane. This northern part comprises three horse paddocks. Surrounding land uses include two single family gypsy and traveller sites and a farmstead currently used as a livery business. There may be access issues as the view of the Highway Authority is that Cass Lane, which is not part of the adoptable highway network, would require significant improvement to bring it up to adoptable standard. The site is within the Green Belt and development of a permanent Gypsy and Traveller site would be inappropriate development.		
Currently available? Yes	Availability notes: The site is being promoted by the landowner for a Traveller site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Site Ref: H7			
Settlement: Harrogate	Location: Land to the east of Fairways Avenue	Land Type: Greenfield	Site Area (ha): 1.6763
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 1.51	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site is a small triangular field bounded by a golf course to the north, the railway line to the southeast and housing development to the west. Trees to the north of the site are protected by a TPO. Access to the site would require the demolition of properties on Fairways Avenue (included in site area). The site is enclosed and could accommodate development, however, the site is within the Green Belt and would not be considered a suitable location for development unless removed from the Green Belt.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowners who intend to develop the site.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0

Site Ref: H9

Settlement: Harrogate	Location: Land at Bilton Hall Drive	Land Type: Greenfield	Site Area (ha): 19.865
Source: Call for sites	Proposal: Residential	Size of net residential area (ha): 10.93	Assumed density (dph): 30
Currently suitable? No	Suitability notes: The site lies to the north of Forest Lane Head, detached from the north-eastern edge of Harrogate and consists of a number of fields predominantly used for grazing. Bilton Hall Drive runs north/south through the site and the trees either side of this are protected by TPOs. Trees along a field boundary towards the south-west and west of the site are also protected by TPOs. There is agricultural land to the north, east and west and residential properties between the site and Forest Head Road. There may be access issues as the view of the Highway Authority is that it is not certain that appropriate visibility could be achieved from Forest Lane Head and a secondary access would be difficult to achieve. However, the site is within the Green Belt and would not be considered a suitable location for development.		
Currently available? Yes	Availability notes: The site has not been marketed but is being promoted by an agent on behalf of the landowner.		
Currently achievable? No	Achievability notes:		
Potential yield: 0	Current deliverability: Not deliverable		
When is the site likely to come forward?			
For phasing years 0 - 5: 0	For phasing years 6 - 10: 0	For phasing years 11 - 15: 0	For phasing years 16 +: 0