

## **DEVELOPMENT POTENTIAL OF LAND NORTH OF OAK BECK ROAD, HARROGATE.**

The site provides an exciting development opportunity for commercial development at an existing popular retail park at the edge of Harrogate town.

In planning policy terms, the site lies adjacent to, but within the development limits of Harrogate as identified in Harrogate Borough Council's Local Plan (2014-2035). Harrogate, along with Knaresborough and Ripon, is one of the district's main urban areas and is scheduled to accommodate most of the district's growth. It is recognised to offer the greatest range of jobs, shops and services. Within development limits, proposals for new development are supported provided they are in accordance with other relevant policies of the Local Plan.

In economic terms in particular, development proposals that contribute towards the achievement of growth of key sectors including: creative and digital; scientific research and development; financial and professional services; and logistics are supported along with proposals for a range of quality business sites and premises.

The site lies adjacent to Local Green Space and Warren Top Special Landscape Area. Whilst development on the site would need to respect these areas, their proximity provides a unique and attractive landscape setting for the site and thus for any built development in this area.

Proposals for commercial development on this site would contribute towards sustainable development by providing economic benefits, through job creation, both during the construction and operational phases. Development on this site would also provide social benefits by increasing the retail offer to residents of the area. Environmental benefits could be achieved with a sensitive design and landscaping proposals.

The site does not lie within a flood zone and is well served by Oakbeck retail parks internal access road.