

# FORMER NIDD VALLEY SAW MILLS, DACRE BANKS,

PUBLIC CONSULTATION FOR A PROPOSED RESIDENTIAL AND LEISURE USE DEVELOPMENT

## CONSIDERATIONS

This diagram shows the analysis of the locality and the considerations the development of the site should respond to. These comprise of the following:

- Heritage assets - There are a number of listed buildings and structures close to the site including the bridge, Summerbridge House adjacent to the bridge and Church of The Holy Trinity to the west of the site. Immediately adjacent to the application site is the Grade II Listed Summer Bridge.
- The site lies within the Nidderdale Area of Outstanding Natural Beauty (AONB).
- The site lies within Flood Zones 2 and 3 and adjacent to the River Nidd.

## OPPORTUNITIES

The scheme provides many opportunities to enhance existing features of the area and the wider environment. The following priorities have been identified:

- Development on brownfield land.
- Mixed use development of leisure and high quality residential development.
- Retention of the Mill Building and Mill Race.
- Potential for hydro power from the Mill Race.
- Area for biodiversity enhancements, new Public Open Space and surface water drainage .

