

FORMER NIDD VALLEY SAW MILLS, DACRE BANKS,

PUBLIC CONSULTATION FOR A PROPOSED RESIDENTIAL AND LEISURE USE DEVELOPMENT

TECHNICAL CONSIDERATIONS

Milner Homes recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

Transport and Access

- Assessment of the proposed access to the B6451
- Pedestrian connectivity with the wider area
- Travel Assessment and Plans to assist sustainable travel choices

Ecology and Trees

- Comprehensive surveys undertaken
- Habitat mitigation and enhancement areas to be proposed including tree and shrub planting
- Maintaining and enhancing boundary features to provide continuity in terms of connective habitat, acting as a framework of green infrastructure
- Area for biodiversity enhancements

Heritage and Archaeology

- A detailed Heritage Assessment is under way
- There are a number of nearby listed buildings or non-designated heritage assets to consider

Flood Risk and Drainage

- The site lies within Flood Zones 2 and 3 and adjacent to the River Nidd
- The planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy
- The development will seek to incorporate a Sustainable Drainage System (SUDS) to efficiently drain surface water from the site



View north-west with the ancillary buildings in front of the two-storey mill



View eastwards



Looking west across the site from the eastern side of the Summer Bridge

HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Speaking to the team to discuss any comments or concerns
- Completing a form at the consultation
- Emailing us via laura.mepham@jrpassoc.co.uk
- Commenting through the website - www.jrpassoc.co.uk
- Writing to us at JRP, 14 Mariner Court, Calder Park, Wakefield, WF3 4FL

Comments will be accepted until 29th March 2022

WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. We will review all comments received at the exhibition as we finalise the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a full planning application to Harrogate Borough Council in late Spring 2022.