

Built and Natural Environment Site Assessments: New Sites 2017



July 2017

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1 Introduction

- 1.1** The Harrogate District Local Plan will make allocations of land for housing, employment uses and a range of other uses where appropriate. To inform the choice of sites to be allocated for future development, each site has been assessed against the Local Plan Sustainability Appraisal's 16 objectives. These objectives set out a series of ambitions to realise social progress for everyone, effective protection of the environment, the prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment. Full details of the assessment of sites against these objectives can be found in the Sustainability Appraisal.⁽¹⁾
- 1.2** In order to inform the Sustainability Appraisal assessment in terms of impacts on built, natural and historic environments, detailed assessments have been carried out by the council's consultancy team to identify the potential impacts of development on:
- landscape;
 - conservation and design;
 - ecology; and
 - land drainage.
- 1.3** This document sets out the policy context for these assessments as well as detailing the assessment methodologies and results for individual sites.
- 1.4** In October 2016 the council published a series of Built and Natural Environment Site Assessment documents, each dealing with different settlements across the district, which detailed the results of assessments carried out on sites submitted to the council for consideration for inclusion in the Local Plan.⁽²⁾
- 1.5** This new volume details the results of the assessments of new sites submitted for consideration during the consultation on the draft Local Plan in late 2016. Full details of the Sustainability Appraisal assessment of these new sites can be found in the Harrogate District Sustainability Appraisal Addendum Report (July 2017).⁽³⁾

1 For further information on the Sustainability Appraisal please visit consult.harrogate.gov.uk

2 For more information on the 2016 Built and Natural Environment Site Assessments please visit www.harrogate.gov.uk/evidencebase

3 For information on the Sustainability Appraisal please visit consult.harrogate.gov.uk

2 Policy Context

2 Policy Context

National Policy Context

Introduction

2.1 The government is committed to protecting and enhancing the quality of the environment. This is expressed in the National Planning Policy Framework (NPPF), which clarifies that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment. Paragraph 17 of the NPPF sets core planning principles, which include that planning should:

- Always seek to secure high quality design and a good standard of amenity for all future and existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting Green Belts around them, recognising the intrinsic character and beauty of the countryside and support thriving communities within it;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Landscape

2.2 Paragraph 109 of the National Planning Policy Framework (NPPF) is clear that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. To help achieve this aim, paragraph 156 requires local plans to include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.

2.3 Through paragraph 113 the NPPF supports the use of local landscape designations but highlights that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to the wider ecological network. Where landscape designations are being used, paragraph 113 goes on to require local planning authorities to set criteria based policies against which proposals for any development on or affecting protected landscape areas will be judged.

Conservation and Design

2.4 Design issues are material considerations in the determination of planning applications. Paragraph 58 of the National Planning Policy Framework (NPPF) clarifies that planning policies and decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place; respond to local character and history, and reflect local identity; create safe and accessible environments, and; are visually attractive as a result of good architecture and landscape design. Paragraph 60 of the NPPF adds that while policies should not stifle innovation, it is however proper to promote or reinforce local distinctiveness. Paragraph 64 states that permission should be refused for development of poor design that fails to take account the opportunities available for improving the character and quality of an area and the way it functions.

2.5 Section 12 of the NPPF reinforces the government's overarching aim that the historic environment and heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. The NPPF defines a heritage asset as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

Policy Context 2

For the purpose of heritage policy, it defines significance as the value of a heritage asset to this and future generations because of its heritage interest and goes on to identify that the interest may be archaeological, architectural, artistic or historic.

- 2.6** NPPF explains the importance of recognising and valuing the positive contribution of heritage assets to local character and sense of place; and to conserve those heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance. In accordance with NPPF, in considering the impact of a proposal on any heritage asset, the council will take into account the particular nature of the significance of the heritage asset.

Ecology

- 2.7** Section 40 of the Natural Environment and Rural Communities Act 2006 sets out a statutory obligation that, 'Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'

- 2.8** Section 11 of the National Planning Policy Framework (NPPF) sets out national planning policies for conserving and enhancing the natural environment. Paragraph 109 of the NPPF identifies that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 110 states that Local Plans should allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.

- 2.9** Paragraph 118 of the NPPF sets out the principles by which local planning authorities should aim to conserve and enhance biodiversity when determining planning applications, including:

- if significant harm resulting from a development cannot be avoided adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on an SSSI should not normally be permitted.
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

- 2.10** In addition, paragraph 115 of the NPPF notes that the conservation of wildlife is an important consideration in Areas of Outstanding Natural Beauty, such as the Nidderdale AONB.

Land Drainage

- 2.11** There is an increasing body of scientific evidence suggesting that the global climate is changing as a result of human activity. Across the globe the changing climate is likely to give rise to a variety of different impacts. For the UK the projections of future climate change suggest that more frequent, high intensity rainfall events and periods of long-duration rainfall, of the type responsible for the 2007 floods, could be expected.

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- 2.12** In response to meeting the challenge of climate change and flooding, paragraph 100 of the National Planning Policy Framework (NPPF) identifies that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 2.13** In terms of planning for future development needs, paragraph 100 identifies that Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. It goes on to state that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
- Applying the Sequential Test;
 - If necessary, applying the Exception Test;
 - Safeguarding land from development that is required for current and future flood management;
 - Using opportunities offered by new development to reduce the causes and impacts of flooding; and
 - Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations

Emerging Local Policy Context

Introduction

- 2.14** The development plan for Harrogate district comprises the saved policies of the Harrogate District Local Plan (2001; selective alteration 2004) and the Harrogate District Core Strategy Development Plan Document (DPD)(2009). The council is currently preparing a new Local Plan to guide sustainable development across the district in the period up to 2035. Upon adoption this document will replace the saved policies of the Harrogate District Local Plan as well as the Harrogate District Core Strategy. The council's Local Development Scheme Second Review (2017) identifies that the new Local Plan is time tabled for adoption in spring 2019.
- 2.15** In summer 2015 the council consulted on Local Plan Issues and Options. The consultation sought views on what the plan should seek to achieve over the next 20 or so years, how new homes and jobs should be distributed across the district, what policies should be included in order to ensure that new development is sustainable and the scope of detailed development management policies. Following further work the council consulted on the initial draft wording of detailed development management policies in November and December 2015. The key issues arising from both of these consultations can be found in the Harrogate District Local Plan: Issues and Options Consultation Statement (October, 2016).
- 2.16** In October 2016 the council published a Draft Local Plan for consultation. The draft plan set out emerging strategic policies alongside detailed draft development management policies as well as identifying draft allocations of land for future new housing and employment development. In addition it included two options for a new settlement making clear that in the final plan only one of the options would be taken forward. Following the consultation the council has been considering the responses that were made and assessing the new sites that were submitted as well as updating the evidence base that identifies the level of need for new homes and jobs in the district over the plan period.

Policy Context 2

- 2.17** In order to ensure that the Local Plan is based on the most up-to-date evidence the council has reviewed both the district's housing need and employment land requirements. This review has concluded that, as a result of changes to the demographic starting point plus increased economic growth prospects, the objectively assessed need for housing has risen. The review also identifies an increased need for employment land. The updated requirements are set out in the Housing and Economic Development Needs Assessment (HEDNA).
- 2.18** In July 2017 the council published the Draft Local Plan: Additional Sites document for consultation. This consultation seeks views on:
- Additional draft allocations to meet the district's housing and employment needs
 - Draft allocations where there has been a change to the site boundary as published in the draft local plan
 - Gypsy and Traveller site provision
 - Land for new or enhanced educational provision
 - Preferred draft allocation for a new settlement option
- 2.19** The following paragraphs set out emerging policy, as published in the Draft Local Plan (2016), relating to landscape, conservation and design, ecology, and land drainage:

Landscape

- 2.20** Draft policy NE4: Landscape Character sets out the council's emerging approach to the protection and enhancement of landscape character across the district. The policy requires development proposals to protect, enhance or restore landscape character. It also sets out additional requirements that will apply to proposals affecting the nationally designated Nidderdale Area of Outstanding Natural Beauty (AONB), as well as additional requirements affecting locally designated Special Landscape Areas. In addition draft policies HP3: Local Distinctiveness and NE7: Trees and Woodland also have relevance to landscape.

Conservation and Design

- 2.21** The emerging policies most relevant to conservation and design are draft policies HP2: Heritage Assets and HP3: Local Distinctiveness. HP2 sets out the council's emerging approach to the protection and enhancement of the historic environment. It outlines support for proposals that will help to ensure a sustainable future for the district's heritage assets and makes clear that development should protect and, where appropriate, enhance those elements that contribute to an asset's significance. HP3 sets out the emerging approach to securing high quality building, urban and landscape design. It requires development proposals to protect, enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the district's urban and rural environments. In addition several other emerging policies also have some relevance to conservation and design issues, including: EC3: Employment Development in the Countryside; HS1: Housing Mix and Density; HS5: Space Standards; HS7: Replacement Dwellings in the Countryside; HS8: Extensions to Dwellings; CC4: Sustainable Design.

Ecology

- 2.22** The emerging policies most relevant to ecological considerations are draft policies NE3: Protecting the Natural Environment, NE5: Green Infrastructure and NE7: Trees and Woodland; and CC2: Rivers. NE3 aims to safeguard the district's biodiversity and geological heritage. It outlines protection for internationally, nationally and locally designated sites as well as seeking enhancements to biodiversity, priority habitats, protected species, priority species and ecological networks. It also seeks to prevent the loss of irreplaceable habitats. NE5 aims to to conserve and enhance the district's green infrastructure assets primarily in order to safeguard their ecosystems services but also to maximise the wider social, economic

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and environmental benefits that stem from high quality natural environments. NE7 aims to specifically protect and enhance the contribution that trees and woodland make to landscape character, local distinctiveness and biodiversity. CC2: Rivers aims to ensure that proposals contribute to improving the quality of water bodies and aquatic habitats, and creating terrestrial habitats that are better connected. In addition draft policy NE2: Water Quality also has some relevance to ecology.

Land Drainage

2.23 Draft policy CC1: Flood Risk and Sustainable Drainage sets out the council's emerging approach to land drainage. The policy requires development proposals to ensure that there is no increase in the flow rate of surface water run off, and to achieve this, prioritises the use of Sustainable Drainage Systems (SuDS) to manage surface water discharge. SuDS that involve the use of soakaways should always be the first consideration, however, if ground conditions are not suitable for infiltration drainage techniques, the following order of preference should be used to develop an alternative method of surface water disposal:

- Watercourse
- Surface water sewer
- Combined water sewer

2.24 Soakaway drainage should not be used in the central area of Ripon where it has been identified as being at risk from gypsum dissolution. In addition, the policy seeks to resist the building over of culverts and the culverting or canalisation of water course, whilst encouraging the reopening of culverts and the modification of canalised water courses to achieve a more natural state. The policy also outlines support for safeguarding the use of land needed for flood risk management purposes. Draft policies CC2: Rivers; CC4: Sustainable Design and NE2: Water Quality also have some relevance to land drainage.

3 Methodology

3.1 This section sets out how the various assessments have been undertaken.

Landscape

3.2 A Landscape Capacity Assessment has been carried out for the sites put forward for development. A systematic approach has been followed so that the procedure is replicable and is as objective and impartial as possible. The approach is based on specific techniques and good practice guidance on landscape and visual appraisal, and the latest guidance on landscape character assessments contained in:

- Guidelines for Landscape and Visual Impact Assessment: Third Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).
- An Approach to Landscape Character Assessment (Christine Tudor, Natural England, 2014).
- Landscape Character Assessment Guidance for England and Scotland: Topic Paper Number 6: Techniques and Criteria for Judging Capacity and Sensitivity (Scottish Natural Heritage and The Countryside Agency).
- A Guide to Commissioning a Landscape Capacity Study (Scottish Natural Heritage).

3.3 The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in guiding development to areas where the harm would be at a relatively low level and where it can be mitigated most effectively. The assessment is therefore primarily a comparative exercise in ranking sites according to the capacity of the landscape to accept change without causing harm to the landscape resource taking into consideration the potential for landscape mitigation where appropriate.

3.4 An initial screening exercise was carried out to establish sites located entirely within urban areas. Where it was considered that there were no obvious landscape constraints attached to a site it was screened out from further assessment, however, no sites were screened from the January - June 2017 round of assessments.

3.5 For sites that were not screened out, the assessment of landscape sensitivity and capacity follows the approach outlined below. Information about the landscape baseline has been gathered using a combination of desk based study and field survey work.

3.6 **Landscape character, area and site description:** A key document is the Harrogate District Landscape Character Assessment (2004), which divides the district into a series of 106 broadly homogeneous landscape character areas. This is a comprehensive document, set within the context of the national assessment of landscape character by the (then) Countryside Commission and English Nature. The assessment is referred to where appropriate in the consideration of the likely harm ensuing from the development and where mitigation measures might be appropriate, or not. Site survey work has been carried out to verify the key characteristics of the area potentially affected and the contribution each site makes to landscape character. In addition the desk study identified the relevant landscape designations for each site. The base line information is recorded in the landscape sensitivity and capacity table and includes a description of the urban edge.

3.7 **Existing urban edge:** The determination of the nature of the urban edge. This is particularly the relationship between the urban edge and the surrounding countryside, whether it is unscreened or whether it is well integrated by tree and woodland cover for example. The assessment considers whether the new development could help restore or reconstruct the urban edge to enhance landscape character and local distinctiveness, or in some circumstances whether the new development would appear intrusive and encroach into open countryside.

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- 3.8 Trees and hedges:** Describes principal elements of site vegetation that may have a bearing on the physical capacity of the site to accommodate development.
- 3.9 Landscape and Green Belt designations:** In this part of the assessment landscape related designations such as the Special Landscape Areas, Conservation Areas, Historic Parks and Gardens and AONB are noted for each site where they apply. The assessment takes into account where these designations may be compromised or affected, and this would count against development. In the case where the designation is likely to be compromised then landscape mitigation measures are identified, including 'off-site' measures such as planting or landscape restoration proposed on land outside the developer's control.
- 3.10 Descriptions of proposals for the site:** At this stage, identification of whether the site is being considered for residential development, employment development or mixed (residential and employment) use.
- 3.11 Physical sensitivity:** This identifies the landscape's susceptibility to change as a result of the proposed development, and the value placed on the landscape. Landscape sensitivity is a combination of both susceptibility and value, for example, higher value landscapes with high susceptibility to change as a result of the loss of key characteristics or the introduction of uncharacteristic features are assessed to have a higher sensitivity to change.

Methodology 3

Criteria for landscape susceptibility	
Susceptibility	
High	<p>Landscapes where the loss of key characteristics would change.</p> <p>Scale of Enclosure-landscapes with a low capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc.</p> <p>Nature of land use- landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements-landscapes with components that are not easily replaced or substituted (eg. ancient woodland , mature trees, historic parkland etc.)</p> <p>Nature of existing features- landscapes where detracting features or major infrastructure is not present or where present has limited influence on the landscape.</p>
Medium	<p>Scale of enclosure-landscapes with a medium capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc.</p> <p>Nature of land use-landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements-landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features-landscapes where detracting features or major infrastructure is present and has a noticeable influence on the landscape.</p>
Low	<p>Scale of enclosure-Landscapes with a high capacity to accommodate the type of development proposed owing to the interactions of topography, vegetation cover, built form etc.</p> <p>Nature of land use- landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features- landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

Table 3.1 Criteria for Landscape Susceptibility

Criteria for landscape value	
Value	
High	<p>International, National and local designated landscapes.</p> <p>Non-designated landscapes that clearly are valued locally for their distinctive landscape character.</p> <p>Designated areas at an International, Regional, National or Local level (including but not limited to World Heritage Sites, National Parks, AONBs, SLAs etc.) and also considered an important component of the country's character, experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive elements and features are key components that contribute to the character of the area.</p>

3 Methodology

Criteria for landscape value	
Value	
Medium	<p>Landscapes that are attractive and in reasonable condition but relatively common place. The condition of the landscape tends to be average. i.e. key characteristics are largely intact with some fragmentation.</p> <p>No formal designations but (typically) rural landscapes, important to the setting of villages etc; and also considered a distinctive component of the regional/ county character experienced by a large proportion of its population.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution, presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive features are notable components that contribute to the character of the area.</p>
Low	<p>Landscape that are not distinctive and that do not have recognised value to local communities of visitors. These landscapes tend to be extensive, often in poor condition and not rare.</p> <p>No formal designations.</p> <p>Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution, presence/absence of major infrastructure, the landscape has limited levels of tranquillity</p> <p>Rare or distinctive features are not notable components that contribute to the character of the area.</p>

Table 3.2 Criteria for Landscape Value

3.12 Visual sensitivity: This relates to the susceptibility of visual receptors to change and the value attached to the views. The susceptibility of visual receptors is dependent upon what people are doing when they are viewing the landscape and the extent to which they are focused on the view. Therefore the more susceptible receptors tend to be residents at home, people engaged in outdoor recreation etc.

Criteria for visual sensitivity	
Visual Sensitivity	
High	Includes occupiers of residential properties and people engaged in recreational activities in the countryside such as using Public Rights of Way.
Medium	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
Low	Includes people at place of work e.g. industrial and commercial premises and people travelling through the landscape on A roads and motorways.

Table 3.3 Criteria of Visual Sensitivity

3.13 Mitigation: The purpose of this part of the assessment is to establish the degree of harm in landscape terms and whether it can be reduced by mitigation. The degree of harm will vary from site to site and will be capable of mitigation where appropriate to avoid, reduce and where possible remedy any potential negative adverse effects on the environment arising from the proposed development. It has been assumed for the assessment that each site would be provided with a reasonable degree of landscape mitigation either in terms of primary

Methodology 3

measures that intrinsically comprise part of the development design through an iterative process, for example siting and location of new built form, or secondary measures designed to specifically address the remaining effects such as structure or screen planting, which are essentially 'add on' measures and the least effective.

- 3.14 Likely level of landscape effects:** This is a summary of the impacts and ranges from large through medium to small scale adverse effects.
- 3.15 Adjacent sites, cumulative impacts and benefits:** This part of the assessment identifies additional sites in close proximity that may be subject to inter-visibility with potential to impact on both cumulative landscape and visual effects.
- 3.16 Overall landscape sensitivity:** Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposed development. Sensitivity ratings are assessed as low, medium/low, medium, high/medium, or high.
- 3.17 Overall landscape capacity:** This relates to the degree to which a landscape can accept change without detriment to landscape character. The capacity of the landscape to accept change will depend upon the nature of the development and the opportunities available for mitigation. Those landscapes that have a higher capacity to accommodate new development of a certain type tend to be of lower sensitivity and have greater opportunities to mitigate any adverse effects. Capacity ratings are assessed as high, high/medium, medium, medium/low, or low.
- 3.18 Impacts on woodland and trees and potential mitigation:** The final section of the landscape assessment form concerns the likely effect that development could have on woodland and trees both existing and proposed. Assessment scoring is colour coded from dark green- identifying potential for significant woodland creation on site, to red- where development is likely to result in the loss of ancient woodland, veteran and/or protected trees.

Results

- 3.19** This approach to the assessment has been delivered so that some distinction can be made between areas, which have similar levels of anticipated effects. It is acknowledged that all potential sites, involving (by definition) a significant extension of the built form into what is presently countryside of one form or another, will lead to some degree of harm in landscape terms. That degree of harm will vary from site to site and will be capable of mitigation to a greater or lesser degree according to the site concerned, the eventual development proposals and the appropriateness of the mitigation to landscape character.
- 3.20** The main purpose and aim of this Landscape Capacity Assessment is to assist in guiding development to areas where the harm is at a relatively low level and where it can be mitigated most effectively.

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Conservation and Design

- 3.21** It is acknowledged that any housing development will impact on the existing built environment and its countryside setting to varying degrees. The assessments carried out by Conservation and Design Officers primarily sought to determine whether development would be harmful to any heritage asset or setting of that asset, or whether development could be designed to protect and potentially enhance the quality of the environment.
- 3.22** The assessment of the potential sites was carried out in three stages:
1. A desk based study was used to determine whether development of the site directly affected a known heritage asset, potential heritage asset or would affect the setting of one or more heritage assets. Sites where it was identified that development would not directly or indirectly affect heritage assets were then screened out;
 2. For sites where development would directly or indirectly impact on heritage assets, a site visit was carried out to:
 - a. Study the context of the site to firstly determine whether non-designated historic buildings, structures or places have sufficient significance to be considered non-designated heritage assets, and then secondly to determine whether development would have a harmful or neutral impact on the significance of any heritage asset;
 - b. Assess any elements that contribute to local distinctiveness in order to determine if development could be designed in a manner to reinforce local distinctiveness;
 3. Finally, there was consideration of how development could be designed to protect, and potentially enhance, the quality of the area and the significance of any heritage asset.
- 3.23** The first stage of the assessment, the desk-top study, was carried out for all sites. This included ascertaining:
- Whether the site is within, or near to, a Conservation Area; whether there is a Listed Building on or near to the site.
 - Whether there are any Scheduled Ancient Monuments on, or near to, the site and whether the site is within the Nidderdale Area of Outstanding Natural Beauty (AONB).
 - Whether development of the site would impact on a Scheduled Battlefield, Historic Park and Garden, or the World Heritage Site at Fountains Abbey and Studley Royal (although less likely).
- 3.24** If the site affected any of these heritage assets, further investigation was carried out to ascertain the nature of the asset from existing written, drawn or photographic evidence available to officers, for example the list or monument description, or the conservation area appraisal. The Heritage Environment Record (HER) is kept by North Yorkshire County Council, and the desk-top study carried out by Harrogate Conservation and Design Officers did not include interrogation of the HER, so non-designated archaeological assets, were not considered in the assessment. The desk-top study also included the study of historic maps to ascertain the era of development of buildings on or near the site.
- 3.25** Sites where development would not impact directly or indirectly on designated assets, or buildings that were constructed before 1910, were screened out. This date was chosen because, although some buildings erected after 1910 are of architectural and local historic interest, it is unlikely that they would have a high value of significance. In most instances, these sites were at the edge of settlements and any development would form part of a natural progression of the history of development from the older core outwards to contemporary housing at the outer edge. A list of screened out sites is set out below.

Methodology 3

Conservation and Design: screened out sites 2017		
Site Code	Site Name	Settlement
H85	Former oil storage site, Bogs Lane	Harrogate
B20	Land west of Ashdown Lodge	Boroughbridge
KD7	Former service station	Kirk Deighton
MB6	Land at Melmerby Industrial Estate	Melmerby
WB3	Land to the north east of the A168	Wetherby

Table 3.4 Conservation and Design: Screened Out Sites 2017

3.26 Conservation and Design Officers visited the sites that were not screened out. The site surveys were purely visual assessments. A consistent approach was taken for all sites and the following aspects of each site were noted:

- **Site features:** these include buildings, trees and other landscape features, boundaries, falls in ground levels, water courses or any other particular constraints such as outlook of neighbouring homes or nearby heritage assets.
- **Topography and views:** relation of the site to its topographical context for example; whether on a hill or in a valley, views in and out of the site.
- **Landscape context:** general landscape character and any particular locally distinct features.
- **Grain of surrounding development:** the proximity of buildings to the street, their massing and scale of space between them.
- **Local building design:** the basic form and scale, different materials and styles of buildings on and around the site.

Results

3.27 On consideration of these aspects, the officers determined whether development of the site would result in any detrimental impact on the historic environment or local character. For all the sites visited the following questions were addressed:

- Whether development would conserve those elements that contribute towards the significance of designated and/or non-designated heritage assets?
- Whether development would provide opportunity for high quality design which supports local distinctiveness?

3.28 For sites within Conservation Areas the following additional question was also addressed:

- Whether development would contribute to local distinctiveness and countryside character by improving a poor quality site?

3.29 The survey information will also be used to provide guidance on how future development could be shaped on those sites put forward for allocation in order to minimise any harm to the historic environment or local character whilst maximising any opportunities to enhance or better reveal heritage assets and contribute positively to local distinctiveness.

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Ecology

- 3.30** An ecological assessment to identify the likely ecological impacts of development with particular regard to protected and priority species, sites and habitats was considered for each site. The assessment sought to identify potential impacts on particular ecological receptors, as set out below:
- 3.31** **International Sites:** Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of the European Natura 2000 network of sites that are considered to have international importance under the EU Habitats Directive and the EU Birds Directive. These directives are transposed into UK law through the Conservation of Habitats and Species Regulations 2010. A Habitats Regulations Assessment may be required for any plan or project that may give rise to significant impacts on these sites.
- 3.32** **Sites of Special Scientific Interest (SSSIs):** These sites are designated by Natural England due to their national importance. Reference was also made to whether a site is identified as being within a SSSI risk zone. These are produced by Natural England to help understand whether a SSSI, SAC or SPA will be affected by proposals nearby.
- 3.33** **Sites of Importance for Nature Conservation (SINCs):** Reference has been made to the list of SINCs contained in Appendix 3 of the Harrogate District Local Plan (2001), as well as additional sites that have been surveyed and ratified by the North Yorkshire SINC Panel and are relevant to the areas being assessed.
- 3.34** **Biodiversity Action Plan (BAP) Priority Habitats:** Local BAP priority habitats are listed in the Harrogate District Biodiversity Action Plan (Harrogate Borough Council, 2012), and a list of UK priority habitats is available on the Department of the Environment, Food and Rural Affairs (DEFRA) website.
- 3.35** **Phase 1 Habitat Survey Target Note Features:** Target Notes (TNs) give brief description of ecologically notable features. Particular reference was had to the Harrogate District Phase 1 Habitat Survey (P1HS) (1992), although Target Notes from other more up to date Phase 1 Habitat Surveys are referred to where appropriate.
- 3.36** The assessment also identified the following sites features that may indicate the potential presence of ecological receptors:
- 3.37** **Sward:** This has been noted by reference to the Harrogate District Phase 1 Habitat Survey (1992), and updated, where appropriate, through a site visit.
- 3.38** **Trees and Hedges:** The presence of trees and/or hedges was noted from site visits, aerial photographs or site photographs. Any trees that may merit additional protection through a Tree Protection Order (TPO) were also noted.
- 3.39** **Water and/or wetland:** This was noted from Ordnance Survey (OS) maps, historical maps, aerial photographs and, where necessary, site visits
- 3.40** **Buildings and structures:** This was noted from site visits, Ordnance Survey (OS) maps, historical maps, aerial photographs, site photographs and the assessments carried out by the council's Conservation and Design Officers.
- 3.41** As semi-natural habitats have become increasingly fragmented the importance of maintaining or restoring habitat connectivity is becoming better recognised. As a result, the context of the site in relation to habitat connectivity and/or corridors was also considered. This was primarily assessed from aerial photographs and Ordnance Survey (OS) maps with further data from site photographs and site visit. Maps and corridor descriptions from Natural England's work on regionally important Green Infrastructure (GI) corridors were also consulted.

Methodology 3

- 3.42** Finally, the landscape character of the area that each site sits within, identified from the Harrogate District Landscape Character Assessment and Natural England's National Character Areas, was noted along with any relevant guidance relating to the particular character area, including extracts from the Environmental Opportunities section of the relevant National Character Area Profile.
- 3.43** In light of the information gathered for each site, opportunities for mitigation and for habitat creation through the development of Green Infrastructure (GI) and Sustainable Drainage Systems (SUDS) were considered. The known presence or likelihood of protected species, BAP priority species or invasive alien species was recorded- in addition to the assessment above, this was also informed by existing knowledge of the known presence of these species and checked against an alert layer provided by the North and East Yorkshire Ecological Data Centre .

Results

- 3.44** An overall conclusion for each site, pulls together the research results to identify the likely impact of development on the site, highlighting the ecological constraints as well as mitigation that may be required alongside any potential enhancement opportunities afforded. This has then been used to score each site. The potential scores range from dark green, (no adverse impact, potential for enhancement and net gains to biodiversity), through yellow, then orange, to red, (a significant adverse effect on designated sites, the wider ecological network and/or priority species).
- 3.45** Almost all sites will have some level of ecological interest but it is comparatively rare that ecological sensitivity is such as to preclude development entirely. Relatively few sites have therefore been graded as 'red'. More often, biodiversity can be integrated into sites as part of good design and often there will be opportunities for positive enhancement, either on, and/or where appropriate, off-site through 'biodiversity offsetting'. For sites where this is comparatively straight-forward e.g. maintenance of boundary features around the site, the site is likely to have been graded as 'green'. Where mitigation should be possible but which may, for example, reduce the overall housing density of the site through retention of important features such as trees or a buffer zone along a stream, then it will have been graded as 'yellow'. Sites which are scored orange may have more substantial biodiversity interest, but this could generally be mitigated for with good design and appropriate safeguarding of features of interest. The colour score schema does therefore provide an indication of ecological acceptability but it needs to be carefully interpreted in the light of the fuller assessment. The summary conclusion adds a little detail to the colour score.
- 3.46** In most cases, further ecological survey work will be required in the production of development briefs and a full ecological survey and assessment is likely to be required for any site, if and when it is brought forward for development as part of any planning application, in accordance with guidance from the Chartered Institute for Environmental and Ecological Management.⁽⁴⁾

3 Methodology

Land Drainage

3.47 The council's Land Drainage Engineer has reviewed the potential impact of development in terms of flood risk and whether development will increase flood risk elsewhere. The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in directing development away from areas at highest risk.

3.48 A land drainage assessment was undertaken for each site. All assessments were undertaken in a consistent manner, taking account of the following documents and procedures:

- National Planning Policy Framework
- Flood Risk Regulations 2009
- Flood and Water Management Act 2010
- Land Drainage Act 1991

3.49 Additionally, more site specific information was obtained from:

- Environment Agency Flood Zone Maps;
- Harrogate Borough Council Strategic Flood Risk Assessment (Level 1);
- Historic flooding records;
- Yorkshire Water and sewer records; and
- Local knowledge of the area.

Results

3.50 On consideration of these aspects, the land drainage engineer determined whether development of the site would maintain and where possible improve surface water and groundwater quality. The potential scores range from dark green (no adverse impact) through yellow, then orange, to red (very adverse effects of additional surface water discharge on nearby watercourses where mitigation would be unlikely).

Site Assessments 4

4 Site Assessments

Settlement	Site Code	Site Name	Site Area	Page
Harrogate	H76	Land south of White House Farm	4.4643	23
Harrogate	H77	Beechcroft Field, Harrogate	3.6744	27
Harrogate	H79	Land between Maple Close and Fairway View, Harrogate	6.7861	32
Harrogate	H80	Land south of Hookstone Road (larger site), Harrogate	6.2638	36
Harrogate	H81	Land at Fulwith Grange, Harrogate	1.2499	41
Harrogate	H82	Land at the Old Spring Well, Harrogate	1.0256	46
Harrogate	H83	Land at Harrogate Railway Football Club, Station View, Harrogate	1.4498	50
Harrogate	H85	Former oil storage site, Bogs Lane, Harrogate	4.0702	55
Harrogate	H86	Land at Knox Hill, Harrogate	22.4055	58
Harrogate	H87	Land adjacent to Knox Saw Mills, Knox Lane, Harrogate	2.2515	Draft Allocation - housing 64
Knaresborough	K33	Thistle Hill, Knaresborough	4.2653	71
Knaresborough	K34	Land to the east of St James Business Park, Knaresborough	3.1627	76
Knaresborough	K35	Land adjacent to roundabout at B6164 and A658, Knaresborough	0.9542	80
Knaresborough	K36	Land west of Abbey Road, Knaresborough	0.6315	84
Knaresborough	K37	Land at Boroughbridge Road, Knaresborough	7.5042	Draft Allocation - housing 89
Knaresborough	K38	Land adjacent to Rose Cottage, Thistle Hill, Knaresborough	0.397	95
Knaresborough	K39	Land adjacent to West View, Thistle Hill, Knaresborough	0.9904	99
Ripon	R31	Land off Bishopton Lane, Ripon	0.8723	105
Ripon	R32	Land to the east of the bypass, Ripon	0.611	111
Boroughbridge	B20	Land west of Ashdown Lodge, Boroughbridge	9.3705	117
Boroughbridge	B21	Land at Aldborough Gate, Boroughbridge	13.1065	Draft Allocation - housing 120
Masham	M14	Auction Mart, Masham	1.0346	127
Pateley Bridge	P12	The Coal Yard, Pateley Bridge	0.5211	Draft Allocation - housing 135
Beckwithshaw	BK3	Land at Vicarage Field, Beckwithshaw	1.3026	143
Birstwith	BW12	Land to the east of New Road, Birstwith	6.4377	149
Brearton	BR1	Land at Abbey Garth, Brearton	3.6916	155
Cattal	CA5	New settlement, Maltkiln, near Cattal	167.6205	161
Cowthorpe	CW2	Land adjacent to Manor Farm, Cowthorpe	0.5762	169
Ferrensby	FR7	Land to east of Harrogate Road, Ferrensby	1.1014	175

4 Site Assessments

Settlement	Site Code	Site Name	Site Area		Page
Flaxby	FX5	Extension to employment site to the south of the A59, Flaxby	16.2045	Draft Allocation - employment	181
Follifoot	FF10	Land off Manor Fold, Follifoot	0.335		189
Goldsborough	GB4	Land adjacent to cricket ground, Goldsborough	1.6228	Draft Allocation - housing	195
Great Ouseburn	GO4	Land adjacent to Avenue House, Great Ouseburn	0.866		201
Green Hammerton	GH13	Land off Back Lane and Yule Lane, Green Hammerton	1.5362		207
Hampsthwaite	HM9	Land to the north of Meadow Close, Hampsthwaite	4.4908	Draft Allocation - housing	213
Hampsthwaite	HM10	Land to the west of Hollins Lane, Hampsthwaite	2.1196		218
Hopperton	HP8	Land of Grey Thorn Lane (larger site), Hopperton	65.6253		225
Kirby Hill	KB6	Land at Church Banks, Kirby Hill	7.617		231
Kirk Deighton	KD7	Former service station, Kirk Deighton	0.3912		237
Kirkby Overblow	KO2	Land to the rear of the Shoulder of Mutton, Kirkby Overblow	0.3801		243
Kirkby Overblow	KO3	Land at Ivy Farm, Kirkby Overblow	1.691		248
Long Marston	LM5	Land between Angram Road and York Road, Long Marston	2.9403		255
Marton cum Grafton	MG8	Yew Tree Farm, (smaller site), Marton cum Grafton	1.2026	Draft Allocation - housing	261
Melmerby	MB6	Land at Melmerby Industrial Estate	5.1622	Draft Allocation - employment	269
Melmerby	MB7	Land south and west of Barker Business Park, Melmerby	27.6788		272
Melmerby	MB8	Land west of Barker Business Park (larger site), Melmerby	12.1405	Draft Allocation - employment	276
Pannal	PN17	Land adjoining Spring Lane Farm, Pannal	3.2309	Draft Allocation - housing	281
Pannal	PN18	Employment site south of Almsford Bridge, Pannal	18.3838	Draft Allocation - employment	286
Pannal	PN19	Land to the west of Leeds Road, Pannal	17.2816	Draft Allocation - housing	292
Rainton	RN5	Land adjacent to Church Lane, Rainton	0.3338		301
Rainton	RN6	Land adjacent to The Old Piggery, Rainton	0.2832		309
Roecliffe	RO1	Land to the west of Roecliffe Park	1.7824		315
Skelton on Ure	SU1	Land to the south of Crow Garth, Skelton on Ure	1.6021		321
Spofforth	SP7	Land adjacent to Hall Cottages, Spofforth	0.8482		327
Staveley	SV2	Land at Main Street, Staveley	1.193		333
Tockwith	TW12	Church Farm Yard, Tockwith	0.5696		339
Tockwith	TW13	Land to the north of Southfield Lane, Tockwith	1.4553		345
Tockwith	TW14	Land at Moorside Business Park, Tockwith	3.8424		350
Wetherby	WB3	Land to the north east of the A168, Wetherby	28.7842		357

Site Assessments 4

Settlement	Site Code	Site Name	Site Area	Page
Open Countryside	OC9	Land adjacent to Ripley Road, Bedlam	0.6527	361
Open Countryside	OC10	Lawned garden at White House Farm, near Askwith	0.3641	365
Open Countryside	OC11	New settlement west of the A61, near South Stainley	81.5356	370

Table 4.1 New sites assessed

4 Site Assessments

Harrogate

Site Code	Site Name	Site Area	Page
H76	Land south of White House Farm	4.4643	23
H77	Beechcroft Field, Harrogate	3.6744	27
H79	Land between Maple Close and Fairway View, Harrogate	6.7861	32
H80	Land south of Hookstone Road (larger site), Harrogate	6.2638	36
H81	Land at Fulwith Grange, Harrogate	1.2499	41
H82	Land at the Old Spring Well, Harrogate	1.0256	46
H83	Land at Harrogate Railway Football Club, Station View, Harrogate	1.4498	50
H85	Former oil storage site, Bogs Lane, Harrogate	4.0702	55
H86	Land at Knox Hill, Harrogate	22.4055	58
H87	Land adjacent to Knox Saw Mills, Knox Lane, Harrogate	2.2515	Draft Allocation - housing 64

Table 4.2 Harrogate sites

Settlement: Harrogate**Site: H70 (Land east of Whinney Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Castle Hill Farm, Sykes House Farm, historic buildings of the Police Training Centre and The Squinting Cat public house.
Commentary on heritage assets.	The main range of Castle Hill Farm is a nineteenth century farmhouse and barn with later domestic and agricultural additions. The historic buildings are of some value. Sykes House Farm has some historic built form of merit, although atypically the house has numerous dormers and this house is of less significance than Castle Hill. The traditional historic buildings on site should be retained and their setting respected. It is unlikely the development of H52 would impact on the setting of the School Master's House and Memorial Library of the Police Training Centre unless other buildings were demolished and tree cover lost. The site wraps around The Squinting Cat public house on its south eastern side, this is an historic, stone, two storey building with outbuilding to the rear (the 'Three Horseshoes Inn' in the mid/late 19th century).
Topography and views	Land falls to the west and south allowing fairly long distance views, particularly to the west and southwest. Views of the southern end of the site visible from Hill Top Lane. Glimpse views of the site to the rear of the public house from Whinney Lane.
Landscape context	Whilst much of the site is against existing settlement to the northeast and east, a peninsular of the site extends across to Hill Top Lane, an area of site is south of the sports areas of the police training centre and the part site to the south/east of the public house; these areas are in open countryside.
Grain of surrounding development	Within the landscape are predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form yards. The sprawling college complex was built in numerous phases to form two loose courtyards. A variety of buildings include the larger buildings that are fairly well spaced. There is screen planting to the west of the main complex. The grounds between the college buildings and site comprise open playing fields with no perimeter planting. Adjacent to the site and north of the college, are suburban developments in culs- de-sac. Mainly detached houses are set close to each other generally behind small open front gardens. North and diagonally opposite the site on Whinney Lane are the terraces of Ash View. Adjacent to the south of the site are predominantly bungalows set in generous gardens with good sized enclosed front gardens. Southeast of the site, the historic core of Yew Tree has been extended to form a block that neither reflects local farmsteads or traditional housing.
Local building design	Castle Hill Farm is two storeys in height, built of stone and has a stone slate roof. The stead is a traditional farmstead with later domestic and agricultural additions also in stone. There is a later, taller, deeper hip roofed domestic addition. There are various lean-tos and additions to the barn element. The house at Sykes House has dormers, which are not locally distinctive, but otherwise it contributes to the character of the area. The two storey terraces of Ash View are of stone with slate roofs. The historic buildings of the police college are of similar materials, but with much grander appearance, with generous proportions their scale is unusual in the context of the site. Later housing is predominantly detached two storey buildings. The palette of materials is more varied and brick and render is used together with concrete roof tiles. Forms are more complex than the rural buildings.
Features on site, and land use or features off site having immediate impact.	Castle Hill Farmhouse and buildings, and Sykes House are located within the site. There is a small group of protected trees northeast of Castle Hill Farm and another northwest of Sykes House. There are numerous hedgerow trees, particularly in the southern area of the site. Harrogate Ringway runs to Yew Tree Lane through the southern portions of the site. Also there are footpaths in the vicinity of Sykes House that run to Yew Tree Lane. Clerk Beck passes through the site south of the police college. The Squinting House public house is located adjacent to the site on the south western edge.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Very low density development could be acceptable (if harm to character of the area and setting of the heritage assets can be reduced); development should be limited to certain areas of the site only and appropriate landscaping mitigation be provided at the southern edge of the site where it adjoins open countryside; the area near Hill Top Lane and around the farmsteads should be kept free of development to allow the setting of the farmsteads to be conserved. The setting of the public house should be taken into account also. Cumulative impact with H36 and H51 should be taken into account – masterplanning required if all sites taken forward (for example, to address the point where H70 and H36 adjoin).

Note: This summary is for the amended version of site H70, which sees an additional area of land added at the southern edge of the site. It is considered that this additional land, towards the more sensitive, southern part of the site (where it has a closer context with the surrounding countryside and also where there is additional harm to the setting of the non-designated heritage asset of the public house) results in the scoring for local distinctiveness being increased to red.

Settlement: Harrogate**Site: H76 (Land south of White House Farm)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land south of White House Farm Menwith and Penny Pot Grassland	LCA22:
Landscape description	Area description: Simple undulating plateau landscape that is large scale. Small geometric conifer plantations are sparsely scattered across the area, however Penny Pot Lane is set within a continuous wooded corridor. Site Description: The site comprises a rectangular pastoral field used for grazing situated at the junction of Penny Pot Lane and Burley Bank Road. Field boundaries consist of thorn hedgerows with occasional trees along the site's western boundary	
Existing urban edge	The site is detached from the urban edge of Harrogate with buildings associated with the army barracks located to the south across Penny Pot Lane and to the northeast and west separated by a recreational ground.	
Trees and hedges	Short section of hedgerow and hedgerow trees alongside the site entrance road.	
Landscape and Green Belt designations	Open countryside.	
Description of proposal for the site	employment	
Physical Sensitivity	Landscape value is considered to be low with the site adjoining public highways with limited tranquillity. Susceptibility to change is considered to be medium with existing reference to built development on surrounding sites. Landscape sensitivity is judged to be medium/ low	
Visual Sensitivity	Land slopes to the north in an open landscape with extensive views over the Pinemoor Caravan Park which adjoins the site boundary	
Anticipated landscape effects	Development of this site is likely to appear as a minor intrusion into the landscape	
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by way of hedgerow and woodland screen planting.	
Likely level of landscape effects	Medium adverse effects.	
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if H55 at White House farm immediately to the north was also developed along with H32 to the north east along Burley Bank Road.	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The landscape has some limited capacity to accept development on this site with planting mitigation
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Settlement: Harrogate**Site: H76 (Land south of White House Farm)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Rural, agricultural context and setting of traditional farmsteads such as White House Farm would be changed - development of the site for non-agricultural use would erode the character of the landscape.
Commentary on heritage assets.	Traditional farmsteads and country houses.
Topography and views	High ridge to the west- known as Knabbs Ridge- affording long-range views. Views across open pastureland.
Landscape context	Undulating open countryside, peppered with woodland clumps and traditional farmsteads. Landscape traversed by watercourses such as Saltergate Beck in the north and reservoirs such as Scargill Reservoir to the west. Open pasture land.
Grain of surrounding development	The landscape west of the site is characterised by traditional farmsteads peppered across open fields- such as Whin-Hill Farm, Heather House Farm, High Moor Farm- and woodland clumps, such as Bardner Wood. To the east is Killinghall Moor at the edge of the Jennyfields housing estate, which is an extensive area of modern housing. Oakdale Golf course to the east. Land uses associated with the Army Foundation Colledge on the east side of Burley Bank Road, opposite the site, and to the south side of Penny Pot Lane.
Local building design	Traditional stone built farmsteads, many of which have been extended with modern sheeted agricultural sheds. Modern housing development, suburban in style. Army Barracks- largely red brick,
Features on site, and land use or features off site having immediate impact.	The site consists of an agricultural field north of Penny Pot Road beyond the western edge of Harrogate. A wooden fence and hedge with scattered trees run along the southern boundary with Penny Pot Lane and the eastern boundary with Burley Bank Road. The Army Foundation College and Uniacke Barracks lie to the south of Penny Pot Lane and playing fields lie to the east of Burley Bank Road. The northern boundary is partly a stone wall and partly a hedgerow beyond which lie agricultural buildings and Pinemoor Caravan Park. The western boundary is demarked by the remains of a stone wall and clumps of shrubs and small trees with agricultural fields beyond. Access to the site is off the Burley Bank Road.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Loss of open field. Erosion of rural, agricultural character. Impact on setting and rural context of traditional farmsteads and legibility of the same. Mitigation in terms of design which demonstrates due regard for the site context, scale of development and of individual buildings, massing, palette of materials etc.
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Settlement: Harrogate**Site: H76 (Land south of White House Farm)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture P1HS 1992, Road verges may be spp,-rich
Trees and Hedges	Low boundary hedges, occasional boundary trees
Presence of Trees that Merit TPO	boundary trees?
Water/Wetland	ditch along northern boundary
Slope and Aspect	Generally flat
Buildings and Structures	None (other than stone walls along Burley Bank Rd)
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 22 Menwith and Penny Pot Grassland and LCA 23 Saltergate Valley Grassland "Encourage the protection and restoration of stone wall and hedge field boundaries". "Promote diversity of grassland communities through management".
Connectivity/Corridors	Hedgerows and road verges and ditch provide connectivity through the surrounding landscape
GI/SUDS Opportunities (for biodiversity)	Bat and swift bricks, swallow and sparrow boxes could be incorporated into any redevelopment
Protected Species	Nesting birds and foraging bats are likely to utilise the hedgerows. Some potential for ground-nesting birds
BAP Priority Species	Not known
Invasive Species	Not known
Notes	adjacent H55

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	There is potential for bats and nesting birds to utilise the hedgerows & trees bounding the site. Retaining and enhancing these boundary features, plus the provision of bird and bat boxes ought to provide an opportunity for ecological enhancement in association with any redevelopment of the site.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H77 (Beechcroft Field, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated to the south of the B6162 Otley Road at the junction with Howhill Road LCA 59: Harlow Hill
Landscape description	Area description: The wider landscape comprises Harlow Hill that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important transition between town and country. Site description: The site consists of two fields bordered by dry stone walls together with post and wire fencing. A wide grassed verge separates the site from Otley Road in association with a mature unmanaged hedgerow with hedgerow trees. This wide treed margin also extends along the site boundary with Howhill Road
Existing urban edge	The site is rural in character and appears isolated from the urban edge of Harrogate, Collectively Halow Carr and Cardale Woodlands form a dominant visual and physical edge to the settlement with Cardale Business Park 1km away to the east
Trees and hedges	Overgrown hedgerow with hedgerow trees along road frontages
Landscape and Green Belt designations	Open Countryside Green Belt Special Landscape Area (SLA)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be medium as the site forms an important component of the SLA with a moderate level of tranquillity. Susceptibility to change is considered to be high with few detracting features in the locality with the site isolated from the urban edge. Sensitivity to change is therefore judged to be high.
Visual Sensitivity	Sensitivity of visual receptors is judged to be medium with limited mid-long views with oblique views from Otley and Howhill Road filtered by hedgerow planting.
Anticipated landscape effects	Development of this site is likely to appear as a major intrusion into the landscape
Potential for mitigation and opportunities for enhancement	There would be some potential to screen the development with woodland planting but this would not mitigate adverse landscape effects.
Likely level of landscape effects	Large adverse effects.
Adjacent sites/cumulative impacts/benefits	Cumulative effects would be encountered when H45 (commitment - housing) is developed together with H49 (Draft Allocation-housing)

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The site is isolated within a highly valued and open flat landscape, any development is likely to result in substantial adverse effects
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Settlement: Harrogate**Site: H77 (Beechcroft Field, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of the Church of St. Michael and All Angels, Beckwithshaw (GIILB)
Known non-designated heritage assets potentially affected by development of the site.	Rural context of traditional farmsteads peppered across the landscape.
Commentary on heritage assets.	The site forms part of the rural setting and context of traditional farmsteads and individual houses. This open field is within the rural setting of the Church of Michael and All Angels at Beckwithshaw.
Topography and views	The site forms part of the gently rolling and undulating landscape, which provides the rural setting for Harrogate.
Landscape context	Greenbelt. The site forms part of the gently rolling and undulating landscape, which provides the rural setting for Harrogate. The site constitutes greenfield land that is distinctly rural in character and separated from the urban edge. There is an abundance of tree and hedgerow cover in the vicinity. To the north east is Harlow Carr Gardens.
Grain of surrounding development	Housing land commitment on adjacent parcel of land (H45) to the east side of Howthe hill Road. This rural landscape is characterised by woodland clumps, individual dwellings and traditional farmsteads peppered across open fields interspersed with tree planting. The village of Beckwithshaw is to the west- much of this settlement predates 1890.
Local building design	This site is prominent on approach to the town. It is imperative that the development constitutes exceptionally high quality design, layout and use of materials, that respects its context. The site could accommodate a more contemporary design approach provided it is locally distinct. Sustainability is also paramount and should be integral to the design of any scheme. The layout and design of buildings should be used positively to create a sense of place and to aid legibility through the site- particularly at street corners. Due regard should be given to the orientation of buildings and to the appearance of visible 'rear' elevations in order to avoid 'closed' or negative elevations to the detriment of the streetscene. Development of the site should make provision for a well-integrated and inclusive mix of housing types and sizes- having regard to the Strategic Housing Market Assessment- and access to community facilities and services. The provision of these facilities and services should be integral to the scheme. Public open space requirements should be appropriately accommodated within the site.
Features on site, and land use or features off site having immediate impact.	The site is bound to the north by the A6162 Otley Road. The site is bound to the east by Howhill Road- on the east side of this road is site H45, which is a housing land commitment. To the south is a footpath and some farmsteads.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

This site is prominent on approach to the town. Development would intrude into open countryside.
Loss of open field. Erosion of rural, agricultural character. Impact on setting and rural context of traditional farmsteads and legibility of the same. Impact on setting of listed Church. Mitigation in terms of design which demonstrates due regard for the site context, scale of development and height and scale of individual buildings, massing, palette of materials etc. It is imperative that the development constitutes exceptionally high quality design.

Settlement: Harrogate**Site: H77 (Beechcroft Field, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Young roadside trees and 2 mature trees along south eastern boundary. Stonewall boundaries combined with hedgerow in part.
Presence of Trees that Merit TPO	Mature trees may merit TPO protection
Water/Wetland	Potential roadside ditch along BS6162
Slope and Aspect	The site slopes gently towards the south
Buildings and Structures	Stonewall field boundaries
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants... intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • “Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor” • “The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved”.
Connectivity/Corridors	Boundary trees, hedgerows and verges form valuable network in landscape dominated by improved pasture
GI/SUDS Opportunities (for biodiversity)	Reinforce field boundary features to strengthen network of trees and hedgerows
Protected Species	Nesting birds and bats are likely to utilise the boundary hedgerows and trees.
BAP Priority Species	Some potential for priority species of ground-nesting birds and brown hare
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Opportunities to extend, enhance and buffer hedgerows with new native tree-planting and to create areas of wild-flower meadow as part of onsite green infrastructure

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H79 (Land between Maple Close and Fairway View, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on western edge of Harrogate Golf Course between Maple Close and Fairways Avenue LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge.....The area is of recreation value to local residents for golfing walking and horse riding. Site description: Part of Harrogate Golf Course with mature tree belts separating fairways and along site boundaries
Existing urban edge	Site detached from main urban edge north of Forest lane.
Trees and hedges	TPO through the site. Hedgerow field boundaries with trees.
Landscape and Green Belt designations	Green Belt Special Landscape Area TPO'd trees PRoW
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Highly valued landscape in Greenbelt is susceptible to change as a result of proposed development due to loss recreational use and mature woodland.
Visual Sensitivity	Views from the Harrogate Ringway PRoW looking north. Development would reduce visual separation between two towns therefore high sensitivity.
Anticipated landscape effects	Loss of mature woodland and introduction of large scale development at the edge of Green belt/SLA
Potential for mitigation and opportunities for enhancement	Mitigation opportunities limited, currently a highly valued recreational landscape which would be lost
Likely level of landscape effects	Large scale adverse due to the size of the site at the edge of Green belt.
Adjacent sites/cumulative impacts/benefits	Development With H7 to the southeast would increase the adverse effects.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	No capacity for development without adverse effect on openness of Green Belt, Landscape Character and Special Landscape Area
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Settlement: Harrogate**Site: H79 (Land between Maple Close and Fairway View, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	n/a
Topography and views	Views eastwards across the Harrogate Golf Course. Land falls eastwards towards the Nidd Gorge. Views east and south to open countryside. Site is visible from the A59. Undulating landscape. Views of a church spire visible looking east along Fairways Drive.
Landscape context	Greenbelt. Open countryside. Undulating landscape separating Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. The Golf Course accommodates a wealth of mature trees and wooded clumps. Wooded landscape, including Fox Wood and Foolish Wood to the north west, Mackintosh Park to the north, Long Walk to the east and Belmont Wood to the south west. River corridor. Railway embankment to the south.
Grain of surrounding development	Beyond urban edge in open countryside. Golf course. Suburban edge forms the north, west and south boundaries of the site.
Local building design	Heterogeneity of suburban mix. Predominantly 2 storey semi-detached units, with private driveways and front and rear gardens. Properties arranged in cul-de-sacs backing on to the site. Backdrop of mature trees along the urban edge within the site. Stone built semi's in Moorland Close and Moorland View.
Features on site, and land use or features off site having immediate impact.	Site forms part of the Harrogate Golf Course and accommodates the secondary clubhouse/pavillion building. Golf course carpark borders the eastern boundary of the site. Wooded clumps. Mature trees.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
There is no Conservation Area, designated or local heritage asset.	Neutral

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Loss of mature trees. Established belt of mature trees filter views of urban edge- development would breach this tree belt, thereby increasing the visibility of the urban edge. Setting of Harrogate. Erosion of local distinctiveness.
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Settlement: Harrogate**Site: H79 (Land between Maple Close and Fairway View, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Site is approximately 2-3 km from Birkham Wood and Hay-a-Park SSSIs.
SSSI Risk Zone	Natural England require consultation on construction of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Site is about 500m from Gallows Hill SINC to the SE
BAP Priority Habitats	Woodland (secondary plantations), Potential veteran trees
Phase 1 Survey Target Notes	None
Sward	Amenity grassland; fairways and rough
Trees and Hedges	Numerous individual mature tree belts and mixed plantation woodland
Presence of Trees that Merit TPO	Individual trees may merit TPO protection; woodland blocks around the edges of the course already protected.
Water/Wetland	None on site
Slope and Aspect	Generally flat with artificial bunkers etc.
Buildings and Structures	Small facilities buildings near the club-house
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Harrogate Golf Course forms an important part of the green corridor between Harrogate and Knaresborough between the A59 and the railway, including Gallows Hill SINC and the Long Walk along the River Nidd.
GI/SUDS Opportunities (for biodiversity)	Retain existing trees and woodland; potential to restore more natural sward; may be potential to create small Suds wetland
Protected Species	Breeding birds and bats likely to utilise trees and woodlands on site and possibly the buildings. Especially trees with veteran features. There are possible badger setts in vicinity. Within 300m of Great Crested Newts breeding pond at Gallows Hill
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	The trees and woodlands of the site provide a rich wildlife habitat on the urban fringe which provides part of a green corridor between Harrogate and Knaresborough. Retention of the trees and woodland would preclude substantial housing density on this site.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H80 (Land south of Hookstone Road (larger site), Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of town in open countryside south of Hookstone Road. LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grassland typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: Site consists of 3 parliamentary enclosure fields with very low density development adjoining the site to the northwest. Hookstone Beck to the southwest separates the site from Hornbeam Park.
Existing urban edge	Urban edge comprises Hornbeam Farm and St John Fisher High school to the north.
Trees and hedges	Hedgerow field boundaries. Trees on northwest boundary.
Landscape and Green Belt designations	Special Landscape Area Green wedge Open countryside. Conservation Area on boundary to the north of the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Site is part of the green network linking with the urban area. It also provides the setting for the conservation area to the north. Its loss to housing would potentially weaken the character of the green infrastructure and impact upon the local designations.
Visual Sensitivity	Visually well enclosed site due to boundary vegetation.
Anticipated landscape effects	Loss of fields in open countryside that is important to the setting of Harrogate and contributes to the green network.
Potential for mitigation and opportunities for enhancement	Opportunities for mitigation are extremely limited and would require low housing density as well as a substantial proportion of the site allocated for green infrastructure.
Likely level of landscape effects	Large scale adverse due to the importance of the area to the setting of Harrogate and the high quality of the landscape recognised by the local landscape designation.
Adjacent sites/cumulative impacts/benefits	Development of H16 in conjunction with this site would 'squeeze' the green infrastructure and reduce its effectiveness.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has high sensitivity to the development of this site because of its contribution to the setting of the town and the weakening of the green network in this area. The area has very limited capacity to accept development on this site due to the detrimental effect on the green network and key characteristics of the landscape setting of the town.
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Settlement: Harrogate**Site: H80 (Land south of Hookstone Road (larger site), Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Hornbeam Farm. St John Fisher Catholic High School (former convent).
Commentary on heritage assets.	The site is adjacent to the Harrogate Conservation Area; therefore, development would affect the setting of the conservation area in this location. The site is located in the setting of Hornbeam Farm (located on to the other side of the valley, to the west). Hornbeam Farm' is present on OS maps dating back to the mid 19th century. The former farmhouse and an outbuilding still remain, along with a small area of land which is in use as a paddock for horses. The former convent is a substantial building dating back to the beginning of the 20th century, now part of St John Fisher Catholic High School. The school's buildings and also its extensive grounds are adjacent to the site (separated by The Coach Road)
Topography and views	Views looking into the site and across the network of fields / views in relation to the valley setting. When trees in leaf, site is to a large extent screened from view from Hookstone Drive, which limits a direct visual connection with the conservation area, though this connection is increased in winter.
Landscape context	Edge of south side of town, crimple valley landscape - well wooded area in vicinity of crimple beck.
Grain of surrounding development	Housing development present to the north of Hookstone road but to the south it is very low density – three detached dwellings located to the north / east of the site and secondary school located to the north east. Further to the south is Hornbeam Park business park.
Local building design	Oldest buildings are stone but 20th century housing is of varied form.
Features on site, and land use or features off site having immediate impact.	The comprises a series of three fields located to the side of the valley. Former quarry located to the south eastern end of the site – now a wooded area. Hedgerows to field boundaries. The Coach Road, a public right of way, runs along the north east edge of the site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Housing proposals at standard densities would be harmful to the rural setting of town and conservation area related to the presence of the crimple valley landscape area. Established grain would indicate that appropriate development may be to add a single dwelling in the part of the site facing onto Hookstone Road, with a garden to the same depth as the existing dwellings. For development across the site, harm would be reduced by acceptance of very low density housing designed so that the rural context of the conservation area is respected and landscape character can be taken into account (e.g. appropriate landscaping to integrate development into the rural setting). It would be desirable to retain the historic field pattern. Cumulative impact of this and H16 should be taken into account.

Settlement: Harrogate**Site: H80 (Land south of Hookstone Road (larger site), Harrogate)****Natural and Built Heritage Assessments Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	200m to Hookstone Woods Local Nature Reserve
BAP Priority Habitats	Hedgerows, woodland (adjacent)
Phase 1 Survey Target Notes	None
Sward	improved pasture
Trees and Hedges	internal& boundary hedgerows; boundary trees & woodland
Presence of Trees that Merit TPO	There is a line of mature broad-leaved trees along Hookstone Road and a further line of trees along the eastern boundary. Other field boundaries are hedgerows.
Water/Wetland	None on site. Hookstone Beck runs through the field to the south west. Pomd in quarry wood.
Slope and Aspect	The land falls towards the south
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	This site is part of the green corridor of Hookstone Beck, a tributary of the River Crimple, which links the suburban gardens of south Harrogate with the diverse countryside of the Crimple Valley. The corridor includes Hookstone Woods and other small woodlands and a network of small pasture fields bound by well treed hedgerows and provides an important recreational and wildlife resource through proximity to hookstone beck and wooded quarries which require to be buffered
GI/SUDS Opportunities (for biodiversity)	Development would have to be compensated for by substantial mitigation of tree-planting and development of other semi-natural habitats along the Hookstone Beck corridor.
Protected Species	Nesting birds and bats may utilise hedges and trees.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	ext. of H26; current pre-app.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The site links in to the Hookstone Beck/Hookstone Woods green wedge which connects the suburban gardens of south Harrogate with the diverse countryside of the Crimple Valley. The corridor provides a rich recreational and wildlife resource and this site buffers the more semi-natural areas. Development would require enhancement including planting of native species to buffer the Hookstone Beck corridor and to relieve any increased recreational pressure on the Hookstone Woods Local Nature Reserve .

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (including Hookstone Beck). We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H81 (Land at Fulwith Grange, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	South of Harrogate, off Fulwith Mill Lane LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: The site comprises the heavily wooded curtilage of Fulwith Grange bounded by outgrown hedgerows with mature trees which all contribute to the wooded setting of the area.
Existing urban edge	The site is connected to the urban edge to the west with more open pastoral landscape of the Crimple Valley to the east and south.
Trees and hedges	Mature trees within the site and hedgerows with trees on site boundaries.
Landscape and Green Belt designations	PRoW Special Landscape Area (SLA) TPO to north, east and west boundaries.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Development of site adjacent to existing urban edge would affect the character of the SLA.
Visual Sensitivity	The site is visible from Fulwith Mill Lane and Fulwith Close and also from the public footpath that follows the lane along the eastern boundary of the site.
Anticipated landscape effects	Development of the site is likely to have an adverse impact upon the character of the area.
Potential for mitigation and opportunities for enhancement	The site has mature trees and hedgerows which would require protection.
Likely level of landscape effects	Medium scale adverse due to loss of open field and introduction of higher density housing not in keeping with existing built form grain
Adjacent sites/cumulative impacts/benefits	Potential adverse cumulative effects should H14 also be developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion

The site has limited capacity to accommodate development as it contributes to the wooded setting at the urban edge of Harrogate. Any new development is likely to significantly affect this highly susceptible edge

Settlement: Harrogate**Site: H81 (Land at Fulwith Grange, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Crimple Valley Viaduct (grade II* listed).
Known non-designated heritage assets potentially affected by development of the site.	Fulwith Grange, former lodge building, Fulwith Mill Farm.
Commentary on heritage assets.	The site is located in the setting of Crimple Valley Viaduct which has an extremely strong presence in this valley landscape. The presence of trees / hedges may provide a visual separation between the viaduct and the site but nevertheless, the site forms part of the approach to the valley from Fulwith Mill Lane. Similarly positioned is Fulwith Mill Farm, located to the north of the site, which comprises an historic stone dwelling and farm buildings, along with more modern structures. Fulwith Grange is located within the site, a large house visible on OS maps dating back to the mid /late 19th century (the site forms its grounds). There is also a characterful, stone built, dwelling (to the west of the site) which appears to have formerly been the lodge to Fulwith Grange.
Topography and views	The driveway access and site frontage is highly visible in views looking south / southeast down Fulwith Mill Lane - here the site / land drops down generally to the east towards the valley. These views incorporate the eastern side of the valley beyond. Fulwith Grange not visible from the lane due to the presence of numerous trees (this may change in autumn /winter). A public right of way runs down the lane and to the south along the edge of the extended grounds of Fulwith Grange and it may give rise to views towards the site.
Landscape context	Crimple valley, farmland / fields, rural edge of south Harrogate.
Grain of surrounding development	In immediate area - very large detached houses set in substantial grounds. Set far from street, oriented to take in views across valley. Houses not visible or scarcely visible from street. Formally laid out gardens with areas of dense tree planting. Some smaller lodge houses and later detached houses adjoining lane. To the east, little development due to valley landscape.
Local building design	Stone is the traditional material of the area and is seen on the oldest buildings. Other materials seen in later buildings.
Features on site, and land use or features off site having immediate impact.	The site forms the grounds of Fulwith Grange. A long driveway is accessed from Fulwith Mill Lane leading to a wooded area within which the house is located. Open, grassed area to the frontage of the site. Hedge and grass verge to the lane. The site borders the rear gardens of Fulwith Drive properties on its western edge. The site adjoins a grassed field on its eastern side (part of the extended grounds of Fulwith Grange), with the valley beyond that.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The provision of standard forms / density of new dwellings on available land on the site (which is limited due to the presence of wooded areas) would be harmful to the setting of Fulwith Grange; development at the frontage of the would also impact harmfully on the contribution that the site makes to this location which sees a transition between the built edge of Harrogate and the valley. It may be possible to accomodate a new dwelling at the southern edge of the site if designed to reflect the scale and form of an ancillary structure to the main house, or there may be outbuildings that can be convereted. There may be a possibily of division of the house to form more than one dwelling in order to make use of the existing built development on the site (if carried out in a way which conserves the significance of the building).

Settlement: Harrogate**Site: H81 (Land at Fulwith Grange, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	amenity grassland
Trees and Hedges	mature trees (Mature trees along boundary with Fulwith Lane and adjacent gardens)
Presence of Trees that Merit TPO	Significant mature trees worthy of TPO protection
Water/Wetland	Drain in NE corner, old mill race in field to east; R. crimple 2 fields away
Slope and Aspect	slopes down to south
Buildings and Structures	Fulwith Grange & Outbuildings
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	Mature trees on Fulwith Lane link into network of small fields and hedges of the Crimple Valley
GI/SUDS Opportunities (for biodiversity)	Retain trees on site
Protected Species	Nesting birds and bats likely to utilise trees and shrubs on site. Mature trees and buildings may have bat roost potential.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	Mature trees on site are an ecologically important part of urban fringe matrix bordering the Crimple Valley and they should be protected and retained in association with development. This number of mature trees requires a great deal of space (both in order to enable the trees to continue to thrive and for residential amenity) which would rule out intensive development on this site.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (including Crimple Beck). We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate

Site: H82 (Land at the Old Spring Well, Harrogate)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site Land to the west of the Old Spring Well Skipton Road Harrogate. LCA23: Saltergate Valley Grassland .
Landscape description	Area description: Moderate scale valley landform of Saltergate Beck consisting of tended grassland area managed for grazing livestock. Situated at the urban edge of Harrogate to the northwest of Jennyfields. Site description: Site consists of The Old Spring Well PH, car parking area and paddock together with a small barn. The paddock is bounded by mature hedgerows and trees with Oakbank House Farm situated to the south
Existing urban edge	Site detached from the urban edge which lies to the east of Oaker Bank. Detached built form is however present on the site and to the south.
Trees and hedges	Hedgerow field boundaries with trees.
Landscape and Green Belt designations	Open Countryside TPOs
Description of proposal for the site	Employment
Physical Sensitivity	Loss of pasture on the urban edge and further extension of development into open countryside.
Visual Sensitivity	Site unconnected to the urban edge of Harrogate
Anticipated landscape effects	Loss of small area of pasture that provides a small scale transitional buffer to larger fields beyond
Potential for mitigation and opportunities for enhancement	Limited opportunity for mitigation planting on such a small site .
Likely level of landscape effects	Large scale adverse due to the loss of fields that will provide the setting for the town and the cumulative effects of development on Skipton Road in this location.
Adjacent sites/cumulative impacts/benefits	Site H38 and committed development to the north east along Skipton Road would have an adverse cumulative effect.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has little capacity to accept development proposed due to the cumulative impact of permitted development along Skipton Road
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Settlement: Harrogate**Site: H82 (Land at the Old Spring Well, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Traditional farmsteads such as Oakerbank Farm, Saltergate Hill Farm, Moorland Farm, Knotty Ash Farm and Killinghall Moor Farm. The smithy opposite the site.
Commentary on heritage assets.	There has been a smithy in this location since before 1890, which would have served travellers horses at this 'Four Lane Ends' crossroads, whilst they stayed at the Travellers Rest Inn.
Topography and views	Open land to the north and south. Site visually prominent from Skipton Road (A59) and Otley Road (B6161). Site visible from footpaths to the north and west.
Landscape context	Open countryside peppered with traditional farmsteads and interspersed with villages.
Grain of surrounding development	Open countryside. Suburban housing estate to the east bordered by established tree belt.
Local building design	Traditional farmsteads peppered across the landscape commonly adjacent roadside- such as Oakerbank Farm, Saltergate Hill Farm and Moorland Farm. Modern housing development which is suburban in style to the east, forming the westerly extent of the Jennyfields estate.
Features on site, and land use or features off site having immediate impact.	The site lies at the junction of Oaker Bank and the A59 to the north west of Harrogate and consists of the Old Spring Well pub and an area of rough grass and shrubs to the rear of the pub. A steep bank with fence and small shrub screening runs north to south through the centre of the site to separate the two uses. The grassed area lies approximately 1.5m above the pub and is undeveloped with only a couple of telegraph poles near the western boundary. Hedges border the site from the A59 to the north, grazing fields to the west and domestic properties, garage and field to the south. A single tree lies on the boundary with the A59. Access onto the site is off Oaker Bank and onto the hard surface of the pub car park.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Erosion of rural context and setting of Travellers Rest which has been designed to reflect a traditional rural residence and that of Oakbank House Farm, Mitigation in design, scale and height of development, in the use of recessive palette of materials, appropriate boundary vegetation, type of uses permitted.
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Settlement: Harrogate**Site: H82 (Land at the Old Spring Well, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture, hard-standing (car-park)
Trees and Hedges	Boundary hedges, occasional trees
Presence of Trees that Merit TPO	Boundary trees may benefit from TPOs
Water/Wetland	roadside ditch
Slope and Aspect	Gently slopes towards the SE
Buildings and Structures	Old Spring Well PH
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The field boundaries link into the adjacent network of small scale fields.
GI/SUDS Opportunities (for biodiversity)	Opportunity to strengthen field boundaries, There may be potential to create a small SUDS wetland.
Protected Species	Nesting birds likely to utilise the trees and hedgerows
BAP Priority Species	There may be some potential for ground nesting birds
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Field boundary trees and hedgerows should be protected retained and strengthened with new native planting.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H83 (Land at Harrogate Railway Football Club, Station View, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land off Station View Harrogate Urban site not situated within a LCA boundary
Landscape description	Grassed cricket ground bounded by timber screen fencing to dwellings along Kingsley Park Road and Ellen Grove. Steel palisade fence with avenue of trees bordering Station View.
Existing urban edge	Set within residential area with care home along southern boundary.
Trees and hedges	Avenue of trees along Station View
Landscape and Green Belt designations	R1; Existing Recreational Open Space
Description of proposal for the site	Residential (30+ properties per ha)
Physical Sensitivity	Loss of local green space of high recreational value
Visual Sensitivity	The site has restricted views mainly from surrounding properties and from Station View
Anticipated landscape effects	Loss of local green space
Potential for mitigation and opportunities for enhancement	The development of the site could incorporate green infrastructure and introduce link to Kingsley Park Road
Likely level of landscape effects	Medium scale adverse effects due to the loss of a locally valued recreational area
Adjacent sites/cumulative impacts/benefits	None

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	A large part of the site should be retained as open space to preserve the current recreational use in association with green infrastructure initiatives
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Settlement: Harrogate**Site: H83 (Land at Harrogate Railway Football Club, Station View, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	N/A
Known non-designated heritage assets potentially affected by development of the site.	N/A
Commentary on heritage assets.	Some late C19 and early C20 terraces in the vicinity. Railway line to the north east of the site.
Topography and views	Land in Starbeck falls towards the railway, the land here is relatively level, but raised above Station View. The site is bound by security fencing and mature trees line the eastern boundary. The site is highly visible from the Football Ground. Views to the north east across the railway line to industrial units on Camwall Road. Views across the site looking west to the houses in Kingsley Park Road and Olive Grove which are orientated with gable ends bordering the site. To the south, Vida Hall, a contemporary two storey building, directly overlooks the site.
Landscape context	Residential. Industrial to the east of the railway line. The site is in an urban location, but benefits from the proximity of the open football ground and trees on the boundaries above noted. There is high fencing to the boundaries.
Grain of surrounding development	Urban. Dense residential development. North east of the railway line and common to Starbeck are terraced houses, generally behind small front gardens. The terraces are long, they are generally two storey and some have rooms within the roof. The houses on Olive Walk, Olive Grove and Kingsley Park Road are two-storey semi-detached in the main with some short terraces. All are set behind modest front gardens. South east of the site is late C20/early C21 housing in a linked block parallel to the street and set behind very modest gardens, with parking in a court at the rear. North east of the railway line are the Provincial Works, a mix of industrial buildings, some older pitched roofed buildings, the others are single storey larger span buildings arranged around a service yard. Bordering the southern boundary is Vida Hall a contemporary two storey building, part timber boarding, part render. To the south of the site is a red brick, two storey terrace, parallel with but raised above the level of Station View.
Local building design	The typical housing of Starbeck is in the form of terraces, the earlier buildings are of stone, but brick was introduced later in C19/early C20, all have Welsh Slate roofs and their elevations have vertical emphasis. However the immediate context of the site is characterised by later housing as described above.
Features on site, and land use or features off site having immediate impact.	Open sports ground. Mature trees line the eastern boundary.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
There is no Conservation Area, designated or local heritage asset.	Neutral

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion

In principle, subject to securing an appropriate scheme of housing development of an appropriate height and scale, development of the site is likely to be acceptable. It is noted that the green open space would be lost, which is regrettable. The development scheme should include provision of some open space for the benefit of residents and the local community.

Settlement: Harrogate**Site: H83 (Land at Harrogate Railway Football Club, Station View, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development for this site in respect of SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	Not applicable
Sward	Amenity grassland
Trees and Hedges	boundary ornamental trees
Presence of Trees that Merit TPO	Boundary trees may merit TPOs but may be on POS
Water/Wetland	None
Slope and Aspect	Flat
Buildings and Structures	None on site
Natural Area	Pennine Dales Fringe
Environmental Opportunity	Not applicable to urban site
LCA and Relevant Guidance (for biodiversity)	Not applicable
Connectivity/Corridors	The site links to the pitches to the north and is close to the railway and the disused railway.
GI/SUDS Opportunities (for biodiversity)	Some loss of urban greenspace which will provide foraging for birds. Boundary trees should be augmented. Some connectivity through the site should be maintained as a green link from the sports pitches via the railway line to the Bilton Triangle green wedge.
Protected Species	None known
BAP Priority Species	Urban bird BAP species e.g. starling, song thrush likely to forage on amenity grassland
Invasive Species	Japanese Knotweed was present in the area in 2010. May have been eradicated.
Notes	H1002 (part) care home App. 10/04479/FULMAJ for Demolition of existing buildings and erection of care home, clubhouse, formation of 4 football pitch... etc. Oct. 2010

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	No major ecological issues to redevelopment, although loss of urban greenspace which will provide foraging for birds should be compensated for by planting and provision of nest-sites. Semi-mature trees boundary and green corridor should be retained.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (Including Star Beck) We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H85 (Former oil storage site, Bogs Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Former Oil Storage Site Bogs Lane Harrogate LCA55: Bilton Triangle
Landscape description	Area description: The almost triangular-shaped area of land known as the Bilton Triangle is surrounded by development on three sides. The area is of great recreation and amenity value to the local residents due to its good network of footpaths. Site description: The site comprises of rough grassland/scrub and areas of hard standing. The main York - Harrogate railway forms the southern site boundary with a disused railway line to the north east. Kingsley Road lies to the east with arable land to the north west
Existing urban edge	The site appears separate from the urban edge
Trees and hedges	Scrub and trees within the site.
Landscape and Green Belt designations	Open Countryside
Description of proposal for the site	Residential (30+ properties per ha)
Physical Sensitivity	The urban edge has some susceptibility to the loss of the rough grassland and scrub which contributes to the setting for the eastern edge of town.
Visual Sensitivity	The site is visually contained by overgrown hedgerow boundaries
Anticipated landscape effects	Development of this site would result in the loss of an area of rough grassland and scrub
Potential for mitigation and opportunities for enhancement	Any development should maintain a substantial green link along the south west side of the site to incorporate the disused railway and enhance the wooded character of the urban edge.
Likely level of landscape effects	Development would result in medium scale adverse effects on the recreation and amenity value of the area. Housing development would be out of character in this rural location without appropriate landscape mitigation.
Adjacent sites/cumulative impacts/benefits	Development of H24 would provide a link with the urban edge and the development of H10 would significantly increase the extension of development into open countryside.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The Bilton triangle plays an important role in the integration of the urban edge with open countryside and in providing green links into the town. The area is susceptible to change and loss of its role as a result of development. The area does have some capacity to accept development on this site assuming the incorporation green infrastructure that reduces the visibility of development in the wider landscape to the east and maintains a green link into town.
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Settlement: Harrogate**Site: H85 (Former oil storage site, Bogs Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	This site forms Bilton Petrol Dumps SINC
BAP Priority Habitats	Semi-improved damp and neutral grassland comprises 'lowland hay meadow' BAP priority habitat. Woodland fringes railway track
Phase 1 Survey Target Notes	None
Sward	Species-rich semi-improved damp and neutral grassland; elements of tall ruderal vegetation and hard-standing near to Bogs Lane entrance
Trees and Hedges	Scrub with some mature trees; borders woodland strip along railway cutting
Presence of Trees that Merit TPO	None noted on site
Water/Wetland	Numerous damp and ephemeral wet areas
Slope and Aspect	Generally flat
Buildings and Structures	areas of hardstanding; recently erected steel shed; recent evidence of dumped rubble
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LC Area 55 Bilton Triangle • "Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge in this area..."
Connectivity/Corridors	A valuable brownfield wildlife site, forming a stepping stone in the landscape. The urban fringe is linked by the disused railway habitat corridor of woodland, scrub and grassland to the wooded Nidd Gorge.
GI/SUDS Opportunities (for biodiversity)	The site's poor nutrient status and rabbit grazing retain a mosaic open grassland, wetland and scrub but habitats could be managed to maximise its wildlife potential
Protected Species	Nesting birds
BAP Priority Species	Priority bird species including reed bunting and bullfinch; Potential for amphibians and reptiles,
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	The mosaic of habitats present on the site support a wide range of wildlife, recognised through the designation of the site as a SINC and which makes an important contribution to the biodiversity of the Nidd Gorge. The site should be protected from development but may benefit from positive ecological management.
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Settlement: Harrogate

Site: H85 (Former oil storage site, Bogs Lane, Harrogate)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (including Star Beck). We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H86 (Land at Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located to the east of Ripon Road bounded by Knox Lane to the north east. LCA24: Lower Nidderdale Valley northwest of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: Landform rises gently from western, northern and eastern boundaries to Knox Hill centred on southern boundary. Land use is agricultural consisting of grassed fields and two areas of woodland with one block of woodland situated on top of Knox Hill itself.
Existing urban edge	Early 20th century terraced housing on the east side of the A61. Late 20th century housing to the southern boundary. 19th century housing on north eastern boundary
Trees and hedges	Woodland TPO at Knox Hill. Hedgerows and hedgerow trees.
Landscape and Green Belt designations	Open countryside Special Landscape Area TPO woodland Public Right of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to the loss of fields and trees that contribute to the integration of the existing urban edge with the surrounding countryside.
Visual Sensitivity	The field rises to the east up to Knox Hill wood and its development would increase the prominence of the urban edge of Harrogate.
Anticipated landscape effects	Loss of fields that are important to the setting of Harrogate and the separation of Killinghall from Harrogate.
Potential for mitigation and opportunities for enhancement	A substantial landscape buffer would be required on the north west boundary.
Likely level of landscape effects	Large scale adverse due to loss of open countryside on the approach to Harrogate.
Adjacent sites/cumulative impacts/benefits	H2,H35 and H61 surrounding the site

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The site is located in a highly valued sensitive landscape that is important to the setting of Harrogate. Therefore the impact of development would be harmful and there is very limited landscape capacity for development without significant landscape mitigation.
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Settlement: Harrogate**Site: H86 (Land at Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Spruisty Bridge (GIILB)- a C17 or C18 packhorse bridge over Oak Beck.
Known non-designated heritage assets potentially affected by development of the site.	Traditional stone built cottages in Knox. Imposing stone built terraces to the south west of the site on the west side of Ripon Road. Knox Mill Farm.
Commentary on heritage assets.	Imposing stone built terraces to the south west of the site on the west side of Ripon Road. Knox Mill Farm- a traditional stone built farmhouse and associated steading. The ford and packhorse bridge over Oak Beck has a very attractive rural setting, which would be eroded by bringing the urban edge of suburbia upto the line of the Beck. A development of this scale and the topography of the site will have a harmful and overbearing impact on Knox hamlet, eroding the setting of Spruisty Bridge.
Topography and views	Rocky knoll and wooded area prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open fields and established field boundaries within the site fall away from the knoll and are very visible. Nidd Gorge Footpath is a raised ridge across the site.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town. Gentle undulations throughout the site: land rises to the rocky knoll. Mature trees along site boundaries and wooded area to the north west on the knoll. Walled boundaries. Outgrown hedge borders Nidd Gorge footpath in part. Land used for grazing.
Grain of surrounding development	Isolated traditional stone built farmhouse- Knox Mill Farm and associated farm buildings now converted for residential use. Suburbia to south and south east. Knox hamlet to the north. Ripon Road abuts and runs parallel with the western boundary of the site.
Local building design	Suburbia to the south and south east- assorted brick. Mix of house types. Imposing stone built terraces to the south west on opposite side of Ripon Road. Harsh urban edge to the south/south east. Traditional stone built cottages in Knox hamlet to the north.
Features on site, and land use or features off site having immediate impact.	The site consists of agricultural fields to the north east of the A61 Ripon Road on the north side of Harrogate town. The site comprises Knox Hill which is covered by a Tree Preservation Order, Knox Hill Farm and agricultural fields. There are residential properties to the north, south and east. A track and Public Right of Way crosses the site heading north east from Ripon Road. The site slopes up from the road towards the top of Knox Hill to the north east then slopes down to Knox Lane and the ford along Oak Beck. A dry stone wall borders the site along the Ripon Road. The site lies outside of the towns built up area and within a Special Landscape Area.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of this site would be wholly unacceptable. This site provides an attractive, rural setting on approach into Harrogate. It serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. There may be scope to develop the south east part of the site up to the ridge of the Nidd Gorge footpath in order to soften the existing urban edge, which is quite harsh. However development potential of this part of the site would be subject to the highest standards of design, material finish and landscaping being achieved. It should be noted that development of the south east part of the site would significantly change the character of this section of the Nidd Gorge footpath.

Settlement: Harrogate**Site: H86 (Land at Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland, Hedgerows, Rivers (Oak Beck)
Phase 1 Survey Target Notes	TN25 Knox Hill Wood
Sward	Majority of grassland is species-poor semi-improved or improved pasture with a small area of species-rich semi-improved south of Knox Hill Farm
Trees and Hedges	Woodland at Knox Hill and along the ridge to the north. Riparian woodland along Oak Beck Strong boundary hedgerows with many hedgerow trees
Presence of Trees that Merit TPO	Woodland at Knox Hill has TPO; woodland to the north of Knox Hill Farm and hedgerow trees across the site are likely to merit TPO protection.
Water/Wetland	Oak Beck forms northern site boundary; Ditch along Knox Lane
Slope and Aspect	The land falls from Knox Hill in the south towards the north, but also east and west of a central ridge
Buildings and Structures	Knox Hill Farm, powerlines
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site contributes towards maintaining a green corridor between Harrogate and Killinghall; linking into Grange Quarry to the west (Oak Beck Park) and Nidd Gorge to the east.
GI/SUDS Opportunities (for biodiversity)	Buffer and enhance the riparian corridor of Oak Beck, Retain and extend the woodlands; restore areas of wildflower meadow in association with green infrastructure.
Protected Species	Nesting birds likely to use trees, hedgerows and scrub onsite; bats may forage or commute around site boundaries. Potential for badgers Potential for otter, kingfisher along Oak Beck
BAP Priority Species	Riparian priority species such as brown trout along Oak Beck. Potential for priority species of ground nesting birds or brown hare
Invasive Species	Himalayan balsam along Oak Beck
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Intensive development across site would be likely to adversely impact on the Oak Beck green infrastructure corridor between Harrogate and Killing Hall. Substantial GI buffers would be required for Oak Beck and around the woodlands and field boundaries which may provide some opportunity for habitat creation or restoration but may limit the housing density which would be acceptable across the site.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (including Oak Beck). We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H87 (Land adjacent to Knox Saw Mills, Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located to the east of Ripley Drive and north of y Knox Lane on the northeast side of Harrogate. LCA24: Lower Nidderdale Valley northwest of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: parliamentary enclosure grass fields on the edge of harrogate. Views across the valley to the northwest.
Existing urban edge	Adjacent to the urban edge of Bilton to the east. Comprises residential and small scale employment use.
Trees and hedges	Substantial hedgerow boundaries.
Landscape and Green Belt designations	Open countryside Special Landscape Area. Public Right of Way TPO at Knox Hill to the southwest boundary.
Description of proposal for the site	residential (assume 30+ dph)
Physical Sensitivity	The landscape is highly valued for its quality and contribution to the setting of Harrogate. The landscape is susceptible to the loss of fields and trees that contribute to the integration of the existing urban edge with the surrounding countryside.
Visual Sensitivity	The site occupies the broad valley side at the edge of town. Views of the site from the A61 approach and from PRoW on the opposite side of Oak Beck. The site is however visible from distant views to the north at Nidd.
Anticipated landscape effects	Loss of characteristic field and introduction of high density uncharacteristic built form on the urban edge.
Potential for mitigation and opportunities for enhancement	Green infrastructure essential to integrate urban edge with surrounding landscape.
Likely level of landscape effects	Large to medium scale adverse effect due to the visibility of the sloping ground in the wider landscape.
Adjacent sites/cumulative impacts/benefits	H2 adjacent will result in cumulative effects but also offer greater combined opportunity for mitigation.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The site is visible from across the valley and considerable green infrastructure will be required to ensure integration with the surrounding landscape.
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Settlement: Harrogate**Site: H87 (Land adjacent to Knox Saw Mills, Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Spruisty Bridge (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings within / the historic settlement of Knox. Group of historic buildings to the north west of the site. Lodge at Spruisty Bridge. Knox Hill Farm.
Commentary on heritage assets.	Knox is characterised by vernacular stone built cottages, terraces and detached dwellings. There is a characterful Lodge at the ford and adjacent to Spruisty Bridge. To the north is a distinct group of mostly vernacular stone built cottages. The small settlement of Knox is located further to the north. Knox Hill Farm, comprising stone farmhouse and farm buildings, is located to the west of the site. The site is located in the wider, landscape / rural (or semi-rural) setting to these heritage assets - this being an important, high quality landscape which contributes positively to setting.
Topography and views	Part of rising land to the west. Site is part of the rural land visible, and forming highly attractive landscape setting at this edge of the town and seen in context with the historic settlement of Knox.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town and serves to create green wedge to separate suburbia from the dispersed, rural hamlet of Knox.
Grain of surrounding development	Knox hamlet to the west- dispersed rural settlement, which nestles into the landscape by virtue of the topography, mature trees and hedgerows. To the east is suburbia/urban edge.
Local building design	Suburbia to the south and east- assorted brick. Mix of house types. Knox hamlet to the north west- vernacular stone built cottages and terraces and detached properties- stone.
Features on site, and land use or features off site having immediate impact.	The site is located adjacent to the northern, suburban edge of Harrogate. The site is an arable field, part of an historic field pattern located in the remaining area between Harrogate and Knox. Treed / hedged boundaries. Sawmills site to the east. Knox Lane forms the north boundary. Housing adjoins it on the eastern and southern edges.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development would add to the erosion the semi-rural setting of Spruisty Bridge and other heritage assets of Knox. Development of the site would also add to the erosion of the separation between the edge of suburbia and the historic settlement of Knox, thereby adding to a sense of coalescence and loss of identity of the settlements. However, this harm may be reduced if development is able to minimise the visibility of built form in this landscape setting (for example, by the use of low density layout, modest building heights, tree planting / screening, consideration of omitting the north western corner of the site). Cumulative impact with H69 / H86 / H2 to be taken into account (and master planning with adjoining sites carried out).

Settlement: Harrogate**Site: H87 (Land adjacent to Knox Saw Mills, Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows and wild-flowerverges (may qualify has lowland meadow BAP habitat)
Phase 1 Survey Target Notes	None
Sward	Species poor semi-improved grassland but wildflower-rich verges along Knox Lane
Trees and Hedges	Strong boundary hedgerows containing a number of mature trees. There is a belt of screen planting around the sheds towards the north-west of the site.
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection
Water/Wetland	Drain along Knox Lane
Slope and Aspect	Gentle slope to the north
Buildings and Structures	There are a number of sheds towards the north-west of the site.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site makes some contribution towards maintaining a green corridor between Harrogate and Killinghall; linking into Grange Quarry to the west (Oak Beck Park) and Nidd Gorge to the east.
GI/SUDS Opportunities (for biodiversity)	Retain buffer and enhance field boundaries, especially along Knox Lane and to the west, including restoration of areas of wildflower meadow in association with green infrastructure.
Protected Species	Nesting birds and foraging bats likely to use boundary hedgerows and trees. Potential for badgers.
BAP Priority Species	Priority bird species of farmland and suburban fringe likely to occur
Invasive Species	None known
Notes	adjacent to H69

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The site makes some contribution towards maintaining the green corridor between Harrogate and Killinghall; linking into Grange Quarry to the west (Oak Beck Park) and Nidd Gorge to the east. To compensate for development, retain buffer and enhance field boundaries, especially along Knox Lane and to the west, including restoration of areas of wildflower meadow in association with green infrastructure.

Settlement: Harrogate**Site: H87 (Land adjacent to Knox Saw Mills, Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS). Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Rating

Orange

Knaresborough

Site Code	Site Name	Site Area	Page
K33	Thistle Hill, Knaresborough	4.2653	71
K34	Land to the east of St James Business Park, Knaresborough	3.1627	76
K35	Land adjacent to roundabout at B6164 and A658, Knaresborough	0.9542	80
K36	Land west of Abbey Road, Knaresborough	0.6315	84
K37	Land at Boroughbridge Road, Knaresborough	7.5042	Draft Allocation - housing 89
K38	Land adjacent to Rose Cottage, Thistle Hill, Knaresborough	0.397	95
K39	Land adjacent to West View, Thistle Hill, Knaresborough	0.9904	99

Table 4.3 Knaresborough sites

Settlement: Knaresborough**Site: K33 (Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of Knaresborough west of the river Nidd corridor. LCA56: Plompton and South Knaresborough Arable Land
Landscape description	Area description: The wider landscape is characterised by farm land with sporadic development in Green belt between Harrogate and Knaresborough. The River Nidd corridor is a distinct landscape feature that influences the neighbouring landscapes and provides the setting for the south and west edge of Knaresborough. Site description: The site comprises agricultural fields adjacent to the River Nidd.
Existing urban edge	Site is detached from the urban edge although near to sporadic development in the Green Belt at Thistle Hill
Trees and hedges	Hedgrows to north and west boundary and to a field boundary within the site area.
Landscape and Green Belt designations	Special Landscape Area (SLA) Green belt Open countryside
Description of proposal for the site	Employment/Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to the loss of trees, hedgrows and open fields characteristic of the rural landscape providing the setting for the town and contributing to the separation of Harrogate and Knaresborough.
Visual Sensitivity	Views of site from Thistle Hill and from across the valley in Knaresborough.
Anticipated landscape effects	Loss of open fields and introduction of uncharacteristic development detached from existing settlement in the green belt resulting in the loss of open countryside.
Potential for mitigation and opportunities for enhancement	Limited due to the contribution the area makes to the openness of Green belt and potential high visibility of any development from across the valley.
Likely level of landscape effects	Large scale adverse due to the loss of open countryside and encroachment onto SLA.
Adjacent sites/cumulative impacts/benefits	K5, K12, K26 and K39 are all sites adjacent or nearby in Green Belt and there would be considerable cumulative effects on openness of Green Belt if developed.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has no capacity to accept the change proposed without significant harm to landscape character, openness of Green belt and impacting on SLA.
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Settlement: Knaresborough**Site: K33 (Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area. The Abbey (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Thistle Hill Farm.
Commentary on heritage assets.	The site is located close to the boundary of the Knaresborough Conservation Area, the part is defined as Character Area G: Abbey Road - an area of landscape surrounding the River Nidd. The site is located within the setting of the conservation area. The Abbey is located on the other side of the river from the site but nevertheless there is a visual connectivity between the two - the site can be said to be within the setting of the listed building. The historic, stone farm buildings of Thistle Hill Farm (now converted to dwellings / holiday cottages) are located to the south of the development site and therefore their setting is affected.
Topography and views	Some visibility of the site from various points along the B6163 but sometimes obscured by hedge / trees. Views across the site available from the Thistle Hill Farm site. Visibility looking towards the site possible from Abbey Road (in context with The Abbey). Closer range views may be possible from the footpath that runs along the southern side of the river.
Landscape context	Countryside comprising the river corridor of the Nidd, just beyond the developed southern edge of Knaresborough.
Grain of surrounding development	The area is of a very low density form with only a few dwellings located along Thistle Hill. These include farmsteads, or former farmsteads. A slight anomaly is the Chadwick Park estate but this was a conversion and development of a former, late 19th century sanatorium.
Local building design	Varied due to varied periods of development but includes, for example, stone farm buildings and brick dwellings. Even more variety further north towards the edge of Knaresborough.
Features on site, and land use or features off site having immediate impact.	The site comprises fields with a partial boundary to the B6163. Adjoins fields to the north and south; to the east, the boundary is drawn close to the drop in level down to the river. Hedgerows present on some boundaries.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development of the site would be wholly out of character with the rural, very low density grain of the area and will have a consequential harmful impact on the setting of the conservation area (and associated heritage assets) as the rural quality of the land contributes positively to the setting of these heritage assets.
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Settlement: Knaresborough**Site: K33 (Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birkham Wood within 400m may be subject to increased levels of recreational disturbance.
SSSI Risk Zone	Natural England require consultation for any developments with a total net gain in residential units
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows; Woodland (adjacent).
Phase 1 Survey Target Notes	SE35NE TN03 - refers to riverside woodland and scrub to the north.
Sward	Appears improved pasture (not assessed P1HS)
Trees and Hedges	There are field boundary hedgerows to the road-frontage, northern boundary and an internal field boundary towards the east. The wooded banks of the Nidd lie around 50m beyond the eastern site boundary
Presence of Trees that Merit TPO	Any mature boundary, riparian and on-site trees which are not already covered are likely to merit TPO protection.
Water/Wetland	None on site; River Nidd lies about 150m beyond the eastern boundary; eastern-most fields are within the floodzone.
Slope and Aspect	Generally flat as far as the break of slope towards the river in the east.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 53 Nidd Gorge (covers riverside section). "Encourage management and reinstatement of native riverside trees and ancient semi-natural woodland." "Planting native species can help to integrate development along the edge of settlements."
Connectivity/Corridors	The river Nidd corridor has been identified as a regionally important strategic green-infrastructure corridor which includes Birkham Wood SSSI within 400m to the north of this site. The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for development of on site green infrastructure and habitat creation to mitigate potential impact of recreational and other pressures on the SSSI to the north.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary hedgerows
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

Development of the entire site would be likely to have an adverse impact on the River Nidd Corridor and the Birkhan Wood SSSI. Provision of substantial green infrastructure and habitat creation on site might help to mitigate potential impact of recreational and other pressures on the sensitive riparian environment and the SSSI woodland.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Knaresborough

Site: K34 (Land to the east of St James Business Park, Knaresborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located east of St James Business Park and the A658. LCA 66: River Nidd Corridor at Goldsborough.
Landscape description	Area description: This is a transitional landscape on the south east edge of Knaresborough and comprises St James Business Park which is bounded on two sides (north and west) by the River Nidd. The A658 (Harrogate / Knaresborough bypass) to the south east boundary of the business park clearly forms the current development edge. Site description: The site comprises piecemeal enclosure fields adjacent to the meandering River Nidd and the boundary does not respond to field pattern.
Existing urban edge	The existing urban edge is clearly defined by the A658 (Harrogate/Knaresborough bypass) with open countryside to the west and the large scale development of St James Business Park to the west. The structure planting originally proposed for St James Business Park has been affected by the development on site and the management of vegetation and therefore there is not integration of the development with the adjacent countryside.
Trees and hedges	Hedgerow boundary with the road. Overgrown hedgerows within the site to the south.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Employment use - large scale buildings and car parking.
Physical Sensitivity	The site is separated from existing development by the A658 Harrogate bypass and has rural characteristics connected closely with the river corridor. The area is also an important buffer between development and the river corridor.
Visual Sensitivity	Views from the wider landscape are limited by intervening vegetation and land form.
Anticipated landscape effects	Loss of fields characteristic to the high quality landscape of the river corridor that provides an effective buffer between the open countryside and the A658 corridor.
Potential for mitigation and opportunities for enhancement	Given the proposed type of development and taking on board the existing development at St James Business Park it is unlikely that sufficient mitigation measures would be employed to reduce any adverse effects of developing this site.
Likely level of landscape effects	large scale adverse due to the extension of development beyond the existing boundary of the A658.
Adjacent sites/cumulative impacts/benefits	Developing this site will add to the already significant adverse effects of ongoing development at St James Business Park.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	
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Settlement: Knaresborough**Site: K34 (Land to the east of St James Business Park, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Goldsborough Mill Farm.
Commentary on heritage assets.	Goldsborough Mill Farm comprises historic buildings including a farmhouse (brick and slate with outbuildings), farm buildings (stone), derelict mill building and cottages. The site is located in the setting of these heritage assets.
Topography and views	Level site giving rise to views across it towards the hilly land to the east. Views possible of the buildings of Goldsborough Mill Farm when looking southwards. Site seen in full context of the A658 and St James Business Park to the west.
Landscape context	Edge of town location comprising the River Nidd and adjacent fields / wooded areas.
Grain of surrounding development	Dispersed grain on the eastern side of the A658. Built up edge of Knaresborough (including St James Business Park) present on the western side.
Local building design	Varied due to varied phases of development in this area.
Features on site, and land use or features off site having immediate impact.	The site forms a strip of land adjacent to the A658 - this is part of irregular shaped fields that meet the River Nidd. A hedgerow and wide grass verge present to the A658. There is one existing tarmaced entrance to the site off the A658, towards the southern end of the site. Adjoins a wooded area to the south - site K35 located just beyond this.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The A658 defines the current edge of Knaresborough and there is a distinct difference in character between the land to the east and that to the west (the built development of St James Business Park, comprising large commercial buildings, on the west side). Goldsborough Mill Farm sits in the undeveloped east side of the A658, an attractive landscape setting comprising the River Nidd and the rising, hilly land to its east. Development of the site will fundamentally change the character of the land and extend the built edge of Knaresborough into open countryside. This will be harmful to local distinctiveness. The setting of the buildings at Goldsborough Mill Farm will be harmed by this change in character but harm could be reduced by avoidance of the type of buildings seen on the other side of the A658 - buildings would need to be of a scale and design that enabled them to sit unobtrusively in this location - layout should ensure low density and enable views of Goldsborough Mill Farm to be retained.

Settlement: Knaresborough

Site: K34 (Land to the east of St James Business Park, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Birkham wood is approximately 900m to the south west
SSSI Risk Zone	Natural England require consultation on residential developments o 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland
Phase 1 Survey Target Notes	improved pasture, now mainly arable strip
Sward	Mostly arable; heavily grazed horse pasture in the SW fields
Trees and Hedges	hedgerows,some boundary trees
Presence of Trees that Merit TPO	None noted
Water/Wetland	Ditch bounds SW of site; North-eastern part of site in floodzone of the River Nidd; Pond adjacent to the south
Slope and Aspect	Generally flat with a lower river terrace in the NE
Buildings and Structures	Small stable buildings in SW field; Pylons run accross site
Natural Area	Southern Magnesian Limestone Grassland
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 66 Nidd Corridor at Goldsborough. Aims include: to support initiatives to enhance the river corridor and its role in providing a setting for the business park; river corridors provide an opportunity to enhance biodiversity and the diversity of landscape character and texture adding to the interest of an otherwise uniform landscape.
Connectivity/Corridors	Within the regionally important strategic green infrastructure corridor of the River Nidd
GI/SUDS Opportunities (for biodiversity)	Strengthen existing hedgerows and opportunity to create new native hedgerows to the eastern boundary and implement habitat enhancements to the River Nidd corridor, possibly also in association with a suds scheme.
Protected Species	Nesting birds and foraging bats likely to utilise trees & hedges
BAP Priority Species	Potential priority species of arable farmland
Invasive Species	Himalayan balsam occurs along ditch
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Development would impact on the strategic green infrastructure corridor of the River Nidd but adverse impacts on existing open space could be offset by undertaking planting and habitat improvements along the riverside.
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Settlement: Knaresborough

Site: K34 (Land to the east of St James Business Park, Knaresborough)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of this site is located within flood zone 2. We hold no recorded information with regard to flooding events on the site; however, we are aware of substantial flooding incidents in the surrounding area due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.	Red

Settlement: Knaresborough

Site: K35 (Land adjacent to roundabout at B6164 and A658, Knaresborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	This site is located east of the A658 and north of the B6164 east of St James Business Park. LCA56: Plompton and South Knaresborough Arable Land and LCA66: Nidd Corridor at Goldsborough
Landscape description	Area description: This is a transitional landscape on the south east edge of Knaresborough and comprises St James Business Park which is bounded on two sides (north and west) by the River Nidd. The A658 (Harrogate / Knaresborough bypass) to the south east boundary of the business park clearly forms the current development edge. Site description: The site comprises a small grass field surrounded by trees, hedgerow and scrub.
Existing urban edge	A658 to the west with St James Business Park on the opposite side of the road which separates the site from existing development.
Trees and hedges	Tree and structure planting along the bypass currently screens the site from the main road.
Landscape and Green Belt designations	Open Countryside
Description of proposal for the site	Employment
Physical Sensitivity	Loss of river corridor field that is a buffer between
Visual Sensitivity	Visually well enclosed site due to boundary vegetation.
Anticipated landscape effects	extension of uncharacteristic development into the countryside beyond the current boundary of the road.
Potential for mitigation and opportunities for enhancement	All existing vegetation would require protection, maintenance and management to maintain screening. Building sizes should ensure development is not highly visible in the wider countryside and from the road. Ensure adequate buffer near to the river.
Likely level of landscape effects	Extension of employment use to the south side of the bypass.
Adjacent sites/cumulative impacts/benefits	K34 to the north would further extend the impact and result in significant adverse effects on the river corridor due to the loss of fields and more particularly the introduction of large scale development.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	Small site that is enclosed by vegetation may accommodate some smaller scale employment use.
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Settlement: Knaresborough**Site: K35 (Land adjacent to roundabout at B6164 and A658, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Goldsborough Mill Farm.
Commentary on heritage assets.	Goldsborough Mill Farm comprises historic buildings including a farmhouse (brick and slate with outbuildings), farm buildings (stone), derelict mill building and cottages. The site is located in the setting of these heritage assets.
Topography and views	The land drops down towards the River Nidd. Undulating levels within the site. The site is well enclosed by trees and vegetation but partial views can be seen across the site towards the nearby site of K34.
Landscape context	Edge of town location comprising the River Nidd and adjacent fields / wooded areas.
Grain of surrounding development	Dispersed grain on the eastern side of the A658. Built up edge of Knaresborough (including St James Business Park) present on the western side.
Local building design	Varied due to varied phases of development in this area.
Features on site, and land use or features off site having immediate impact.	The site is a small, grassed field adjacent to the A658 / B6164 and also adjacent to the River Nidd corridor. Almost entirely enclosed by trees. An access track runs down its south eastern edge.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

The A658 defines the current edge of Knaresborough and there is a distinct difference in character between the land to the east and that to the west (the built development of St James Business Park, with some large buildings, being present on the west side). Goldsborough Mill Farm sits in the undeveloped west side of the A658, an attractive landscape setting comprising the River Nidd and the rising, hilly land to its east. However, small scale development of this particular site may be possible without harming this setting or local character - existing trees would need to be retained in order to provide screening to the development and buildings to be of a scale and design which enables them to sit unobtrusively in this location.

Settlement: Knaresborough**Site: K35 (Land adjacent to roundabout at B6164 and A658, Knaresborough)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Birkham wood is approximately 650m to the south west
SSSI Risk Zone	Natural England require consultation on residential developments of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved horse pasture (P1HS) clumps of cowslips around field margins
Trees and Hedges	Strong native hedges to west, dense high leylandii hedge to east; a few boundary trees and adjacent to woodland to south and east
Presence of Trees that Merit TPO	None noted on site
Water/Wetland	Close to river at Goldsborough Mill; pond to the north
Slope and Aspect	Land slopes down towards the north and east
Buildings and Structures	None on site
Natural Area	NCA 30: Southern Magnesian Limestone Grassland
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 66 Nidd Corridor at Goldsborough. Aims include: to support initiatives to enhance the river corridor and its role in providing a setting for the business park; river corridors provide an opportunity to enhance biodiversity and the diversity of landscape character and texture adding to the interest of an otherwise uniform landscape.
Connectivity/Corridors	Within the regionally important strategic green infrastructure corridor of the River Nidd
GI/SUDS Opportunities (for biodiversity)	Restore areas of species-rich meadow; retain native hedges; replant hedge to east with native hedgerow/woodland edge; maybe an opportunity to create a suds wetland in the lower NE corner
Protected Species	Nesting birds likely to utilise adjacent hedgerows; may be other protected species associated with adjacent woodland and river
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Development may be potentially damaging to the valuable mosaic of habitats along the River Nidd strategic green infrastructure corridor but the semi-improved horse pasture is likely to be capable of restoration and retention and enhancement of a viable area, possibly in association with suds, could potentially offset adverse impacts of development
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Knaresborough

Site: K36 (Land west of Abbey Road, Knaresborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located adjacent to the River Nidd on the south east side of Knaresborough. LCA53: Nidd Gorge
Landscape description	Area description: The narrow valley landscape in this location is characterised by steep valley sides. To the east is the built form of Knaresborough and to the west is the steep woodland. The narrow flat valley bottom that is in floodpan contains fields and small areas of lower density built form. Site description: Low lying field in the flood plain of the River Nidd and adjacent to the river.
Existing urban edge	Urban edge in the location influenced by the floodplain. Generally fields adjacent to the river undeveloped in the immediate vicinity providing a buffer between the river and the urban edge. Elsewhere though there is some development close to the river that is prone to flooding.
Trees and hedges	Trees along the river and hedgerow boundaries to the field.
Landscape and Green Belt designations	Knaresborough Conservation Area Harrogate Ringway PRow on the east boundary. East of the site is Nidd Gorge SLA.
Description of proposal for the site	residential - assume 30+ dph.
Physical Sensitivity	High sensitivity to high density development that would require flood defences that change the character of the Nidd Gorge corridor.
Visual Sensitivity	There are views onto the site from the valley side but generally the site is well enclosed.
Anticipated landscape effects	Loss of green field that contributes to the character of both the Nidd Gorge and the setting of Knaresborough and its conservation area.
Potential for mitigation and opportunities for enhancement	Maintain a substantial buffer on the boundary with the river, minimise the need for earthworks and lower built form density.
Likely level of landscape effects	Large scale effect on the river corridor landscape where any development in the flood zone on the valley floor is currently very low density.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The development of this site would require significant engineering solutions that would impact on the character of the the river corridor and the conservation area. In addition high density development would be completely uncharacteristic of the valley floor.
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Settlement: Knaresborough**Site: K36 (Land west of Abbey Road, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area and Long Walk, a grade II registered Park and Garden.
Known non-designated heritage assets potentially affected by development of the site.	20 Waterside, 22 Waterside and a small group of outbuildings to the south of no. 20.
Commentary on heritage assets.	The site is located in the conservation area, within area E – Waterside. Long Walk, on the other side of River Nidd, is an important park and garden. Development of the site would affect its setting. 20 and 22 Waterside are historic buildings, somewhat altered, but which nevertheless have a degree of significance as non-designated heritage assets (and which demonstrate the historic positioning of dwellings adjacent to Waterside in this location). The group of outbuildings is located to the south of no. 20, they are in need of repair but the small, traditional outbuildings are worthy of repair and retention.
Topography and views	The site is at a lower level than Waterside, but general flat across the site. Open views are available over the site looking towards the river, from Waterside. Views available from Long Walk, of the site, views being more open when trees are not in leaf.
Landscape context	The site is part of the River Nidd corridor and at the same time located on the edge of the built environment of the town.
Grain of surrounding development	Waterside is very open with only a few buildings, which are modest houses and outbuildings and which are located close to the road, between the open spaces. North of the site are detached homes, including chalet bungalows, set well back behind front gardens, due to topography most are set above road level. To the east of the site, Waterside is enclosed by short rows of buildings set on or just back from the road (former gas works site). Further to the east is the tighter grain of the Castle Ings Road area.
Local building design	The surrounding area exhibits heterogeneity of buildings; with the exception of short terraces, almost every historic building differs from its neighbours in form and materials. The historic buildings are of sandstone, magnesium limestone, brick or render, and more recent buildings also have timber cladding. Older roofs are of Welsh, stone or westmorland slate or pantiles. Most of the twentieth century housing of the Castle Ings Road area are roofed in concrete tiles. Generally, buildings, whether semi-detached, terraces or rows, are wider than they are deep and the majority are two storey, although some further north are three storey, and of particular note the Old Retort House and adjacent new development on Waterside are three storeys in height. Most buildings are eaves onto the street, hipped roofs are not common.
Features on site, and land use or features off site having immediate impact.	The site is a grassed field / paddock located adjacent to the river (the river running along its south western edge – numerous trees present at the river's edge). On its north west facing edge is a hedge boundary between it and the neighbouring garden of no. 20. To the north east of the site is located 22 Waterside (and associated holiday cottages) and its parking area (which is accessed from Waterside) – a hedge and low fence forming the boundary (and also small / young trees present along boundary). Fields adjoin the site to both the south east and north west edges (all this land running adjacent to the river).

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	The site is marked as 'important open space' in the conservation area appraisal and is part of a wider area of land located adjacent to the river which forms an important undeveloped setting to the river corridor, the Long Walk and Waterside, and which in its wider context makes an important contribution to the setting of the town / conservation area (a quality which attracts visitors to the town). Development would be contrary to existing grain and severely compromise the positive contribution that the site makes to the local area and the heritage assets associated with it.

Settlement: Knaresborough**Site: K36 (Land west of Abbey Road, Knaresborough)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Rivers, Woodland
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Riverside trees and woodland; hedgerow to northern & southern boundaries
Presence of Trees that Merit TPO	Mature trees SW corner
Water/Wetland	River Nidd on Western boundary
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 53 Nidd Gorge. "Encourage management and reinstatement of native riverside trees and ancient semi-natural woodland." "Planting native species can help to integrate development along the edge of settlements."
Connectivity/Corridors	River Nidd Regionally Important Strategic Green Infrastructure Corridor.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows on site may support roosting and foraging bats and nesting birds.
Protected Species	Bats likely to forage along riverside and may roost in trees; nesting birds likely to utilise hedgerows and trees. Potential for riparian species e.g. otter, kingfisher
BAP Priority Species	Potential for riparian species e.g brown trout
Invasive Species	Himalayan balsam may occur along the riverside
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The site currently contributes to the green infrastructure of the Nidd Corridor in an urban context. Existing trees and hedgerows should be retained and the riverside buffered. There may be an opportunity to restore semi-natural riparian habitats.

Settlement: Knaresborough**Site: K36 (Land west of Abbey Road, Knaresborough)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the majority of this site is located within flood zone 2/3. We hold no recorded information with regard to flooding events on the site; however, we are aware of substantial flooding incidents in the surrounding area due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.

Red

Settlement: Knaresborough

Site: K37 (Land at Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of Knaresborough north of new development on Boroughbridge Road on the west side of the A6055. LCA51: Knaresborough reclaimed gravel pits and LCA52: North Knaresborough improved grassland.
Landscape description	Area description: the landscape in this area is influenced by landform and quarrying and is important to the urban edge of Knaresborough and Scriven. There is a mix of agricultural land uses and tree cover is relatively good. Water bodies linked to quarrying are a dominant feature of the immediate surroundings. Site description: Two parliamentary enclosure arable fields that are relatively flat with hedgerow boundaries. Overhead powerlines cross the site resulting in a significant constraint to the layout of any development on site.
Existing urban edge	The north boundary of the new development currently under construction to the south comprises a landscape buffer with tree planting to help integrate the development with the surrounding landscape by softening the urban edge.
Trees and hedges	Hedgerow boundaries are fragmented in places.
Landscape and Green Belt designations	Open Countryside. SINC immediately to the north.
Description of proposal for the site	residential (assume 30+ dph)
Physical Sensitivity	The loss of the fields that contribute to open countryside and the extension of built form will significantly change the character of the landscape as the urban edge as the site will extend the built form of Knaresborough with countryside on three sides of the site (north, east and west)
Visual Sensitivity	There area views south of Holy Trinity Church Spire across the site when approaching from the north. Views and setting of the Scriven conservation area are influenced by the rising landform to the west of the site.
Anticipated landscape effects	Loss of arable field and further extension of built form into open countryside potentially impacting upon the SINC to the north.
Potential for mitigation and opportunities for enhancement	A significant buffer will be required to the north to protect the SINC. Lower density development across the site and particularly to the north boundary would help with integration.
Likely level of landscape effects	Medium to large scale due to the cumulative effect of continuing to extend into open countryside.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	There is some limited capacity in landscape terms for the area to accept the proposed development provided that the integrity of the SINC and its characteristics are maintained. The density of built form and the incorporation of green infrastructure will be vital to the integration of and development on the site.
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Settlement: Knaresborough**Site: K37 (Land at Boroughbridge Road, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Scriven Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Pheasant Row.
Commentary on heritage assets.	The setting of Scriven Conservation Area is affected by development of the site – although physically separated from the designated area, the site is part of the wider rural context to Scriven. The setting of Pheasant Row, a row of historic stone cottages located on Greengate Lane, is already affected by the current development of K32 and further development to this site would be seen in this already developed context.
Topography and views	The land is open and rises to the west up to Scriven. View possible of Holy Trinity's spire in Knaresborough. Glimpse views of hills beyond when looking over the site to the north. Limited visual connectivity between Scriven conservation area and the site. Glimpse views of the site may be possible between gaps in buildings on Greengate Lane, but these views will be affected by the development under construction. Open views of the southern half of the Site are available from the track running to the south of Dog Kennel Wood. Partial view also possible from the end of Dumb Pots Lane.
Landscape context	Agricultural land of a variety of uses with relatively good tree cover within.
Grain of surrounding development	Varied with dispersed development seen to the north / east within the rural surroundings of the site, then the historic settlement of Scriven to the south west, centered around a triangular village green and also higher density development of the 20th century located to the south of Greengate Lane and adjoining the rest of Knaresborough.
Local building design	Varied due to variety of ages / forms of development phases of buildings in the vicinity.
Features on site, and land use or features off site having immediate impact.	Arable fields adjacent to Boroughbridge Road. Adjacent to K32 which is currently under construction – this site forms the edge of the town's suburban limits. Hedgerow and narrow pavement to the road. On the other side of the road is a tall / overgrown hedgerow with trees. Hedgerow between the two fields that comprise the site. Wooded areas present on the north and north western edges of the site. Power line crosses the site (pylon located in southern field). Telegraph line also crosses site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development would further extend the dense, built edge of Knaresborough into its rural context, this rural context positively contributing to character and giving rise to an attractive approach to the town. This will have a consequential harmful impact on the wider, rural context of Scriven Conservation Area.

Standard forms and density of development would increase harm.

However, current development to the south (K32) is already resulting in a change of character and development here would also be seen in its context. It is considered that mitigation measures will be able to reduce harm, such as:

- Appropriate design of layout with regards to the pylon / electricity line that crosses the site (in order to limit prominence of the feature as seen from within the site).
- Omission of buildings from the highest areas of land (to the west), or at least very low density and modest building heights in such areas,
- Appropriate set back from Boroughbridge Road in order to maintain a rural approach to the town.
- Allow for views of Holy Trinity Spire from public spaces within the site.
- Consideration of an informal layout to aid transition between rural and built environments.
- Provision of adequate space within the housing development for trees of sufficient size to break up the roofscape.
- Providing housing density that is lower than that allowed on K32, in order to allow for the transition from urban to rural environments.

Settlement: Knaresborough**Site: K37 (Land at Boroughbridge Road, Knaresborough)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Hay-a-Park I is about 800m to the south east; Farnham Mires is approx. 1.75km to NW
SSSI Risk Zone	Natural England require consultation on residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	Adjacent to Farnham South Lake South Lake SINC
BAP Priority Habitats	Hedgerows, arable farmland and field margins
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Boundary hedgerows, one potential veteran oak
Presence of Trees that Merit TPO	The veteran oak is likely to merit TO protection
Water/Wetland	There is a small ephemeral pond on site. Farnham South Lake is within 50m; A 'dragonfly pond' lies within 400m to the north west
Slope and Aspect	The site is generally flat but rises very gently towards the hill at coney garth in the east
Buildings and Structures	Pylons cross the site NW-SE with a tower in the centre
Natural Area	NCA 30 Southern Magnesian Limestone Grassland
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 52: North Knaresborough Improved Grassland <ul style="list-style-type: none"> • "There should be no loss of the parkland characteristics..." • "Continue traditional land management regimes in the park and explore ways of improving biodiversity". • "Encourage parkland tree planting for the long-term future of parkland character". • "Encourage re-planting in hedge gaps with appropriate species and the planting of hedgerow trees".
Connectivity/Corridors	The site is within a strategic green infrastructure corridor, which has been identified connecting the Nidd to the Ure via the gravel pits to the north east of Knaresborough through Copgrove and Staveley to the river Ure. There may be opportunities to reinforce the green infrastructure of the area linking sensitively to the SINC and a minerals restoration site to the east of the A6055
GI/SUDS Opportunities (for biodiversity)	Opportunity to buffer the SINC to the north and to provide on site green infrastructure which will provide alternative recreational areas to
Protected Species	GCN occurs locally; otters have been recorded breeding wetland and hedgerow and woodland birds on site. Bats may utilise oak on site, likely to forage and commute around the area
BAP Priority Species	Bird species of arable farmland, brown hare and toads likely on site
Invasive Species	None known; Crassula helmsii occurs around lake to the north
Notes	Ecological Survey Aspect Ecology March 2017 17/01350/OUTMAJ

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion

The development of this site would be likely to have an overall adverse impact on the Farnham Lake South SINC to the north through increased disturbance by people, dogs and cats - unless a substantial buffer of semi-natural habitats together with adequate green infrastructure to provide alternative recreational opportunities were to be provided in association with any development of the site. However such measures would be likely to impact on the overall housing density achievable across the site.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory Consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Knaresborough**Site: K38 (Land adjacent to Rose Cottage, Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located south west of Knaresborough west of the Nidd Corridor. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small narrow field south of the cricket ground, east of Coronation Road and north of very low density housing.
Existing urban edge	Site detached from Harrogate and Knaresborough but near to low density housing at Thistle Hill. Existing development not well integrated with urban edge.
Trees and hedges	Hedgerow boundary with road to the west boundary. Domesic curtilage hedgerow to south boundary with
Landscape and Green Belt designations	Green Belt Special Landscape Area
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Landscape is sensitive to the loss of openness.
Visual Sensitivity	The small site is screened from the north by trees and to the south is single story residential property with hedgerow.
Anticipated landscape effects	Loss of openness in green belt to uncharacteristic high density development not linked to the urban edge.
Potential for mitigation and opportunities for enhancement	No opportunity to mitigate the intrusion of built form into Green belt.
Likely level of landscape effects	Large scale adverse due to the addition of built form in Green belt. The existing built form would appear extended into open countryside resulting in further coalescence.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Development of this site would impact upon the openness of Green Belt
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Settlement: Knaresborough**Site: K38 (Land adjacent to Rose Cottage, Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	West View.
Commentary on heritage assets.	The conservation area boundary is located close to, but not adjoining, the east side of the site - this forms part of the river corridor to the Abbey Road character area of the conservation area - its setting may be affected by development on the site. West View is nineteenth century. It is a red brick Victorian house facing south, but with bays to the gable facing the road. Gothick arched windows feature on the southern elevation. The building has architectural value in addition to historic value. Development of the site would affect its setting.
Topography and views	The site is quite well contained but it is possible to see into the site from the B6163. West View is located to the south of Rose Cottage and is highly visible in the context of the site. Slight rise to the land northwards.
Landscape context	The site is located on the edge of the town in the area of Calcutt - to the south, this gives way to agricultural land that in part adjoins the river corridor of the Nidd.
Grain of surrounding development	Away from the denser grain of Calcutt near the junction of Thistle Hill and Forest Moor Road, this area local to the site is characterised by sporadic development along the road, which takes the form of quite isolated houses and farmsteads.
Local building design	Varied - stone found in the context of the river; there are a number of terraces on Thistle Hill around the junction of Forest Moor Road. They are of two storeys in height, the older ones are built of stone and the later ones are of brick, all have Welsh slate roofs. Near the bottom of Thistle Hill, the public house is three storeys high and is painted, as such it forms a local landmark. There are also other small houses and bungalows, varied materials.
Features on site, and land use or features off site having immediate impact.	Site is a small paddock / grassed area of land. Hedgerow and verge to road. Trees along the northern boundary. Bungalow of Rose Cottage positioned against south boundary, hedge for the remainder. Access off the B6163. West View is located to the south of Rose Cottage and is highly visible in the context of the site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	As the site is quite well contained and also relates more to the neighbouring houses than the open countryside further to the south, it would be possible to accommodate development but only if a very low built form density in order to reflect local distinctiveness and to conserve the setting of West View. Potential for buildings to affect the setting of the conservation area at the western end of the site should be taken into account.
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Settlement: Knaresborough**Site: K38 (Land adjacent to Rose Cottage, Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birrkham Woods within 700m to the south east may be subject to increased levels of recreational disturbance.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture.
Trees and Hedges	The is a native hedgerows to the roadside and garden hedge tot the southern boundary with a line of trees beyond the northern boundary.
Presence of Trees that Merit TPO	Trees beyond norrthern boundary may merit TPO protection (although off-site)
Water/Wetland	None on site; Rive Nidd is 200m to the east.
Slope and Aspect	Eastern part of site falls gently towards the River Nidd to the east.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land. "Encourage restoration and management of hedgerows along roadsides..." "Tree planting and woodland planting can be used to complement the rolling landform..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Native trees and hedgerows should be retained and enhanced with additional native planting. Trees beyond the northern boundary should be retained and protected e.g. via root protection zones.
Protected Species	Nesting birds and bats may be associated with boundary trees and hedgerows.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	Smaller part of K5

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Native trees and hedgerows should be retained and enhanced with additional native planting e.g along the northern and eastern boundaries. Trees beyond the northern boundary should be retained and protected and granted sufficient space to avoid future conflict with residential development.
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Settlement: Knaresborough

Site: K38 (Land adjacent to Rose Cottage, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Knaresborough

Site: K39 (Land adjacent to West View, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located south west of Knaresborough west of the River Nidd Corridor. LCA54: Harrogate Knaresborough corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Site comprises a grass field east of Thistle Hill.
Existing urban edge	Site detached from urban edge.
Trees and hedges	Hedgerow boundaries and a group of TPO'd trees plus further scattered trees possibly worthy of TPO.
Landscape and Green Belt designations	Green Belt Open countryside TPO in south corner of the site.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The landscape of Green belt is sensitive to the loss of trees and open fields characteristic of the rural landscape providing the setting for the town and separation of Harrogate and Knaresborough. Addition of uncharacteristic built form will affect Green belt as well as landscape character.
Visual Sensitivity	Views from Thistle Hill. Possible views from the wider landscape. Intervening vegetation along the Nidd corridor to the east helps limit views.
Anticipated landscape effects	Loss open rural field to built form that is uncharacteristic in green belt impacting on the separation of Harrogate and Knaresborough.
Potential for mitigation and opportunities for enhancement	Difficult to mitigate the impact of built form on openness that is one of the valued characteristics of the landscape.
Likely level of landscape effects	Large scale adverse due to the addition of built form in Green belt. The existing built form would appear extended into open countryside resulting in further coalescence.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	No capacity to develop the site without detrimental affect on the openness of Green belt and landscape character due to the introduction of uncharacteristic development detached from the urban edge.
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Settlement: Knaresborough**Site: K39 (Land adjacent to West View, Thistle Hill, Knaresborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	West View.
Commentary on heritage assets.	The conservation area boundary is located close to, but not adjoining, the east side of the site - this forms part of the river corridor to the Abbey Road character area of the conservation area - its setting may be affected by development on the site. West View is nineteenth century. It is a red brick Victorian house facing south, but with bays to the gable facing the road. Gothick arched windows feature on the southern elevation. The building has architectural value in addition to historic value. Development of the site would affect its setting.
Topography and views	The land rises to the south. Views possible over the site towards Calcutt to the north and also towards the well treed river corridor to the east. West View is seen in direct context with the site.
Landscape context	The site is located on the edge of the town in the area of Calcutt - to the south, this gives way to agricultural land that in part adjoins the river corridor of the Nidd.
Grain of surrounding development	Away from the denser grain of Calcutt near the junction of Thistle Hill and Forest Moor Road, this area local to the site is characterised by sporadic development along the road, which takes the form of quite isolated houses and farmsteads.
Local building design	Varied - stone found in the context of the river; there are a number of terraces on Thistle Hill around the junction of Forest Moor Road. They are of two storeys in height, the older ones are built of stone and the later ones are of brick, all have Welsh slate roofs. Near the bottom of Thistle Hill, the public house is three storeys high and is painted, as such it forms a local landmark. There are also other small houses and bungalows, varied materials.
Features on site, and land use or features off site having immediate impact.	The site is a field with hedgerow boundaries, including to the roadside. Trees also within the site. Adjoins further fields to the east and south – further to the east, is located the edge of the conservation area and river corridor. On the other side of the B6163 are located a few dwellings facing the road (further south the density of development tails off significantly).

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development across the site to standard form and density would be harmful to local character and the setting of the West View. Harm could be reduced by allowing for the provision of very low density (reflecting the the immediate grain to the north) which enabled a successful transition between the current low density built environment and the surrounding countryside. The potential for buildings to affect the setting of the conservation area at the western end of the site should be taken into account and development should be pulled back from this eastern edge.

Settlement: Knaresborough

Site: K39 (Land adjacent to West View, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments

Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birkham Woods within 700m to the south east may be subject to increased levels of recreational disturbance.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture.
Trees and Hedges	Native hedgerows form the roadside and southern boundaries, with some mature trees and conifers near Meadowside and a garden conifer hedge along the northern boundary. There are a few scattered field trees.
Presence of Trees that Merit TPO	Mature boundary and field trees may merit TPO protection.
Water/Wetland	None on site; Rive Nidd is 200m to the east.
Slope and Aspect	The land falls gently towards the River Nidd to the north east.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land. "Encourage restoration and management of hedgerows along roadsides..." "Tree planting and woodland planting can be used to complement the rolling landform..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Native trees and hedgerows should be retained and enhanced with additional native planting along the boundaries.
Protected Species	Nesting birds and bats may be associated with boundary trees and hedgerows.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	Smaller part of K12

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Native trees and hedgerows should be retained. The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough. Development of this site in the absence of green infrastructure provision could cause increased recreational pressure on Birkham Wood SSSI.
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Settlement: Knaresborough

Site: K39 (Land adjacent to West View, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Ripon

Site Code	Site Name	Site Area	Page
R31	Land off Bishopton Lane, Ripon	0.8723	105
R32	Land to the east of the bypass, Ripon	0.611	111

Table 4.4 Ripon sites

Settlement: Ripon**Site: R31 (Land off Bishopton Lane, Ripon)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the east side of Ripon between the edge of the city and the River Laver. LCA45: West Ripon Rivers Laver and Skell confluence.
Landscape description	Area description: The river corridor landscape is well wooded with a strong network of paths, land use is a mix of grass fields and recreational facilities, allotments and gardens. Site description: Small grass field north of the River Laver in the Bishopton conservation area. Stone wall boundary to the field is in good condition.
Existing urban edge	Traditional and modern residential property on Bishopton overlook the site from the north and east.
Trees and hedges	Several trees to west boundary and smaller trees to north boundary.
Landscape and Green Belt designations	Conservation Area Special Landscape Area.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The site makes an important contribution to the setting of Ripon and several listed buildings. It is also important to the characteristics of the river corridor.
Visual Sensitivity	The site makes an important contribution to views of Ripon when approached from the west. It also contributes to the approach to Fountains Abbey and Studly Royal Registered Park and Garden and its development would adversely affect the highly valued characteristics of the landscape in this area.
Anticipated landscape effects	Loss of a field that is important to the character of the Bishopton Conservation Area.
Potential for mitigation and opportunities for enhancement	Limited as built development would dominate and features such as the stonewall boundary would lose significance in the landscape.
Likely level of landscape effects	Large scale adverse effects to a key characteristic of the Bishopton Conservation area.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The site is a significant part of the Bishopton conservation area and has no capacity to accept development of any kind without impacting upon this and the wider landscape.
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Settlement: Ripon**Site: R31 (Land off Bishopton Lane, Ripon)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment****Heritage designations potentially affected by development of the site.**

The site is within the setting of all 10 listed buildings and structures, which front the village street in Bishopton- all are grade II with the exception of Bishopton Lodge (no.7) which is grade II* listed. The southern extent of the site borders Bishopton Bridge (GIILB). The site is central to the Bishopton Conservation Area. Ripon Conservation Area is less than 0.5km to the east of the site. The site is within the setting of the World Heritage Site Buffer Zone- the northern boundary of the Studley Royal and Fountains Abbey World Heritage Site and Grade I Registered Historic Park and Garden, which extends north-east towards Ripon, is on the west side of Bishopton Bridge (GIILB) to the south side of the River Laver and to the south of Studley Road.

Known non-designated heritage assets potentially affected by development of the site.

Numbers 5 and 6 Main Street.

Commentary on heritage assets.

No.7 Bishopton Lodge (II*LB) is the most remarkable building in the Conservation Area. It is a symmetrical house of brown brick with rusticated quions under a pyramidal stone slate roof. To each side project single storey wings with round arched carriage doors followed by gabled ranges built end on to the street, with a single sash window and a semi circular (lunette) attic window over. This house was built in the mid-eighteenth century by William Aislaby of Studley Royal as a steward's house, and like the other houses here, enjoys good views over the countryside towards Studley Royal.

No.1 Bishopton Grove is a two storey rendered house, its white rendered makes it clearly visible at the entrance to the village. The house dates from the late eighteenth or early nineteenth century and it is noteworthy for the projecting semi-circular two storey wing at its east end.

No.8 Bishopton Grange is a two storey brown brick building set back from the road behind high brick walls and beech hedges. The front elevation has an irregular appearance, with a two storey semi-circular bay at the west end, a pedimented central section, and a single storey semi circular bay at the east end. Bishopton Grange has a set of attractive cast iron gates with delicate open work and piers with tent shaped finials. A similar wrought iron gate provides the entrance into the field opposite, through iron railings set into a dwarf wall. This arrangement of railings and dwarf walls would have allowed open views over the Laver Valley when the house was built, but the growth of trees to the south, and the tall beech hedge bounding the garden inhibits views today.

There are a few unlisted historic buildings within Bishopton, which make a positive contribution to the character and appearance of the conservation area and are of particular interest locally- of these, worthy of note are: number 6, which is a single storey converted farm building, built up against the pavement edge. This modest building built of cobbles with a pantile roof occupies a key position midway along the main street and offers a contrast to the larger, grander houses in Bishopton; number 5 is a linked pair of hip roofed former farm buildings called The Barn, although greatly altered, these buildings with their pantiled roofs have retained their original form and presence in the conservation area.

Topography and views

The entrance into the village from Studley Road provides long views across the sloping open fields fronting the buildings, this view being lost as the road into Bishopton turns north between high cobble walls. At the bend into the village, a view along part of the street is obtained, with irregularly grouped brick and cobble buildings and linking boundary walls set against a backdrop of trees. To the south, the falling slope of the open field gives long views towards the valley of the River Laver and Bishopton Bridge (GIILB).

Landscape context	Two large sycamore trees, located part was along western boundary wall of the meadow to the south the main street, are particularly visible in views from the south and east. To the south of the site, the land falls steeply to the well-wooded valley of the River Laver, with a belt of established woodland and some recent tree planting on the steep slopes on the north side of the river. The flood plain to the south of the river is fringed with a thinner scatter of trees. Allotments and dense woodland to the west. Land bordering the site to the south and west is designated as Special Landscape Area.
Grain of surrounding development	The built form of Bishopton is to the north of the site- the focus of the historical and architectural interest of Bishopton, where irregularly grouped brick and cobble buildings and linking boundary walls flank the northern side of the main street. To the north west the built form is characterised by standard mid and late twentieth century suburban estate housing which is not locally distinctive, tightly packed with very little space between buildings or in front of houses. The streetscape is hard and oppressive. The edge of Ripon borders the eastern side Bishopton Road, characterised by detached dwellings set in generous elongated plots.
Local building design	Most houses, large or small, are built parallel to the street frontage and are generally built close to the back of the pavement. Houses tend to be group closely together, giving the impression of a more or less continuous built up frontage. Older buildings in Bishopton are built from brown clamp fired bricks, with Welsh slate or pantiles as the main roofing material. The former farm buildings are generally cobbles, rendered in some cases, with pantile roofs. Boundary walls, either of coursed cobbles or bricks are a particular feature of the village. Roofs are simply detailed with plain gable verges and chimney stacks at the gable ends. Stone kneelers and copings to the roof verges are almost wholly absent apart from the wings of Bishopton Lodge. The larger, grander (listed) houses, of eighteenth and nineteenth century date, are more detailed, with architectural presence, Hipped or pyramidal roofs, such as at Bishopton Lodge with modillioned (bracketed) eaves cornice and large multi-paned vertical sliding sash windows. Some of the smaller cottages have horizontal Yorkshire sliding sashes.
Features on site, and land use or features off site having immediate impact.	The site constitutes open land south of the Main Street. This large field of overgrown meadow which falls south towards Studley Road is a particularly important feature in the setting of the Conservation Area. It affords long views of the historic settlement and displays the buildings (many of which are listed) to good advantage. The field is bounded on all sides by cobble walls, which is varying states of repair. A derelict shed along the western boundary is a prominent structure which merits removal. To the west, the open land is divided into two smaller fields of grazing land, and fall steeply to the river valley at the western end. The stone boundary wall is replaced with iron railings towards the western end. To the south and west of the site a public footpath runs parallel with and on the north side of the river.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of this important open land will have a harmful impact on Bishopton Conservation Areas and on the setting of listed buildings (GII&II*) fronting the Main Street, as well as the setting of Bishopton Bridge (GIILB). Development of the site could potentially impact upon the setting of the Fountains Abbey and Studley Royal World Heritage Site (WHS) Buffer Zone and its component heritage assets, and setting of the Studley Royal Registered Historic Park and Garden. The site is a particularly important element in the setting of Bishopton Conservation Area. The open land affords long views of the historic settlement and displays the buildings (many of which are listed) to good advantage. The site is integral to the distinctive form and character of the Conservation Area.

Settlement: Ripon**Site: R31 (Land off Bishopton Lane, Ripon)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	None
Phase 1 Survey Target Notes	TN Ripon 16 woodland along the Laver corridor to the west
Sward	Semi-improved (P1HS) but utilised as intensive small-holding
Trees and Hedges	Boundary trees and elements of hedgerow on the northern boundary
Presence of Trees that Merit TPO	Significant mature trees on the western boundary
Water/Wetland	Adjacent to River Laver in southern corner
Slope and Aspect	Gently slopes towards the south
Buildings and Structures	Stable/sheds on western boundary, low stone wall forms majority of boundaries
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 44 Aldfield to Studley Vale Fringe.
Connectivity/Corridors	The site forms an open element on the urban fringe of the strategically important green infrastructure corridor of the River Laver
GI/SUDS Opportunities (for biodiversity)	Native tree planting in the southern corner would help reinforce the wooded corridor of the Laver close to where it links with the River Skell corridor
Protected Species	Nesting birds and possibly bats may utilise the boundary trees and shrubs and possibly the buildings on site. Bats may roost at the adjacent Bishopton Bridge
BAP Priority Species	BAP priority species of characteristic of the urban fringe likely to occur e.g. house sparrow, starling, duncock
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The site forms an open element on the urban fringe of the strategically important green infrastructure corridor of the River Laver. Native tree planting in the southern corner may help reinforce the wooded corridor of the Laver close to where it links with the River Skell corridor

Settlement: Ripon

Site: R31 (Land off Bishopton Lane, Ripon)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. However it appears the site is situated directly adjacent to flood zones 2 & 3. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits.

If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Rating

Orange

Settlement: Ripon**Site: R32 (Land to the east of the bypass, Ripon)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the east side of Ripon, east of the A61 Ripon Bypass and west of the River Ure. LCA75: Ure corridor (Ripon to Newby reach)
Landscape description	Area description: Area comprises the corridors of the well wooded Ripon Canal and River Ure east and south of Ripon. Intensive informal recreation use across the area. Site description: The site a small part of site R19 near to the roundabout junction between the bypass and rotary way.
Existing urban edge	The site is detached from the urban edge.
Trees and hedges	Tree planting on the boundary with the A61 Ripon bypass and scrub elsewhere.
Landscape and Green Belt designations	Special Landscape Area Open Countryside
Description of proposal for the site	employment use.
Physical Sensitivity	Open countryside to the east of the A61 Ripon Bypass makes an important contribution to the setting of the town and the character of the river corridor.
Visual Sensitivity	Potential views from Ripon Rowel walk to the west on the banks of the River Ure.
Anticipated landscape effects	large scale due to the extension of urban development not attached to the existing settlement edge into open countryside.
Potential for mitigation and opportunities for enhancement	Small scale development and screen planting would help to mitigate some effects.
Likely level of landscape effects	Large to medium scale due to uncharacteristic extension of urban development into the river corridor landscape.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	Extending urban development to the east of the A61 corridor would be harmful to the river corridor landscape but there may be some capacity for small scale development.
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Settlement: Ripon**Site: R32 (Land to the east of the bypass, Ripon)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Part of the site is within the World Heritage Site (WHS) Buffer Zone. Within the setting of Ripon Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Designed views and interrelationship between the Cathedral and Fountains Abbey/Studley Roger. Inherent sensitivities of developing within the setting of these designated heritage assets. Building heights should not impinge on or compete with key views of the heritage assets.
Topography and views	Development on the site would potentially be visible in the backdrop of views of the Cathedral from the WHS. Views from the Ripon Rowel Walk to the east. Site is adjacent to the A61 bypass but views screened by tree belt. Land falls to the east to the River Ure- the river corridor is tree lined.
Landscape context	Flood plain on the west bank of the River Ure. Well wooded River Ure corridor. Ripon Canal to the south. Remnant hedgerows and trees.
Grain of surrounding development	City of Ripon to the west beyond and contained by the A61 bypass and former railway embankment.
Local building design	Site separated from the urban edge by the A61 bypass. Residential development on the edge of the City- a mix of 20th century semi-detached housing and 19th century terraces border the bypass to the west.
Features on site, and land use or features off site having immediate impact.	Flood plain. Grass field. Adjacent to the junction (roundabout).

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Inherent sensitivities of developing within the setting of these designated heritage assets. Development on the site would potentially be visible in the backdrop of views of the Cathedral from the WHS. The bypass at this point, together with the mature tree belt, effectively contains and defines the established settlement edge. Development beyond the bypass would impact on the setting of Ripon, which is characterised by the river corridor and green fields of flood plain. The proposed development would protrude out into open fields and fail to assimilate with surrounding built development.
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Settlement: Ripon**Site: R32 (Land to the east of the bypass, Ripon)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more
Sites of Importance for Nature Conservation (SINCs)	Ripon disused railway 50m to the west.
BAP Priority Habitats	ponds, hedgerows??
Phase 1 Survey Target Notes	None
Sward	Unimproved grassland?
Trees and Hedges	Dense screen-planting to the by-p with a line of mature trees to the north, developing scrub on site.
Presence of Trees that Merit TPO	None on site
Water/Wetland	Two shallow ponds/wetland areas to the immediate south
Slope and Aspect	The undulating land rises to the east from the bypass
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 75 Ure Corridor Recreation Area (Ripon to Newby reach) - <ul style="list-style-type: none"> • “Encourage the maintenance and reinstatement of wooded river and canal corridors.” • “New development requires a landscape scheme integral to proposals...”
Connectivity/Corridors	The site is set within the wider corridor of the River Ure, which is very important in terms of its landscape ecology, The rough grassland and scrub linked with adjacent ponds and trees form an important component of the Regionally Important Strategic Green Infrastructure Corridor of the Ure.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to compensate for lost semi-natural habitat by habitat creation on site and in the immediate environs e.g. through suds enhancement of wetlands
Protected Species	Potential for great crested newts from adjacent ponds to use the site as terrestrial habitat, breeding birds may use the scrub
BAP Priority Species	May be priority species of farmland such as brown hare and farmland birds.
Invasive Species	Himalayan balsam occurs widely along the River Ure corridor.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The rough grassland and scrub linked with adjacent ponds and trees form an important component of the Regionally Important Strategic Green Infrastructure Corridor of the Ure. There may be an opportunity for limited development to compensate for lost semi-natural habitat by habitat creation on site and in the immediate environs e.g. through suds enhancement of wetlands

Settlement: Ripon**Site: R32 (Land to the east of the bypass, Ripon)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the majority of this site is located within flood zone 1. However it appears the site is surrounded by flood zones 2 & 3. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. Development should be avoided in areas of the site that may be susceptible to surface water flooding.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. However, I am opposed to the use of soakaways in the central area of Ripon, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits.

If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Boroughbridge

Site Code	Site Name	Site Area		Page
B20	Land west of Ashdown Lodge, Boroughbridge	9.3705		117
B21	Land at Aldborough Gate, Boroughbridge	13.1065	Draft Allocation - housing	120

Table 4.5 Boroughbridge sites

Settlement: Boroughbridge**Site: B20 (Land west of Ashdown Lodge, Boroughbridge)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located west of Boroughbridge and the A1(M) and east of the large scale development at Reed Boardall and the River Tutt. LCA 70: River Tutt Arable farmland.
Landscape description	Area Description: This is a relatively flat landscape through which the river Tutt meanders. The northern end to the character area includes large scale warehouses west of the A1 corridor at Boroughbridge. Tree cover is generally sparse and hedgerow intermittent. Site description: agricultural fields between the warehouses at Reed Boardall and the A1(M) corridor. The wooded corridor of the meandering river Tutt forms the west boundary of the site.
Existing urban edge	Settlement edge defined by A1(M) corridor with Reed Boardall warehouses dominating the local landscape. However vegetation has matured to soften the appearance of the large scale buildings when in close proximity to them.
Trees and hedges	Hedgerow boundaries to the fields and wooded corridor to the river Tutt to the west.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Mixed use employment and housing (assuming 30+ dph)
Physical Sensitivity	Characteristics of the River Tutt corridor sensitive to change. The small water course provides an important link into town and will be an essential part of the green infrastructure should the site be developed.
Visual Sensitivity	Site well enclosed by the A1(M) corridor and existing vegetation and built form at Reed Boardall.
Anticipated landscape effects	Loss of fields that are an important green link.
Potential for mitigation and opportunities for enhancement	Green infrastructure linking the river Tutt corridor to the adjacent countryside will be important mitigation. There would be opportunities to enhance the river corridor.
Likely level of landscape effects	medium scale adverse effects due to the loss of fields that separate warehouses from buildings to the south.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The river Tutt corridor offers opportunities to incorporate green infrastructure to the development layout that is intrinsic to the existing green infrastructure in the area.
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Settlement: Boroughbridge**Site: B20 (Land west of Ashdown Lodge, Boroughbridge)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	River Tutt, Arable Farmland
Phase 1 Survey Target Notes	TN11 (Tutt across AIM)
Sward	Arable, Improved (P1HS 1992); semi-improved neutral grassland and damp grassland in northern corner
Trees and Hedges	Good boundary hedges to all sides except along the River Tutt, including frequent trees along the riverside and other occasional boundary trees
Presence of Trees that Merit TPO	Some of the boundary trees may merit TPOs
Water/Wetland	River Tutt corridor including its flood zone
Slope and Aspect	Land gently undulates downwards towards the Tutt
Buildings and Structures	There appears to be a raised access way across the river towards the northern end of the site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 70 River Tutt arable farmland • "Tree planting will help improve diversity but should be restricted to small clumps related to existing buildings and settlement..."
Connectivity/Corridors	River Tutt Corridor forms an important link for wildlife between Staveley Nature Reserve and the River Ure
GI/SUDS Opportunities (for biodiversity)	Provide a substantial buffer of semi-natural habitats along the River Tutt; including the opportunity for wetland creation in the northern corner, possibly in association with Suds.
Protected Species	Otter tracks noted along the culvet under the A1M; A number of riverside trees have woodpecker holes and other features suitable for roosting bats; barn owl recorded at Bell Close Farm
BAP Priority Species	Brown Trout likely in the River Tutt
Invasive Species	Himalayan balsam occurs along the Tutt and the ditch adjacent to the caravan park. Giant hogweed noted in the northern corner; Mink scat noted along the Tutt
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The River Tutt forms a valuable wildlife corridor between the River Ure and Staveley Nature Reserve and any development should include the provision of a generous greeninfrastructure buffer to include riparian habitat enhancements, potentially in association with a suds wetland in the northern corner
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Settlement: Boroughbridge

Site: B20 (Land west of Ashdown Lodge, Boroughbridge)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils and the potentially high water table. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

The majority of this site is located in a drainage area administered by the Swale & Ure Internal Drainage board; consequently, the drainage board should be consulted with regard to the surface water disposal requirements for this site.

The outline drainage strategy should be agreed in principle with the LPA/Swale & Ure internal Drainage Board before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Additionally, the proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Boroughbridge**Site: B21 (Land at Aldborough Gate, Boroughbridge)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located southeast of town centre and east of Boroughbridge High School. LCA87: South Boroughbridge Farmland
Landscape description	Area description: The wider landscape is moderate scale and comprises rolling landform with some tree cover at the urban edge and a wider scattering of trees in the countryside to the south. This is a simple landscape with monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to modern farming techniques. Site description: Site comprises parliamentary and unknown planned enclosure agricultural fields with hedgerow field boundaries and occasional trees on the boundaries.
Existing urban edge	The site is linked to the urban edge of town on a section of its northern boundary. The edge of town is softened by existing vegetation on the approach from the south and appears well integrated.
Trees and hedges	Hedgerow boundaries to the fields with some trees. Trees around the cemetery to the southeast corner are important.
Landscape and Green Belt designations	Open countryside Aldborough Conservation area adjacent to the north east boundary.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Landscape has high sensitivity to loss of hedgerows and trees and extension of built form into the countryside on this urban edge.
Visual Sensitivity	The current views of Boroughbridge are well integrated with the countryside and the development of this site would result in greater prominence of the urban edge. Views of the town are susceptible to change as a result of development increasing the prominence of the edge of town.
Anticipated landscape effects	Landscape effects have the potential to be large scale adverse impacting on the setting of the conservation area as well as the appearance of the town in the countryside
Potential for mitigation and opportunities for enhancement	Low density housing to the boundary with the countryside and green infrastructure layout to buffer impacts on the neighbouring conservation area would be required.
Likely level of landscape effects	Large scale adverse effects could be reduced with appropriate mitigation and design.
Adjacent sites/cumulative impacts/benefits	B4 to the west developed in conjunction with this site would increase the landscape and visual effects but also would offer greater opportunities for mitigation when combined with this site.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion

The landscape setting of Boroughbridge and Aldborough has high sensitivity to change as a result of large scale development. The opportunity to provide a robust green infrastructure to reduce adverse effects exists.

Settlement: Boroughbridge**Site: B21 (Land at Aldborough Gate, Boroughbridge)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of Aldborough Conservation Area to the north east on the opposite side of the B6265; Scheduled Monument(SAM) Aldborough Roman Town. Boroughbridge Conservation Area to the north west.
Known non-designated heritage assets potentially affected by development of the site.	Cemetery borders the site to the east.
Commentary on heritage assets.	Aldborough Village is built on the site of a Roman Town and there are extensive Roman remains within the defined SAM and possibly beyond. The area has been influenced by a wealth of historic activity dating back to Roman times and possibly before. The village of Aldborough contains a wealth of heritage assets- both designated and non-designated. Boroughbridge is a historic market town.
Topography and views	To the south east is higher ground, known as Studforth Hill, which is the site of a Roman Burial Ground. The rolling landform, together with tree cover, disperses views and suggests partial enclosure. Views at the settlement edge serve to connect Boroughbridge and the village of Aldborough with the surrounding arable landscape- adding to the rurality of these settlements.
Landscape context	Rolling landscape. Rural character. The landscape is characterised by medium to large fields managed for cereal crop production. Tree cover at the urban edge. Fragmented hedgerows. Some mature trees along field boundaries. A consistent scattering of woodland clumps and trees maintains balance across a simple landscape of monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to the amalgamation of fields in response to intensive, modern farming techniques. These field boundaries are important to the landscape setting of the village of Aldborough and the edge of Boroughbridge, as they provide physical and visual connectivity to the countryside.
Grain of surrounding development	Modern housing development to the north arranged in a linear layout along Ladywell Road and in cul-de-sacs on the north side of Ladywell Lane- a track which defines the northern boundary of the site.
Local building design	Suburbia on the edge of Boroughbridge to the north and west. Historic and vernacular properties in Aldborough. Predominant building materials are brick and pantile.
Features on site, and land use or features off site having immediate impact.	To the west the site is bordered by the playing fields associated with Boroughbridge High School and the Leisure Centre. Site bound to the south by Chapel Hill road and to the east by York Road (B6265). To the north is housing development at the edge of Boroughbridge,

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Loss of open arable fields. Erosion of rural setting to the conservation areas in the settlements of Boroughbridge and Aldborough. Development should seek to aid the transition from the urban edge to open countryside. Subject to securing high quality, locally distinctive design, appropriate density, restricting building heights to avoid competing with key views, employing a restrained palette of materials.

Settlement: Boroughbridge**Site: B21 (Land at Aldborough Gate, Boroughbridge)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland
Phase 1 Survey Target Notes	None
Sward	Arable - small amount of pasture south western corner associated with B4
Trees and Hedges	Occasional mature boundary trees, especially along the NW boundary, including internal boundary trees. Small pocket of trees around small pasture associated with B4. Significant roadside oak opposite Grafton Lane.
Presence of Trees that Merit TPO	Significant mature trees should be considered for protection with a TPO
Water/Wetland	3 small ponds nearby
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species
LCA and Relevant Guidance (for biodiversity)	LCA 87 South Boroughbridge Farmland <ul style="list-style-type: none"> • “Encourage the maintenance of field boundaries...and identify hedgerows that would be considered important under the hedgerow regulations criteria” • “New planting should be encouraged to diversify age structure of trees”
Connectivity/Corridors	Field boundaries and trees form important links through the intensive arable landscape
GI/SUDS Opportunities (for biodiversity)	Retain boundary hedgerows and trees and the fragment of tree-lined pasture SW, possibly in association with site B4. Potential to create a small suds wetland.
Protected Species	Nesting birds and foraging bats likely to utilise the hedgerows; bats may utilise mature trees for roosting
BAP Priority Species	Potential for BAP species of birds of arable farmland and brown hare.
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Boundary hedgerows and trees and the fragment of tree-lined pasture SW should be retained and enhanced, possibly in association with the eastern pasture of site B4. Potential to create a small suds wetland.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially affect the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop this land.

Additionally, The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Masham

Site Code	Site Name	Site Area	Page
M14	Auction Mart, Masham	1.0346	127

Table 4.6 Masham sites

Settlement: Masham**Site: M14 (Auction Mart, Masham)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north side of Masham and currently comprises allotments. LCA 41: River Ure Corridor
Landscape description	Area description: Masham is a historic market town situated on the west side of the Ure Valley on ground rising above the river corridor comprising a landscape of mixed arable and grass fields with predominantly hedgerow boundaries. Trees along the river corridor and field boundaries contribute to the setting of the town. Site description: Brownfield site between the settlement edge and allotments. Site has greened over.
Existing urban edge	To the east is a post war housing estate comprising semi detached with large gardens and miscellaneous 20th century housing. Also site of Black Sheep Brewery. To the west is Leyburn Road and Bellfield.
Trees and hedges	Hedgrow boundary with allotments to the north.
Landscape and Green Belt designations	Adjacent to Masham Conservation Area
Description of proposal for the site	residential assume 30+ dph
Physical Sensitivity	The site is brownfield on the edge of town and has some sensitivity to the introduction of new built form due to its contribution to the setting of the conservation area.
Visual Sensitivity	The site is reasonably well enclosed visually although building heights would require careful consideration to avoid significant visual impacts.
Anticipated landscape effects	Loss of open area on the edge of town.
Potential for mitigation and opportunities for enhancement	The presence of the allotments on the edge of town to the north will contribute to the integration of any development. Building heights will need careful consideration to minimise adverse visual effects.
Likely level of landscape effects	Medium scale effects as a result of developing the with high density housing.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The development of this site would be an extension of the urban edge that integrates with existing green infrastructure.
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Settlement: Masham**Site: M14 (Auction Mart, Masham)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Masham Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	The historic brewery buildings east of the site and the row of houses to the southeast of the site. Outside the conservation area: Marfield House north of the site, Bellfield west of the site.
Commentary on heritage assets.	<p>The eastern boundary of the site adjoins Masham Conservation Area, any development of the site will affect the setting of the conservation area, which is sensitive to development.</p> <p>The historic brewery buildings east of the site are designated in the conservation area appraisal as local landmark buildings, and the row of houses to the east are of local interest and merit.</p> <p>Outside the conservation area: Marfield House to the north is of historic and architectural interest, and; Bellfield is a grand Victorian country residence of historic and architectural interest set in generous grounds. Both of these houses sit visually outside the edge of settlement.</p> <p>All these buildings are non-designated heritage assets. The brewery buildings are of greatest significance because of the importance of the brewery to the town; development should not diminish the prominence of the largest brewery buildings. The row of houses is of lower significance and its setting is not very sensitive. The settings of the Marfield House and particularly Bellfield are more sensitive.</p>
Topography and views	Land falls towards the river. Whilst there are no key views shown in the conservation area appraisal, views from the Leyburn Road towards the brewery are important, and views from the conservation over the site are sensitive to development.
Landscape context	The site is on the edge of the settlement, Open countryside to the north. Allotments on the adjacent site to the north.
Grain of surrounding development	Grain in the immediate context of the site is mixed; houses on Gun Bank are set behind small front gardens; the houses are a mixture of detached, semi-detached and short rows, some with narrow gaps between, and the road is extremely narrow, consequently the grain is tight; the historic row is set back from the lane, which is rural in character; housing southwest of the site on Leyburn Road are in short rows with modest gaps between typical of council housing, and; housing on the road to Fearby are detached, many are bungalows, set in good sized gardens behind hedges such that they have reduced impact on the streetscene.
Local building design	Building design in the context of the site is varied. Housing is mainly two storey, but there are bungalows. Certain of the brewery buildings are of greater scale, some are historic stone buildings with slate roofs, the more recent buildings are clad in profiled sheets. Housing on Gun Bank and on Leyburn Road is mainly rendered with slate roofs, and housing on the road to Fearby is of a varied palette. The row of housing in the conservation area and Marfield House reflect the vernacular and are of simple form, built of stone with slate roofs. Bellfield, the Victorian villa, is of similar materials, but very generously proportioned and features bay windows and a greater complexity of form.
Features on site, and land use or features off site having immediate impact.	The site is a disused auction market to the east of the A6108 Leyburn Road on the northern approach to the town. To the north of this generally flat site the land is in use for allotments and contains numerous sheds and greenhouses- it is bound by hedgerows that include some hedgerow trees, in particular the northern boundary contains a large number of mature trees. To the south and east of the site there is residential development at Gun Bank and the Black Sheep brewery. To the west is a detached house (converted to apartments) and undeveloped land, while open countryside lies to the north. Two public footpaths cross the site to the north, linking Leyburn Road to Gun Bank where a public bridleway continues north into the countryside.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	
	Development will affect the setting of the conservation area. Provided that buildings are modest in height and density is relatively low to allow key areas of the site to be left open, development of this site would be appropriate. Development would conserve those elements that contribute to the significance of heritage assets if buildings are low in height, views of the brewery retained and setting of the other assets protected.

Settlement: Masham**Site: M14 (Auction Mart, Masham)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennines SPA/SAC c, 5km to the west.
Sites of Special Scientific Interest (SSSI)	Marfield Fen SSSI approximately 500m to the north.
SSSI Risk Zone	Natural England would require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Marfield SINC approx. 600m to north
BAP Priority Habitats	Hedgerows. Brownfield but not BAP Open Mosaic Habitats on Previously Developed Land.
Phase 1 Survey Target Notes	None
Sward	Mostly hard standing with developing ruderal grassland species such as stonecrop. The northwestern part of the site consists of a small field to NW site, bordering allotments. Overgrown grassland [P1HS 1992] including muh meadow cranes bill. Bramble beginning to invade
Trees and Hedges	The site is bounded by gappy hedgerows on the north and west boundary. No significant trees within or on boundaries.
Presence of Trees that Merit TPO	None on site
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Former holding pens, and associated buildings have been demolished. Areas of hard- standing remain. The site is bounded by stonewalls, apart from the northern boundary.
Natural Area	NCA 22: Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 41 River Ure Corridor (Charlcot to Aldburgh Hall) <ul style="list-style-type: none"> • “Encourage the repair and management of existing hedgerows and hedgerow trees prioritising the areas contributing to the setting of Masham”. • “Promote appropriate woodland planting along the river corridor and planting of hedgerow trees”
Connectivity/Corridors	The site is adjacent to the allotments and helps to connect Masham to the countryside and the River Ure Green Infrastructure corridor <ul style="list-style-type: none"> • “Encourage the repair and management of existing hedgerows and hedgerow trees prioritising the areas contributing to the setting of Masham”.
GI/SUDS Opportunities (for biodiversity)	Native boundary planting with wildflower margins could enhance linkages between urban Masham and the countryside
Protected Species	There may be some potential for reptiles on brown-field land, in association with the adjacent allotments.
BAP Priority Species	Not known – priority bird species may nest in hedgerows and areas of bramble
Invasive Species	None known
Notes	previously M1

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	No ecological objection to redevelopment subject to ecological survey and mitigation, including native boundary planting with wildflower buffers to compensate for existing brownfield opportunities for pollinators. Hedges along the northern and western boundaries should be retained but are poor in parts and require some replanting and management.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 2/3. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of significant flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints from concerned residents affected by, and threatened by flooding from these sources. Swinney Beck has been reclassified from ordinary watercourse to Main River due to significant capacity issues. As such, the Environment Agency is responsible for administering matters attaining to this watercourse.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flow rates + an allowance to account for future climate change & urban creep .

It is likely that a proportion of the existing buildings etc. are not positively drained to either a watercourse or public sewer. Consequently, a full survey of the drainage systems should be undertaken to establish condition and outfall location.

Applicants would be expected to agree the outline drainage strategy with the LPA/Environment Agency in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, condition survey results & outfall location of existing drains & sewers including details of how identified remedial items will be dealt with.

Additionally, The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Pateley Bridge

Site Code	Site Name	Site Area		Page
P12	The Coal Yard, Pateley Bridge	0.5211	Draft Allocation - housing	135

Table 4.7 Pateley Bridge sites

Settlement: Pateley Bridge**Site: P12 (The Coal Yard, Pateley Bridge)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Located on north side of the town in valley bottom east of the River Nidd LCA11: Nidderdale Valley (Pateley bridge to Summerbridge)
Landscape description	Area description: Broad well wooded valley of the River Nidd. Built form/settlement generally in valley bottom and on lower slopes. Views filtered by woodland and trees in valley bottom. Site description: Brownfield site comprising mix of buildings with some mature vegetation to the site edges.
Existing urban edge	Site located within the development limit of Pateley Bridge. To the northwest is the Scout Hut. Tree cover along this urban edge is good.
Trees and hedges	To the periphery of the site are trees and hedges but nothing substantial on site.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	residential (assume 30+ dph)
Physical Sensitivity	Landscape not particularly sensitive to loss of building. Sensitive if inappropriate built form to replace existing.
Visual Sensitivity	The site is well contained in the valley bottom by existing built form and trees.
Anticipated landscape effects	Change of built form on site may make the site more visible.
Potential for mitigation and opportunities for enhancement	Opportunities for mitigation through layout and design. Enhancement through change to more characteristic buildings.
Likely level of landscape effects	Small scale effects due to location of site and its current use.
Adjacent sites/cumulative impacts/benefits	P7 is adjacent and the sites should ideally be developed in conjunction with one another.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion

The site is visible from upper slopes of the valley but views partly interrupted by intervening vegetation and the site is viewed in context with existing development.
There is capacity for the landscape to accept the redevelopment of this site to residential use.

Settlement: Pateley Bridge**Site: P12 (The Coal Yard, Pateley Bridge)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Pateley Bridge Conservation Area to the south of the site. This site is in the AONB. It is outside the conservation area, but will affect certain views form within the conservation area.
Known non-designated heritage assets potentially affected by development of the site.	Historic Terraces in Millfield Street. Historic station buildings within the site.
Commentary on heritage assets.	Sensitively designed development, which respects the character of the conservation area should not impact detrimentally on the setting of the heritage assets.
Topography and views	The land rises to the east away from the river. Despite being on the valley side, the site is relatively level. Trees beside the river limit views across the valley.
Landscape context	<p>The town is located on the northeast slope of Nidderdale where the land rises steeply on both sides of the river, the steep slopes of the valley are a constant presence. This part of Nidderdale is characterised by a well-wooded landscape and the built form generally relates well to this where views are channelled lower down, becoming more dispersed as one moves higher up the valley sides.</p> <p>Millennium Green is to the north of the site, and riverside trees form backdrop to site on the west.</p> <p>Within the town there are few trees and where buildings are set back from the road, there are walled front gardens.</p> <p>The site is at the edge of the settlement in the AONB; only the scout hut to its north lies between the site and the Millennium Green Park and open countryside beyond. The river and riverside trees lies to the west of the site.</p>
Grain of surrounding development	The area within the immediate context of the site is varied, Millfield Street is in the Conservation Area and is characterised by rows of terraces, which front directly onto the pavement. Greenwood Avenue has a very different grain of semi-detached houses generously spaced not quite parallel to, but set back form the road behind walled front gardens of varying depths. Dwellings south of the coal yard are mainly bungalows. Kings Close has an amorphous layout of bungalows set close to each other, which does not reflect the grain of the conservation area. The bungalows and detached houses on Greenwood Road are set well apart and have enclosed front gardens.
Local building design	In the context of the site, there is a variety of building types; the coal yard sheds, small workers terraced housing, bungalows, almshouse style public housing at Netherdale and The Sidings. All housing is in stone with slate (or similar) roofs. The terraced housing reflects local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The site is located within the centre of Pateley Bridge, within the existing built form of the settlement. To the east of the site is a footpath which leads to an area of amenity green space to the north of the site. Access to this footpath, and to playing fields, lie within the site near the site entrance. To the west is the vacant plot of the former council depot, comprising buildings which are utilitarian; some may have a limited employment use, although all are unattractive. To the south of the site are existing residential properties. The site is currently used as a coal yard and contains coalbunkers, sheds with profiled sheet roofs and clad in a variety of materials, garages, the Victorian Station House and C20 Hawken House. The site also accommodates coal, gas canisters and scrap metal. The southern part of the site contains two domestic properties and garden areas. The remainder of the site is predominantly hard surfacing. Access is onto Greenwood Road. Further west beyond the Council depot is a popular riverside walk. The Scout Hall is north of the site. Rail tracks ran parallel with the western boundary.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a non-designated heritage asset.	Light Green
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green
Summary conclusion	Development must be sensitive to its location, so the north and east parts of the site should not be densely developed to the outer edges. Flood levels to be considered. Impact on conservation area. Impact on the views from footpaths and Greenwood Road. Development of this site should reflect transition from existing settlement edge to the open countryside. Building form and style to reflect vernacular. Buildings to be of stone with slate roofs. Focal point needed at the end of Greenwood Road. Development should enhance the town and setting of the conservation area, and the visual amenity of walkers. Existing buildings may be utilised, particularly the historic station building and the houses. New buildings should be set away from the northern part of the site and east boundary. Trees on site boundary to be reinforced. Higher density to south.

Settlement: Pateley Bridge**Site: P12 (The Coal Yard, Pateley Bridge)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennines SPA & SAC within around 1 km to NE
Sites of Special Scientific Interest (SSSI)	East Nidderdale Moors within around 1 km to NE
SSSI Risk Zone	NE require consultation on "any residential developments with a total net gain in residential units"
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Boundary Hedgerows around part of site
Phase 1 Survey Target Notes	Not applicable
Sward	Not applicable - hardstanding
Trees and Hedges	The site is largely bound by hedgerows, trees and scrub. There is an area of willow and alder to the NE boundary and some large ash and hawthorn trees on the south and west boundaries. All boundary hedgerows and trees should be retained.
Presence of Trees that Merit TPO	Some of the boundary trees may merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	The site contains the Victorian Station House, C20th Hawken House plus coalbunkers, clad sheds with profiled sheet roofs,. Rail tracks ran parallel with the western boundary. There are stone parapet walls.
Natural Area	NCA 21 Yorkshire Dales
Environmental Opportunity	SEO 2: Protecting, enhancing, extending and linking semi-natural habitats, particularly upland hay meadows, calcareous grasslands and native woodland, to form resilient, well-functioning habitat networks.
LCA and Relevant Guidance (for biodiversity)	LCA 11 Nidderdale Valley <ul style="list-style-type: none"> • "Encourage diversification of management of improved grasslands to improve habitat diversity..." • "Maintain individual tree cover for the long term by promoting the planting of native field boundary trees..."
Connectivity/Corridors	River Nidd is a regionally important strategic green infrastructure corridor. The site is bounded to the west and north by the Pateley Bridge Millennium Green, a small natural park, which links in to the river and the countryside beyond. Apart from this and the river itself, with its row of bankside trees (mostly alder) there is relatively little semi-natural habitat around the town. Most open space is amenity grassland and upstream agricultural land is mostly intensively managed improved or species-poor semi-improved grassland.
GI/SUDS Opportunities (for biodiversity)	This site should be redeveloped in the context of the River Nidd GI corridor and the adjacent millennium green park. Consideration should be given to masterplanning redevelopment and green infrastructure in association with the adjoining P7 site to enhance the floodplain and set back the floodbanks with the re-creation of a more natural floodplain for the Nidd, which may assist with flood alleviation downstream in the town. e practicable to enhance the floodplain. The small adjacent Millennium Green 'natural park' to the north shows the type of approach that is possible.
Protected Species	Trees, shrubs and buildings on site may support nesting birds. The more substantial buildings may support bat roosts.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	P6 & P3001 (2010) adjacent to P7

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	No objections to redevelopment of this site on ecological grounds but redevelopment in association with the adjoining P7 site would enable a more holistic approach to be taken to landscaping and habitat enhancement. The river and its flood plain should be protected from any impacts of development and opportunities should be sought to restore aspects of the semi-natural character of the flood-plain, in keeping with the Millennium Green just upstream. Boundary trees and hedgerows should be retained and protected.

Settlement: Pateley Bridge**Site: P12 (The Coal Yard, Pateley Bridge)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 2. We are aware that there has been past flooding incidents on this land, however, the area has benefited from local flood defences undertaken by the Environment Agency in recent years.

We are also aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints from concerned residents affected by, and threatened by flooding from these sources.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flow rates + an allowance to account for future climate change & urban creep .

It is likely that a proportion of the existing buildings etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, condition survey results & outfall location of existing drains & sewers including details of how identified remedial items will be dealt with.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

4 Site Assessments

Beckwithshaw

Site Code	Site Name	Site Area	Page
BK3	Land at Vicarage Field, Beckwithshaw	1.3026	143

Table 4.8 Beckwithshaw sites

Settlement: Beckwithshaw**Site: BK3 (Land at Vicarage Field, Beckwithshaw)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated at the junction of B6162 Otley Road and B6161 Beckwithshaw LCA 59: Harlow Hill
Landscape description	Area description: The wider landscape comprises Harlow Hill that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important transition between town and country. Site description: The site consists of a small 'L' shaped grassed field bordered by stone walls with one hedgerow boundary. An avenue of mature trees borders Otley Road. A detached stone property adjoins the site to the south east.
Existing urban edge	Separated from the urban edge of Harrogate and the hamlet of Beckwithshaw
Trees and hedges	one managed hedgerow boundary with avenue of mature trees along Otley Road
Landscape and Green Belt designations	Special Landscape Area (SLA) Open Countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be high as the site forms an important component of the SLA to the east of the parkland curtilage of Moor Park.
Visual Sensitivity	Sensitivity of visual receptors is judged to be medium with limited mid-long views. Immediate oblique views possible from B6162 and B6161
Anticipated landscape effects	Development of this site is likely to appear as a major intrusion into the landscape
Potential for mitigation and opportunities for enhancement	There would be limited potential to mitigate effects of development by woodland screen planting due to small scale nature of site.
Likely level of landscape effects	Large adverse effects.
Adjacent sites/cumulative impacts/benefits	None

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	the landscape has limited capacity to accept development on this site separated from the edge of the Hamlet of Beckwithshaw
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Settlement: Beckwithshaw**Site: BK3 (Land at Vicarage Field, Beckwithshaw)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Moor Park east of the site is a country house estate, the house is grade II listed. The tall boundary wall, lower wall and railings, gate piers and gates and lodge building to Moor Park are curtilage listed buildings. St Michael's Church is grade II listed, the hall is in its curtilage.
Known non-designated heritage assets potentially affected by development of the site.	School, Public House and estate housing. Vicarage adjacent the site.
Commentary on heritage assets.	<p>The gateway to Moor Park lies opposite the end of the B6162, the gateposts and railings are ornate and of high architectural significance. The nineteenth century gateway and lodge contribute to the significance of the former country house, Moor Park, despite the detrimental effect of the garage placed over the drive.</p> <p>The road junction forms the northern "gateway to the estate village. The school southeast of the junction is an attractive stone building, typically with steep roof and projecting gables. Similar to the estate housing it has a stone boundary wall with railings over, which contribute to the village character. The nineteenth century housing takes the form of semi-detached houses with hipped roofs (unusual in this rural area) and their porches that feature ornate barge boards and finials contribute strongly to their architectural significance.</p> <p>The nineteenth century vicarage is of particular architectural interest principally because of its unusual stepped gables, which are topped by ball finials. Feature windows and doorway contribute to its architectural significance.</p> <p>The public house is an older building and of less architectural value than the formally designed estate housing, but is of historic and communal significance.</p> <p>Whilst development of the site would be visually separated from the village by the trees, but none the less affect the setting of this historic village, and would considerably affect the visual setting of the lodge and gate to Moor Park, and hence the setting, in its widest sense, to Moor Park.</p> <p>Development would impact on the immediate setting of the vicarage, which at present is isolated from the village.</p> <p>The listed church is further away, but tall development close to Pot Bank would impact on the setting of the tower, which contributes strongly to the significance of the church.</p>
Topography and views	The site is relatively flat, but land to its north falls steeply down. The site is open to view from Pot Bank, but views out are limited by the wall to Moor Park and mature trees alongside. Views to the south are restricted by trees along the boundary. Views to the north are over the cricket field and to the east over farmland.
Landscape context	The site is separated from the village from the B6162 because of mature trees.
Grain of surrounding development	<p>The village developed linearly along the Otley Road (B6161), buildings, with the exception of the public house, smithy and post office, are set behind modest front gardens, and modestly spaced side by side.</p> <p>The twentieth century development of Moor Park Close respects the linear form of development on Otley Road, but to the west is a cul-de-sac, which is out of keeping. The houses on the cul-de-sac are larger detached houses, those on the main road take the form of a terrace, semi-detached houses and narrow fronted houses linked by their porches.</p> <p>South of the church, twentieth century housing is terraced and arranged around a small green, so that the main building is set well back from the road.</p>

Local building design	<p>All houses are two storeys in height; the lodge building is lower. The oldest building, the public house, is typical of the vernacular simple pitched forms, stone walling, stone slate roof and low window to wall ratio. The front faces south and hence is gable onto the road. The estate houses are of stone with welsh slate roofs and exhibit stone mullions, ornamental porch roofs and hipped main roofs. The vicarage is of stone with a slate roof and has ornate gables, mullioned windows and a large feature window with stone mullions and transoms. Teentieth century houses are or stone or artificial stone and roofs are finished in concrete tiles, some better emulating stone slates than others. Generally their windows are wider and the elevations have greater window to wall ratio than the older properties.</p>
Features on site, and land use or features off site having immediate impact.	<p>There are trees alongside the south boundary and around the boundary with the Vicarage. To the east boundary is a low stone wall, which appears to have been taller in the past. To the north is a cricket field.</p>
Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	<p>Development of the whole site would not reflect local distinctiveness. Development would impact detrimentally to the historic form of the village and would impact on the setting of heritage assets. Any new buildings would have to be modest in height, set back from the road and reasonably spaced at this edge of the village.</p>

Settlement: Beckwithshaw**Site: BK3 (Land at Vicarage Field, Beckwithshaw)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Birk Crag and Cardale Park SINC within 500m to the north
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS) but appears semi-improved
Trees and Hedges	Line of mature trees to southern boundary, low hedges to northern & eastern boundaries
Presence of Trees that Merit TPO	Roadside trees likely to merit TPO protection
Water/Wetland	Ditch along B6162 to the east of the site. Pond 250m to NE
Slope and Aspect	Generally flat
Buildings and Structures	Vicarage and outbuildings to SE corner; low stone wall to western and southern boundaries
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SEO4: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants... intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • “Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor” • “The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved”.
Connectivity/Corridors	Hedgerows, tree-belt and ditches link into Birk crag and Cardale Woodlands SINC to the north and towards Haverah Park to the west.
GI/SUDS Opportunities (for biodiversity)	Opportunities to buffer and enhance hedgerows and tree belts, and to create areas of wild-flower meadow as part of green infrastructure.
Protected Species	Nesting birds and bats are likely to utilise the boundary hedgerows and trees.
BAP Priority Species	Some potential for priority species of ground-nesting birds and brown hare
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Opportunities to extend, enhance and buffer hedgerows and tree belts, and to create areas of wild-flower meadow as part of green infrastructure to offset potential increase in recreational disturbance of Cardale Woodland SINC
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Birstwith

Site Code	Site Name	Site Area	Page
BW12	Land to the east of New Road, Birstwith	6.4377	149

Table 4.9 Birstwith sites

Settlement: Birstwith**Site: BW12 (Land to the east of New Road, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located west of Birstwith in open countryside detached from the village. LCA24: Lower Nidderdale Valley northwest of Harrogate.
Landscape description	Area description: The surrounding landscape is part of the large scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: sloping north east facing grass field on the valley side with stone wall boundaries and several mature trees.
Existing urban edge	The site is detached from the village.
Trees and hedges	Several mature trees on or adjacent to the site.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The rural landscape is sensitive to the introduction of built form particularly in a prominent location on sloping land unconnected to existing settlement.
Visual Sensitivity	Visually prominent site in open countryside.
Anticipated landscape effects	Loss of open countryside and characteristic attractive field. Introduction of built form to open countryside.
Potential for mitigation and opportunities for enhancement	It would not be possible to successfully mitigate the introduction of built form on a sloping site in open countryside in the AONB.
Likely level of landscape effects	Large scale adverse effects to the landscape of the AONB due to uncharacteristic development in open countryside.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The site is detached from existing settlement and its development would impact on settlement pattern in the AONB as well as introducing uncharacteristic built form in a sensitive location.
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Settlement: Birstwith

Site: BW12 (Land to the east of New Road, Birstwith)

Natural and Built Heritage Assessments

Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Swarcliffe Hall, now Belmont Grosvenor; a grade II listed building. Note Park Lodge, just south of site may be curtilage listed.
Known non-designated heritage assets potentially affected by development of the site.	All houses in the area known as the Allotments, except the bungalows and a twentieth century house that is set back from the lane, are nineteenth century houses and are non-designated heritage assets.
Commentary on heritage assets.	<p>The site is part of the parkland setting of Swarcliffe Hall, a victorian country house. Any development would impact detrimentally on the setting of this listed building and harm its significance. Development within the immediate setting of Park Lodge would be harmful to its significance.</p> <p>The historic housing near the site is of heritage value; the earlier cottages on New Row have the greater historic value, but the significance of Park Lodge is greater due to its association with Swarcliffe Hall. The architectural interest of the houses vary and some have reduced architectural value due to insensitive alterations.</p> <p>Development of the site will impact on the setting of the historic dwellings, which should be respected.</p>
Topography and views	Due to steeply rising land, the site is visually prominent. The sloping site benefits from views to the south east, although these views are broken by intervening large trees.
Landscape context	The site in the AONB is in open countryside. Mature trees separate the site from the small hamlet of housing, which is outside the built form of village. The site is part of the parkland to the country house.
Grain of surrounding development	<p>1-4 New Row are set back from the Darley Road by generous front gardens. This long row is comprised of attached buildings, rather than a terrace.</p> <p>Further back another row of buildings benefiting from a southern aspect have their backs against a rear lane, the end gable is against the lane up to the lodge. A house "Wood Close" is set against and fronts the lane, and further up, Rose Cottage has its gable near the lane. The bungalows face the Darley Road behind modest front gardens. The grain is quite complex, but the historic dwellings are orientated to benefit from a southern aspect.</p>
Local building design	The historic housing is built of stone (one is rendered) and in the main have Welsh slate roofs. Older buildings have stone slate roofs. The older rows have a simpler, more robust appearance with low window to wall ratio. Whilst most have replacement windows, they still reflect the original vertical or Yorkshire sliding sashes. The lodge, Rose Cottage and Wood Close have overhanging eaves and barge boards. Rose cottage has dormer windows with half timbered gables, and has mullioned windows. The twentieth century dwellings are not locally distinctive; they do not have Welsh slate roofs, all have wide windows and the bungalows have flat roofed dormers.
Features on site, and land use or features off site having immediate impact.	The site comprises part of a large field north east of Birstwith. From the eastern boundary along New Row the site rises steeply up. A tall stonewall with several trees runs along the eastern boundary with a pedestrian gateway and step into the site and vehicle access at the most northerly point on New Row. The northern boundary is a mix of stone wall and wire fence with woodland beyond. There is no physical feature to mark the western boundary apart from a faint track along the grass leading to a gateway into an adjacent field. The southern boundary is a mix of stone walls, hedges and post and rail fences. A gate next to Park Lodge provides vehicle access from here onto a small lane known as The Allotments. Individual large mature trees are scattered across much of the site, these give its parkland character. Park Lodge benefits from views over the site, its amenity should be protected.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale		Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.		Red
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.		Red
Summary conclusion	<p>Development of the site of this scale, rising up to Swarcliffe Hall would cause a detrimental impact on the setting of this designated heritage asset and its lodge.</p> <p>Development would Impact detrimentally on local distinctiveness due to its large large scale beyond the established settlement in open countryside.</p>	

Settlement: Birstwith**Site: BW12 (Land to the east of New Road, Birstwith)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland adjacent
Phase 1 Survey Target Notes	KnowleHouse Wood TN20 - broad-leaved woodland
Sward	Improved pasture
Trees and Hedges	There are a number of roadside trees and mature field trees. Wood to the northern boundary
Presence of Trees that Merit TPO	Mature boundary and field trees likely to benefit from TPO protection
Water/Wetland	None on site
Slope and Aspect	The land falls gently towards the road to the east
Buildings and Structures	Roadside stone wall
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The pasture and surrounding woodland has parkland-like characteristics with large mature trees; makes a distinct contribution to the treed character of lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance the parkland-like character of the area through additional tree-planting of a new generation of future veterans.
Protected Species	Nesting birds and bats are likely to utilise the mature trees around the site boundaries
BAP Priority Species	Some potential for ground-nesting priority species of birds
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	need to buffer trees and woodland

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows (including land behind the site). We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Brearton

Site Code	Site Name	Site Area	Page
BR1	Land at Abbey Garth, Brearton	3.6916	155

Table 4.10 Brearton sites

Settlement: Brearton**Site: BR1 (Land at Abbey Garth, Brearton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the south side of Brearton approximately 1km north of Scotton. LCA50: Brearton and Nidd Arable farm land
Landscape description	Area description: The wider landscape is moderate in scale, gently undulating with fair to good tree cover. Trees help to integrate settlement with the landscape. Overall the area is attractive. Site description: the field comprises Crofts associated with settlement and important to the historic landscape of the area.
Existing urban edge	Site is in open countryside and linked to the village on its north boundary.
Trees and hedges	Mature hedgerow boundaries with trees particularly on the south boundary with Jum well Beck
Landscape and Green Belt designations	Open Countryside. Public Rights of Way
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Linear village is sensitive to the introduction of uncharacteristic built form and loss of fields important to the setting and culturally associated with the village.
Visual Sensitivity	Views from Public Rights of way to the east and west side of the site. Existing vegetation provides some screening.
Anticipated landscape effects	Introduction of built form to rural landscape. The site is detached from the edge of the village by small fields on the south side of the village.
Potential for mitigation and opportunities for enhancement	No opportunities to mitigate the without a significant reduction in housing density proposed and area developed. Layout would need to respect linear characteristics of the village which would be difficult to achieve.
Likely level of landscape effects	Large scale adverse effects as development would change the form of the village, detract from the historic layout and affect cultural associations.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The development of this site would effectively be a newdevelopment in open countryside that is uncharacteristic of settlement pattern that contributes to the characteristics of the area.
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Settlement: Brearton**Site: BR1 (Land at Abbey Garth, Brearton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Brearton Chapel. Brearton Hall. Eagle House. All grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Buildings on the southern side of the village.
Commentary on heritage assets.	The chapel is located to the north of the site, with a field (part of Apple Garth) between. Visual connectivity between the chapel and the site may be limited due to the presence of the trees around the chapel and along Low Moor Lane but the site is nevertheless located within its setting. Brearton Hall and Eagle House are located further away but the site forms part of the wider, rural setting to the buildings and therefore development may impact on setting. A few historic buildings, such as the public house, are located to the north of the site and the site can be said to be located within their setting.
Topography and views	Some glimpse views possible between small gaps between buildings on the south side of the village. Views from the road, near to Eagle House, looking south eastwards - with further accessibility due to the presence of a footpath running south in this location. Visual connectivity between the chapel and the site may be limited due to the presence of the trees around the chapel and along Low Moor Lane.
Landscape context	Gently undulating countryside with a reasonable degree of tree cover.
Grain of surrounding development	The village is of linear development; most buildings positioned behind frontages being outbuildings / farmbuildings (or conversion / replacements of such types). Mostly detached dwellings facing the road, with front gardens. Historic field pattern remain to the south of the village.
Local building design	Stone predominates with a mix of slate and pan tiles roofs. A few rendered buildings. Two storey houses. Farmhouses with associated outbuildings. Mix of historic and 20th century houses.
Features on site, and land use or features off site having immediate impact.	The site comprises fields located on the south side of the settlement of Brearton. It is detached from the village within an historic area known as Abbey Garth separating the two. Jumwell Beck forms the south boundary, Low Moor Lane forms the eastern boundary and to the west are further fields that form the land to the south of the village. Trees present on most boundaries and one/two trees in centre of site - central hedgerow running north to south extends around these trees.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The site is detached from the settlement and development of it would be wholly contrary to settlement character and historic / established grain. The change in character of the fields would harm the rural setting of the village and heritage assets but provision of lower density development and appropriate forms of tree planting may help reduce harm (but not to a degree that would overcome the inappropriate location / scale of development in terms of local distinctiveness).

Settlement: Brearton**Site: BR1 (Land at Abbey Garth, Brearton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Farnham Mires SSSI is about 1.2 km SE (possible linkage via Jumbwell Beck)
SSSI Risk Zone	Natural England require consultation on residential units of 100 or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, flowing water (Jumbwell Beck)
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Species-rich hedgerow along Low Moor Lane with occasional trees and elements of a woodland ground flora. Good hedgerows to other site boundaries with trees along the western boundary and wooded corridor to Jumwell beck in the south
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	Jumbwell Beck along southern site boundary
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Grassland
Environmental Opportunity	Retain and enhance field boundaries; buffer corridor of Jumwell Beck
LCA and Relevant Guidance (for biodiversity)	LCA 50 Brearton and Nidd Arable Farmland <ul style="list-style-type: none"> • “Parkland trees are important to diverse landscape pattern and require a program of replacement and management”. • “Promote woodland and tree planting to respect landform and landscape pattern, strengthening key woodland and tree characteristics”.
Connectivity/Corridors	The hedgerows link into the Toft-like field-system of the village. The wooded Corridor of Jumwell Beck and hedgerows link Brearton Moor with the Mires at Farnham, including the SSSI
GI/SUDS Opportunities (for biodiversity)	Retain and enhance existing trees and hedgerows; possibility of a Suds wetland associated with the Beck
Protected Species	Trees and hedgerows are likely to support nesting birds and roosting/foraging bats
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The trees and hedgerows and the wooded corridor of the beck are important features for biodiversity and should be retained buffered and enhanced in association with any development, which may constrain the housing density achievable on this site..

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Cattal

Site Code	Site Name	Site Area	Page
CA5	New settlement, Maltkiln, near Cattal	167.6205	161

Table 4.11 Cattal sites

Settlement: Cattal**Site: CA5 (New settlement, Maltkiln, near Cattal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located north of Cattal and west of Kirk Hammerton. The site extends either side of the railway line. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: the site comprises parliamentary enclosure and modern improved agricultural fields with the York /Harrogate railway line running through it in an east west direction. The site includes the site of a large scale horticultural business.
Existing urban edge	Site located in open countryside detached from urban edge.
Trees and hedges	Generally open landscape with trees and bushes along the railway line and to the boundary with roads, lanes and the horticultural business.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	New settlement
Physical Sensitivity	The open agricultural landscape is susceptible to change as a result of built development and the large scale of the proposals increases sensitivity.
Visual Sensitivity	Large scale site includes gently rising ground north of the railway line that is likely to be more widely visible in the landscape.
Anticipated landscape effects	Loss of open agricultural land and horticultural nursery in favour of large scale building development.
Potential for mitigation and opportunities for enhancement	Difficult to successfully mitigate the introduction of new settlement but ample opportunity for structure planting to help integrate the development in the long term.
Likely level of landscape effects	Large scale adverse due to the scale of the proposals
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The landscape has no capacity to accept the change proposed without detriment to existing character due to the loss of open countryside and the introduction of uncharacteristic built form.
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Settlement: Cattal**Site: CA5 (New settlement, Maltkiln, near Cattal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Kirk Hammerton and Green Hammerton Conservation Areas, Old Thornville (grade II* listed building). Providence Green (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Cattal Station building and railway building south of line on Parker Lane. Home Farm and properties on Gilsthwaite Lane. The two post-war bungalows at the entrance of the drive to Old Thornville. Cattal Grange and Cattal Grange Cottages.
Commentary on heritage assets.	<p>The north eastern part of the site would impact on Green Hammerton principally by causing a degree of coalescence of the two existing settlements.</p> <p>The impact of developing the site would have impact on the setting of Kirk Hammerton Conservation Area, at this point its linear form and rural setting contribute strongly to its character. Home Farm and properties on Gilsthwaite Lane designated as of interest and merit in Kirk Hammerton Conservation Area Appraisal. The setting of Home Farm in particular would be affected by new dense development nearby.</p> <p>Old Thornville is generally visually separated from the site by trees, although none are protected by order and cannot be relied upon. The southern part of the site appears in historic maps as its parkland, although the trees are not now in evidence. The two post-war bungalows at the entrance of the drive could be curtilage listed if pre-1948 and in the same ownership of Old Thornville in 1966 at time of listing - even if not protected as curtilage, they have interest by association (and because they demarcate the entrance to the estate).</p> <p>Providence Green includes a principal house with a range of out buildings to the rear; it is located at an elevated level to the north of the A59 – its setting would be affected by development.</p> <p>Cattal Grange an historic farmstead, is located adjacent to the western edge of the site that faces south west – further along this lane (which forms the boundary) are located modest cottages, assumed to be historically (and possibly still) associated with the grange. The site is located in their setting.</p>
Topography and views	The site is very large and consequently ground levels are complex. The northern part of the site, known as Doodle Hills, rises steeply to Brown Moor and towards Coney Garth Hill to the east. Hammerton Beck is low lying and some of the site is in the flood zone, although land to its south rises above the beck level, it generally falls to Cattal. Views from the high areas will be extensive. Views to the site will be more open in parts than others. Views to the west from Gilsthwaite Lane and the park of Kirk Hammerton Hall in the conservation area may be affected, as will the key view designated in the conservation area appraisal from Parker Lane to the northwest.
Landscape context	Vale of York countryside.
Grain of surrounding development	Due to the scale of the site, this is complex. The village developed linearly along the roads, and most houses are detached, short rows and a few terraces are seen in the villages. Some buildings are against the road, but more are behind small front gardens. Later twentieth century development often takes the form of culs-de-sac, where mainly detached houses are set very close together behind small front gardens. On the edges of the village development is mainly linear along the roads and density reduces at the outer edges. Outside villages are individual properties often close to the road and farmsteads, which have combinations of traditional buildings and larger twentieth century agricultural sheds. The nursery buildings are in the main set in a group, but odd buildings are dispersed.

Local building design	The majority of houses are two storey, dormers are not common. The older houses of the villages have greater frontage width than depth, roofs are simple dual pitched roofs and most are covered in pantiles. There are a number of houses that have roofs finished in slate and generally their pitches are a little lower. Most houses are of brick, although many are rendered. Window to wall ratios are low, and the majority of houses have vertical sliding sash windows. Outbuildings are single storey and have pantiled roofs, their walls are of brick and field cobble. Later houses do not all have the same general proportions as the older buildings, some have greater complexity of form and there is a larger palette of roofing materials, although on the whole they blend with the natural materials of the older buildings. Traditional farm buildings are of the same materials as outbuildings, but there is a greater variety of height as required to suit building function. Modern farm buildings are much larger in scale and clad in timber or sheeting, roofs are profiled decking
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Features on site, and land use or features off site having immediate impact.	On site the existence of the nursery gives the area particular character due to the glasshouses, other buildings and plantings. The southern edge of the site runs along the entrance lane to Old Thornville (although they are not within the site, the bungalows in the southwest corner of the site should be retained as a pair to act as a gateway into Old Thornville). Hedgerows, odd hedgerow trees, trees alongside the beck and small groups of trees should be retained. As should the trees around curtilages of existing buildings. Farm buildings of Westfield are excluded from the site (on its south east edge) and would need an open area retained around them to respect their setting. Lingerfield Cottage is excluded from the site, it is historic, although its architectural merit has been reduced by alteration, none the less its setting should be respected. (See above regarding trees screening Old Thornville). Development of land at the high part of the site could be seen against the skyline from certain views, which would be harmful. The site extends out into open countryside to the west of Cattal Street and meets the A59 at its northern edge. The lane towards Cattal Grange forms the south boundary on this western side of the site.
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Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	The scale of development would be contrary to typical forms of rural villages which characterise the area. The development would introduce a degree of visual coalescence of the two Hammerton settlements. The setting of the conservation areas would be harmed due to the change in character of the surrounding countryside of the rural villages. The setting of individual heritage assets located adjacent to the site, such as Providence Green and Cattal Grange, would likely be harmed to a high degree; a degree of harm also likely to those heritage assets where the site is located in their wider setting (for example, Old Thornville and the parkland associated with Kirk Hammerton Hall).
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Settlement: Cattal**Site: CA5 (New settlement, Maltkiln, near Cattal)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Aubert Ings SSSI approx. 850m to the south.
SSSI Risk Zone	NE require consultations for over 100 residential unit. Large scale development south of the railway line could impact on the SSSI.
Sites of Importance for Nature Conservation (SINCs)	Tockwith Ings approx 1 km ESE but south of the river.
BAP Priority Habitats	Hedgerows, Arable Farmland, potential veteran trees.
Phase 1 Survey Target Notes	None.
Sward	Mostly arable plus market gardening, with improved pasture; some potentially valuable verges
Trees and Hedges	good boundary trees & hedgerows e.g.along roadside
Presence of Trees that Merit TPO	Mature trees likely to merit TPOs
Water/Wetland	Geltsthorpe Beck forms NW boundary, Kirk Hammerton Beck Gutter, pond in south several small ponds, including one off Plane Tree Lane and others within Johnsons curtilage. Other ponds in the locality
Slope and Aspect	North of railway land generally falls west to east with gentle undulations to Coney Garth (46m). Flat land south of railway has very gentle fall to SE.
Buildings and Structures	Dwellings along Gilsthwaite Lane; St Johns House (care Home, bridges over railway, beck.) Horticultural buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: <ul style="list-style-type: none"> • “Tree planting around villages can help to define development limits...” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway corrodor, road verges and Kirk Hammerton Beck provide linear connectivity.
GI/SUDS Opportunities (for biodiversity)	Low lying areas provide opportunity to combine wetland habitat creation with Suds.
Protected Species	GCN known from wider vicinity. Badgers are likely to occur in the vicinity. Bats may utilise mature trees, some of buildings, nesting birds likely to use trees & hedgerows, water vole and otter may utilise beck.
BAP Priority Species	Potential for priority species of arable farmland e.g. nesting birds, brown hare.
Invasive Species	Himalayan balsam likely to be present.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

There may be potential adverse impact of recreational pressure from large-scale development on Aubert Ings SSSI (open access) unless generous green infrastructure provision is provided on site to mitigate for this. Potential to support protected species e.g. bats and great crested newts. Thorough ecological survey required. Retain important trees & hedgerows. Opportunities for habitat creation and enhancement, in association with provision of green infrastructure in particular buffering of linear corridors and creation of Suds wetlands.

Land Drainage Site Assessment

Land drainage: summary of issues.

Kirk Hammerton Beck is administered by the Swale & Ure Internal Drainage Board. Any surface water drainage strategy will more than likely include Kirk Hammerton Beck. Consequently, the drainage board should be consulted regarding any proposals to develop this land.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA/Swale & ure Internal Drainage board before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Additionally, The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale

Rating

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Orange

4 Site Assessments

Cowthorpe

Site Code	Site Name	Site Area	Page
CW2	Land adjacent to Manor Farm, Cowthorpe	0.5762	169

Table 4.12 Cowthorpe sites

Settlement: Cowthorpe**Site: CW2 (Land adjacent to Manor Farm, Cowthorpe)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site situated to the east of Manor Farm Cowthorpe LCA97: Nidd Corridor (Ribston Park-Cattal Reach)
Landscape description	Open countryside
Existing urban edge	Area description: the wider landscape is a moderate scale character area of the River Nidd Corridor characterised by the flat floodplain of the river as it meanders in a general north-easterly direction. Land use is a diverse mix of enclosed, improved intensively managed grass and arable fields with areas of rough grassland and meadow. Site description: site comprises of an area of pasture to the rear of properties fronting Oak Road bordered by Warfield Lane to the east. Hedgerows and hedgerow trees define the site boundary with Warfield Lane.
Trees and hedges	Site connected to the urban edge
Landscape and Green Belt designations	TPO'd hedgerows and trees Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Considered of medium value and medium susceptibility to change which would result in a medium landscape sensitivity with nearby built form along two thirds of the site boundary
Visual Sensitivity	Limited visibility from surrounding area due to intervening built form and mature hedgerow vegetation
Anticipated landscape effects	Loss of small area of pasture.
Potential for mitigation and opportunities for enhancement	Mitigation planting would help to integrate new development into the edge of existing development
Likely level of landscape effects	Medium scale adverse due to the extension of built form into the landscape
Adjacent sites/cumulative impacts/benefits	Potential adverse cumulative effects possible should CW1 to south also be developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	Any development proposal would need to take into account existing mature trees within and on the boundary of the site which would likely result in a lower net residential density
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Settlement: Cowthorpe**Site: CW2 (Land adjacent to Manor Farm, Cowthorpe)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Manor Farm (farmhouse and farm buildings). Historic dwellings facing onto Oak Road.
Commentary on heritage assets.	To the south of the site is Manor Farm which comprises a farmhouse and farm buildings (both stone and brick). To the north west of the site (facing Oak Road) is located a row of cottages (brick but with mainly altered fenestration) and an additional detached house (but which has been quite altered). These dwellings are set well back from the road with large front gardens.
Topography and views	The site is visible from Oak Road, between the gaps in buildings; the TPO trees form the backdrop to those buildings. From War Field Lane, the site is enclosed by the tree belt. The trees associated with the site are form a backdrop to several properties in this part of the settlement.
Landscape context	Undulating countryside consisting of farmland.
Grain of surrounding development	Development of the settlement has been broadly linear about the main road, with other lanes leading off from the road also with development in a linear form. This includes relatively recent housing added on the west side of the main road.
Local building design	Houses are mainly two storey brick building but with some render and also some bungalows.
Features on site, and land use or features off site having immediate impact.	The site is a paddock / grassed field located between the rear of the properties facing Oak Road (to its western edge) and to the east of War Field Lane which forms the boundary on the eastern edge. On the southern edge it adjoins the Manor Farm site. Many trees are present on the eastern and southern boundaries (TPO'd) and with additional TPO's within the site.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Although the historic dwellings on Oak Road do not have a high degree of significance due to their altered form, this site still forms a distinctive part of their setting; the lack of development of the site, in combination with the presence of the trees, providing an attractive backdrop to the properties and generally contributing to the character of the settlement in this location. Development across the site to standard housing types, form and layout would therefore be considered harmful in this location. Taking into account the presence of the numerous trees and the need to provide space to dwellings, the resultant density would most likely result be very low – this level of density would help in reducing harm but would not remove the fact that it would be contrary to grain.
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Settlement: Cowthorpe**Site: CW2 (Land adjacent to Manor Farm, Cowthorpe)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Aubert Ings is 2.5 km to the east.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None
Sward	Improved (heavily horse-grazed) pasture
Trees and Hedges	The roadside hedge incorporates a number of mature trees and there are also a couple of significant field trees
Presence of Trees that Merit TPO	Mature hedgerow and field trees are likely to merit TPO protection
Water/Wetland	There is a stagnant pond close to the boundary ditch in south of site and another nearby pond to the east
Slope and Aspect	Generally flat.
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 100 Kirk Deighton to Tockwith Arable Farmland Guidelines include to: Encourage the maintenance and restoration of hedgerows and hedgerow trees. Promote woodland management and the planting of new woodland
Connectivity/Corridors	River Nidd corridor to the west
GI/SUDS Opportunities (for biodiversity)	Retain, protect and enhance trees and hedges with new planting with native species to the new south-west site boundary; there may be an opportunity to create a new Suds wetland.
Protected Species	Potential for trees and hedgerows to support bats and nesting birds; GCN possible in pond to south
BAP Priority Species	Not known
Invasive Species	Himalayan balsam along warfield lane
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The treed hedgerow and field trees are likely to be important for wildlife and should be protected and retained which may have an impact on the extent of development possible on the site. The pond may benefit from restoration.

Settlement: Cowthorpe

Site: CW2 (Land adjacent to Manor Farm, Cowthorpe)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

Whilst this site is situated just outside a drainage area administered by the Ainsty Internal Drainage Board (York Consortium), any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this land.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses including Old Folly Dyke, which is maintained directly by the drainage board. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Ferrensby

Site Code	Site Name	Site Area	Page
FR7	Land to east of Harrogate Road, Ferrensby	1.1014	175

Table 4.13 Ferrensby sites

Settlement: Ferrensby**Site: FR7 (Land to east of Harrogate Road, Ferrensby)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land situated to the north of Ferrensby, south east of Harrogate Road. LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: This is a moderate to large-scale area with undulating and sloping landform to the east of knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large fields bound by hedgerows. Field size and scale become smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site consists of rectangular pastoral field located at the northern edge of the village. Field boundaries are bordered by hedgerows with hedgerow trees along the south western and north eastern boundary The site is generally flat at an elevation of 50m AOD. To the northwest is open arable land and to the west with pastoral fields adjoining the site to the east.
Existing urban edge	The site is situated at the urban edge of the village on the southeast side of Harrogate Road
Trees and hedges	Hedgerow field boundaries with hedgerow trees along the southwestern and northeastern boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of a rectangular pastoral field at the edge of the village adjoining the village edge to the southwest and south
Visual Sensitivity	Views of the site from Harrogate Road travelling in both directions
Anticipated landscape effects	Loss of pastoral field at edge of settlement
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration, but would not be sufficient to reduce harmful landscape and visual effects. Additional screen planting should be carried out along the site's northwestern boundary
Likely level of landscape effects	Medium scale adverse landscape effects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in moderate adverse effects on the rural landscape character of the area. Development could however serve to 'round-off' limits of development and implement screen planting to benefit the edge of the settlement generally
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	Any development proposals should include significant mitigation screen planting along the site's northwestern boundary
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Settlement: Ferrensby**Site: FR7 (Land to east of Harrogate Road, Ferrensby)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The General Tarleton Public House.
Commentary on heritage assets.	The General Tarleton Public House is located further to the south and the site forms part of its wider setting in so far that it is part of the approach into the settlement. However, the degree of physical separation would mean that development would be unlikely to harm that setting, particularly if designed to respect local distinctiveness.
Topography and views	Largely level site with slight undulations, but set higher than land to the south. Views across the site towards the dwellings located there. Site highly visible on approach and exit from the settlement.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east-west and Harrogate Road, running north-south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is a field located at the northern edge of the village. Field boundaries are bordered by hedgerows with hedgerow trees along the south western and north eastern boundary. The site is generally flat but is higher than the land to the south that contains some dwellings (dating from the mid to late 20th century). To the northwest is open countryside and fields adjoin the site on the eastern edge. Hedgerow with trees to the eastern boundary. Hedgerow and grass verge to the road.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	The change in character of the existing field, on the edge of the village where it is seen in context with the surrounding countryside, will cause harm to local distinctiveness; harm could be reduced by ensuring a low density layout, modest building heights, retention of the hedgerow and verge to the road and generally, the maintenance of a rural character through design.
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Settlement: Ferrensby**Site: FR7 (Land to east of Harrogate Road, Ferrensby)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (P1HS 1992).
Trees and Hedges	Low hedges along roadside and garden boundaries. Hedgerow/mature trees along eastern boundary drain and to west with some mature trees along southern boundary.
Presence of Trees that Merit TPO	Boundary trees likely to merit TPO protection
Water/Wetland	Drain just beyond eastern boundary. Village pond 250m to SW
Slope and Aspect	Slightly undulating landform
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland <ul style="list-style-type: none"> • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	Part of network of small fields with trees and hedges and drains around the village. Valuable within context of surrounding large scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows with new native planting. May be the opportunity for SUDS wetland creation in association with the ditch to the eastern boundary.
Protected Species	Nesting birds and bats may utilise mature trees and hedgerows; potential for GCN in nearby ponds.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Mature trees and hedgerows should be retained and protected with sufficient space to avoid any future conflict with residential development. Planting should be undertaken to enhance the network of habitats around the village within wider setting of large-scale arable agriculture.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses, including the surface water drain that discharges through Sunnydale Farm. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. Any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Soakaways should not be used where ground conditions are not suitable.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Flaxby

Site Code	Site Name	Site Area		Page
FX5	Extension to employment site to the south of the A59, Flaxby	16.2045	Draft Allocation - employment	181

Table 4.14 Flaxby sites

Settlement: Flaxby**Site: FX5 (Extension to employment site to the south of the A59, Flaxby)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located south of the A59 at Flaxby. LCA68: Hunsingore and Hopperton wooded farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. Site description: The site ecomprises three fields with White Rail Beck crossing the site. To the east is Flaxby Covet (woodland). Field boundaries are made up of hedgerows and the water course.
Existing urban edge	Site is located in open countryside. To the south is the RR Donelleys site
Trees and hedges	Hedgerow field boundaries and trees along the meandering course of White Rail Beck
Landscape and Green Belt designations	Open countryside Public Rights of Way (Knaresborough Round)
Description of proposal for the site	Employment
Physical Sensitivity	The landscape is of medium value and is susceptible to change as a result of the introduction of large scale buildings and associated paraphernalia
Visual Sensitivity	Views of the site from the A59 and from the Knaresborough Round Public Right of Way that crosses the site. views from the southwest across open countryside with Flaxby Covert woodland at Goldsborough Moor.
Anticipated landscape effects	Loss of open agricultural fields and impact on existing watercourse that contributes to local character. Introduction of uncharacteristic built form.
Potential for mitigation and opportunities for enhancement	Woodland planting to screen development and retention of the water course as a green link through the site would be appropriate.
Likely level of landscape effects	Medium scale adverse affects anticipated.
Adjacent sites/cumulative impacts/benefits	FX4 to the east would impact on the existing woodland and increase the requirement for mitigation.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The site offers opportunities to mitigate adverse effects through extensive woodland planting particularly if developed in conjunction with FX5.
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Settlement: Flaxby**Site: FX5 (Extension to employment site to the south of the A59, Flaxby)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Allerton Park (G1LB); Temple of Victory (G11*LB); Allerton Park Registered Historic Park and Garden (GII). Designated heritage assets within the Allerton Park Estate to the north east.
Known non-designated heritage assets potentially affected by development of the site.	Non-designated heritage assets within the Allerton Park Estate to the north east. New Inn Farm is to the south east of the site, on the south side of Bayram Hill- this vernacular farmstead pre-dates the 1850s. It is bound to the east by the A168 and the A1(M). Properties in Flaxby village, which borders the site to the west, predate 1910.
Commentary on heritage assets.	Setting of Allerton Park (G1LB) and the Temple of Victory (G11*LB). Setting of numerous heritage assets within the Allerton Estate that are individually listed inc. Allerton Park Registered Historic Park and Garden (GII) lies to the north east of the site. The gardens are mid C19 and provide a setting for the Grade I listed house with surrounding parkland that was laid out in the early C18. On a knoll in the Near Park to the north west of the main house stands the Temple of Victory (grade II* listed) from where there are expansive views over the parkland and surrounding countryside. The A1(M) is to the east of the site and defines the west boundary of the 205ha Registered Historic Park and Garden.
Topography and views	Higher ground, known as Bayram Hill, to the south east of the site. Goldsborough Moor and Parsonage Woods to the south. Goldsborough village and Goldsborough Fields to the south west. Knaresborough to the west. Flaxby Covert to the east and north east and links with Ox Closes Wood on the north side of the A59. Views to the north east to Allerton Park. Green Dick Wood to the south east beyond Bayram Hill. The site is adjacent to the A59 on the south side and development on the site will potentially be visible from this main road, the roundabout of the A1, the Temple of Victory, Allerton Park. To the north east is evidence of an altered landscape with bunding associated with the golf course and the A1(M). Incinerator further north, the chimney of which can be seen from long distances.
Landscape context	Rural, agricultural. The wider landscape is characterised by woodland patches, small scale settlements and isolated farmsteads and dwellings. The agricultural character of the setting of Allerton Park makes a positive contribution to the significance of the historic parkland. Large fields and woodland blocks, such as Flaxby Covert, Providence Wood and Green Dick Wood. Allerton Park Estate parkland comprising mature parkland trees. Flaxby Golf course/putting range to the north. Incinerator further north, the chimney of which can be seen from long distances. White Rail Beck crosses the site.
Grain of surrounding development	Isolated farmsteads, small- scale linear settlements. Any scheme of development should provide relief across the site to break up extensive dense built form with landscaping, green linkages, varied building heights and densities. To the south is RR Donelleys- a very large scale building occupies the site.
Local building design	Vernacular farmsteads, and country dwellings. Mixed.

Features on site, and land use or features off site having immediate impact.

Allerton Park Registered Historic Park and Garden lies to the north east of the site. The gardens are mid C19 and provide a setting for the Grade I listed house with surrounding parkland that was laid out in the early C18. On a knoll in the Near Park to the north west of the main house stands the Temple of Victory (grade II* listed) from where there are expansive views over the parkland and surrounding countryside. The A1(M) defines the west boundary of the 205ha Registered Historic Park and Garden.

Flaxby Village lies to the northwest of the site. Goldsborough Village and Goldsborough Fields are to the south west. Goldsborough Moor is to the south. Knaresborough is to the west.

The site, which is outside development limits, is located to the south west of Junction 47 of the A1 (M), which carries the A59 Harrogate to York road over the A1(M). The A1(M) is a detractor- constant traffic noise.

To the north east is a golf course with clubhouse, associated carparking and bunding. Small areas of woodland and water associated with the golf course are scattered throughout the site. Intervisibility with Allerton Park Estate.

FX1 and FX4 adjoins the site to the east. The site is located between the A1(M) and the A59. The railway borders the western boundary of the site, running north west to east. The area of land to the south of the railway is dominated by agricultural land and Green Dick Wood. Field boundaries are defined by hedgerows and mature trees. A large manufacturing unit which is presently occupied by RR Donnelleys adjoins the site to the east. A large bund is located between the unit and the railway. A PROW (Knaresborough Round) crosses the north western corner of the site and follows outside the eastern boundary of the site. White Rail Beck crosses the site.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

The cumulative impact of development of this site in conjunction with FX1, FX2, FX3 and FX4 should be duly considered and mitigated as necessary.

Development of this site must not be to the detriment of the setting of designated heritage assets and the character and appearance of the landscape.

The intervisibility between FX5 and Allerton Park needs to be carefully considered in order to ensure that the proposed development will not be detrimental to the setting of these heritage assets and the Registered Historic Park and Garden contrary to current legislation, policy and guidance. The significance and importance of the setting and status of the grade I listed Allerton Park and the grade II* Temple of Victory, together with the character and setting of the Registered Historic Park and Garden must not be underestimated or detrimentally affected by new development. Views of Allerton Park and the Temple of Victory should be retained and protected.

Development of the site would serve to introduce uncharacteristic built form into the rural landscape. Development of the site should retain as much of the woodland intact as possible and should not result in urbanisation. Ox Close Wood constitutes a significant woodland clump that is important in the landscape and should be retained and enhanced. Tree planting should be integral to any scheme for development to mitigate impact.

Impact on the villages of Flaxby and Goldsborough. The inter-relationship between Flaxby, Goldsborough and the new development needs to be carefully considered.

In principle, there is potential to accommodate high quality development on the site but a continuous swathe of urban development from the site to Knaresborough, Harrogate and beyond should be resisted. Landscaping should be integral to a well-designed scheme of development to provide relief and mitigate harm.

Development of the site should not compromise the woodland on the adjacent site, rather it should seek to compliment it. Flaxby Covert constitutes a significant woodland clump that is important in the landscape and should be retained and enhanced. Tree planting should be integral to any scheme for development to mitigate impact.

Subject to securing an appropriate density of built form across the site and avoiding parts of the site that are of increased sensitivity and visibility. The design, scale, height, massing and material palette of buildings proposed on the site should be carefully considered and demonstrate due regard for the inherent sensitivities of the site and its environs. Subject to due regard to the intervisibility with Allerton Park Estate and mitigation of harm to the significance and setting of the same.

Settlement: Flaxby**Site: FX5 (Extension to employment site to the south of the A59, Flaxby)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on most non- residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows; Flowing water (White Rail Beck) Woodland with ponds (adjacent)
Phase 1 Survey Target Notes	P1HS 1922 SE45NW TN 5,6 & 7.
Sward	3 large arable fields.
Trees and Hedges	Mature trees along White Rail Beck and adjacent woodland
Presence of Trees that Merit TPO	Trees lining White Rail Beck likely to merit TPO protection
Water/Wetland	White rail beck crosses the centre of the site. There are a couple of ponds and some wetland in the eastern half of the adjacent wood, White rail beck crosses the centre of the site.
Slope and Aspect	Generally Flat.
Buildings and Structures	Access road to the factory to the south bisects the woodland.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 68 Hunsingore and Hopperton Farmland "Woodland Planting which,,links the A1M corridor,, with woodland and trees in the neighbouring countryside...links with hedgerows and new hedgerow planting may also help to link the corridor with its landscape setting"
Connectivity/Corridors	The tree-lined White Rail Beck provides the main connectivity through the site and into the woodlands to the south and east. The A59 and railway corridors also provide some connectivity through the predominantly arable landscape.
GI/SUDS Opportunities (for biodiversity)	Possible opportunities to restore and enhance the corridor of White Rail Beck and to buffer the adjacent woodlands.
Protected Species	White Rail Beck may support riparian species. Adjacent woodland likely to support bats, badgers and nesting birds. eDNA evidence of Great crested newt in pond to east..
BAP Priority Species	Arable farmland may support priority bird species of arable farmland and brown hare.
Invasive Species	Himalayan balsam is pervasive in the woodland and likely to occur along the beck.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The tree-lined corridor of White Rail Beck is the most valuable feature on the site, which should be retained and enhanced, while adjacent woodlands should be buffered in association with any development.

Settlement: Flaxby**Site: FX5 (Extension to employment site to the south of the A59, Flaxby)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the western side of the site is situated in flood zones 2 & 3. Consequently, a risk based sequential approach should be taken when determining the drainage strategy. The areas within the flood plain should remain undeveloped.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 40% to account for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

This site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board. However, White Rail Beck discharges through the site and outfalls to Double Dike, which is administered directly by the drainage board. Consequently the board should be consulted regarding any proposals to develop the land.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Follifoot

Site Code	Site Name	Site Area	Page
FF10	Land off Manor Fold, Follifoot	0.335	189

Table 4.15 Follifoot sites

Settlement: Follifoot**Site: FF10 (Land off Manor Fold, Follifoot)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site centrally located to the east of Harewood Arms (PH) accessed off Manor Fold LCA65: South East Harrogate Farmland
Landscape description	Area description: The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: The site comprises a broadly rectangular area of pasture bordered by a treebelt to the east with overgrown hedgerow vegetation to the southwest
Existing urban edge	Residential development lies to the north and west together with the Harwood Arms car park
Trees and hedges	Mature trees and hedgerow define site boundaries.
Landscape and Green Belt designations	Green Belt PRoW Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the green belt is valued for its openness and is susceptible to the loss of fields to development. Sensitivity is reduced where development relates well to existing development and does not represent a significant extension.
Visual Sensitivity	The site comprises a pastoral field in the centre of the village. Two ProW's which travels across the site are likely be substantially affected by the development with loss of views
Anticipated landscape effects	Loss of pastoral field
Potential for mitigation and opportunities for enhancement	Appropriate stand-off distances between PRoW and development together with mitigation planting.
Likely level of landscape effects	There would be some adverse effects since the site is centrally located within the village.
Adjacent sites/cumulative impacts/benefits	Cumulative impacts likely if FF1 and FF5 to the south of the site were developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has high/medium sensitivity to the development of this site due to its location in green belt and closely associated with existing settlement. The landscape has capacity to accept development on this site assuming mitigation measures are put in place,.
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Settlement: Follifoot**Site: FF10 (Land off Manor Fold, Follifoot)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Follifoot Conservation Area. The Priory (grade II listed). Church of St. Joseph and St. James (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	The Post Office and The Harewood Arms Public House. The kissing gate. Under ground archaeology.
Commentary on heritage assets.	The site is located within a small field that is adjacent to the conservation area boundary on three sides. Development will have an impact on the setting of the conservation area. The small field is located adjacent to The Priory and forms part of its immediate setting. The Post Office and The Harewood Arms Public House are located facing onto Main Street, the small field forming a backdrop to these buildings, with glimpse views possibility looking east between the two buildings (therefore the site forms part of the wider setting of the non-designated heritage assets (noted as 'local landmark buildings' within the conservation area appraisal). The kissing gate forms part of the characterful entrance into the field from Plompton Road and is located opposite the church, there being a visual connection between the assets. Under ground archaeology is thought to be present and this would need to be investigated if development took place.
Topography and views	Land rises from Spofforth Lane up the location of the site. The field in which it is located has undulating levels presumed to be due to archaeology. The site is visible from the lane / fields to the south (which are accessible by a footpath leading up to the site) - The Priory is visible in these views. Views from the site, looking south are wide ranging views of the surrounding countryside. Views also from the entrance to the field from the kissing gate, across the site, to the countryside beyond. These are identified as 'key views' in the conservation area appraisal.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Historic maps show that the village developed as a ribbon development along Main Street before meeting the junction at the Rudding Gates. New housing has been predominantly built in small estates on the west side of the village at a right angle to Main Street bordered by historic footpaths and rights of ways to the village. Hillside, at the south of the village, is unusual, being a late 1940s development of substantial, well-proportioned, semi-detached and terraced rendered houses; however, the buildings are an integral part of the character of the village with mature gardens and a small public open space.
Local building design	Generally, buildings are generally of very simple form. Houses are two storeys, with gabled roofs (gables are not very deep). Eaves tend to face onto the street but some examples of gables facing the road. The building material is gritstone and the majority of houses have stone slate roofs, but there are also pantiles, welsh slate and westmorland slate. The ratio of window to wall is low, giving the buildings a robust character. A former Methodist chapel is the only brick building. Render seen in the housing at the Hillside development.
Features on site, and land use or features off site having immediate impact.	The site is part of a small, grassed field. The Priory is located to the north, houses of Manor Fold to the west, gardens of dwellings accessed from Main Street adjoin the site on its southern edge. To the south, the field opens up to fields which drop down to Spofforth Lane. Footpaths identified as 'Strategic Pedestrian Routes' run across / adjacent to the site. Trees are present on the boundary to the field, including a tree belt on the western edge. 'Landmark trees' identified in the appraisal are located on the southern edge of the site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The site, and the field in which it is located, makes a positive contribution to the character of the area and the setting of the conservation area and heritage assets present. Key views have a connective relationship with further views identified looking across the field to the north of Spofforth Lane. The view from the kissing gate encompasses the ability to see the site, an undeveloped field, with trees, giving a positive contribution to the rural setting of the village (and which provides a connection through to the less developed northern edge of the village in the vicinity of the church). The Priory is visible as far away as Spofforth Lane due to the undeveloped nature of the site.

The lack of development in this location serves to reinforce the diminishing ribbon form of historic development of the village (historic buildings along the Main Street but with mid 20th century development located to the rear).

It is considered that development across the site would be harmful to these aspects of the village, whereby the positive contribution that the site currently makes to the setting of the listed building, character and appearance of the conservation area and local amenity will be harmed; this is particularly in respect of the strategic pedestrian routes that run through this important green space.

It may be possible to position one or two dwellings at the south western corner of the site, if the site could be extended further towards the boundary of the public house, in order to help minimise impact on some key views; however, access from Manor Fold would lead to an awkward access arrangement and development in this location would impact on the pedestrian route leading from the public house – there would still be a negative impact on the site / field. Such development would need to be designed in such a way as to integrate sensitively with the rural character of the site.

Settlement: Follifoot**Site: FF10 (Land off Manor Fold, Follifoot)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows,
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Mature trees in the SE corner and forming the wider field boundaries (beyond the site boundary)
Presence of Trees that Merit TPO	Mature trees in the SE corner may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland <ul style="list-style-type: none"> • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside...” • “Encourage the management and replacement of parkland trees outside the designated parkland...”
Connectivity/Corridors	The field within which the site is set has well treed boundaries which link into the network around the village and into Rudding Park
GI/SUDS Opportunities (for biodiversity)	Existing field boundaries should be retained and supplemented with native hedgerows and trees around the site boundary
Protected Species	Bats and nesting birds are likely to utilise the trees and hedgerows bounding the field
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	The field within which the site is set has well treed boundaries which link into the network around the village Existing field boundaries should be retained and supplemented with native hedgerows and trees around the site boundary
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Land Drainage Site Assessment

Land drainage: summary of issues.

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially affect the drainage board district including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses including Horsepond Beck & Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Goldsborough

Site Code	Site Name	Site Area		Page
GB4	Land adjacent to cricket ground, Goldsborough	1.6228	Draft Allocation - housing	195

Table 4.16 Goldsborough sites

Settlement: Goldsborough

Site: GB4 (Land adjacent to cricket ground, Goldsborough)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located on the west side of Goldsborough between the village edge and the cricket ground. LCA67: Goldsborough and Ribston Park
Landscape description	Area description: The wider landscape comprises a moderate to large-scale area north of the River Nidd. The landform gently undulates as it rises gradually to the west. Land use is diverse with arable fields, woodland and parkland. Large cereal fields have hedgerow boundaries which are neglected and fragmented. Individual tree cover is sparse beyond the village edge and parkland. Site description: Arable field with hedgerow boundary to the west north of the cricket pitch. Mixed residential boundaries of hedges and fencing to the east. Stone wall boundary to the south.
Existing urban edge	The site links with the urban edge which is currently not well integrated with the countryside. However the existing urban edge comprises low density built form.
Trees and hedges	Hedgerow to the west. The eastern end of TPO'd avenue to the south.
Landscape and Green Belt designations	Open countryside Adjoins Conservation Area to the east Public Rights of Way to the west. TPO'd trees to south
Description of proposal for the site	residential (assume 30+ dph)
Physical Sensitivity	This is an attractive landscape with susceptibility to the loss of open countryside and introduction of high density built form.
Visual Sensitivity	There are views over the site from residential properties to the east, from the cricket ground and from public rights of way. Views from the approach to Goldsborough are restricted by rising landform.
Anticipated landscape effects	Loss of open land on the village edge.
Potential for mitigation and opportunities for enhancement	Potential to improve integration of urban edge with the surrounding countryside by retaining hedgerow and introducing occasional trees on boundary to break up the line of built form. May be an opportunity to further mitigate visual effects by introducing a small amount of tree planting to the boundary of the cricket ground as part of any development.
Likely level of landscape effects	Medium scale adverse due to the introduction of high density built form at the village edge.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The development of the site will affect landscape character but there are some opportunities to reduce the impact through appropriate layout and mitigation planting.
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Settlement: Goldsborough**Site: GB4 (Land adjacent to cricket ground, Goldsborough)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Goldsborough Conservation Area. Village entrance gate piers (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Victorian school building to south of gate piers, 4-5 traditional dwellings located to the east of the site.
Commentary on heritage assets.	The site is located outside but within the setting of the Goldsborough Conservation Area - it partially abuts its boundary on its north west corner. The site is located within the setting of the grade II listed gate piers located at the entrance to the west side of the village on west. This is a very significant structure in the conservation area (marked as a 'landmark' building in the conservation area appraisal document). The site is also within the setting of several non designated heritage assets - a Victorian school building to south of gate piers, on the south side of road and 4-5 traditional dwellings located to the east of the site, facing onto the west side of Station Road.
Topography and views	Views of site, looking east, in context with listed gate piers and heritage assets of Station Road beyond. Views of site in context with cricket ground and countryside beyond, to north / east.
Landscape context	Rural village surrounded by countryside / fields with gentle hills.
Grain of surrounding development	Generally in village, linear development along two intersecting roads, plus some post war recent additions, sometimes in cul de sac layouts or as in Princess Mead, an additional road inserted running parallel with Station Road. Station Road – some dwellings set close to road and closely spaced, other newer dwelling set further back and in larger plots. Mostly detached but one or two rows (older properties).
Local building design	Older buildings on Station Road are very modestly scaled traditional cottages, brick or render and pantiles. Bungalows also present. Newer dwellings often in stone. Older buildings usually in brick. Former farmsteads present in village.
Features on site, and land use or features off site having immediate impact.	The site is a paddock located to the rear of the Station Road properties. Low post and rail fence to boundary with cricket ground which adjoins the site to the west of the site. Stone wall and trees at south boundary (stone wall marked as important boundary in conservation area appraisal). Land to south (outside the site boundary) is marked as important open area in appraisal. TPO avenue trees on edge of the site at the south boundary (identified as 'landmark trees' in the appraisal).

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development would be contrary to the historic / established grain of the settlement and will change the character of this rural edge to the village and conservation area; therefore there would be a harmful impact on settlement character and the setting of the conservation area. Standard form and density of development would exacerbate this harm. Harm could be reduced by the provision of high quality, very low density development with dwellings of modest height, built form that is kept well away from the listed gate piers (consider a buffer zone at the south end of the site) and that includes provision of appropriate landscaping (screen planting) to integrate the site into the countryside setting. Access from the south boundary would not be desirable due to the impact on the trees, the stone boundary wall and the setting of the listed gate piers.

Settlement: Goldsborough**Site: GB4 (Land adjacent to cricket ground, Goldsborough)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	There are a number of mature trees in the south eastern corner boundary (part of an avenue of limes protected by a TPO (01/1952 G5) and others in the SW bordering the tennis courts and domestic gardens. Hedgerow along the western boundary, north of the cricket pitch.
Presence of Trees that Merit TPO	Significant boundary trees benefit from TPO protection
Water/Wetland	None on site
Slope and Aspect	The land slopes subtly towards the east
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species
LCA and Relevant Guidance (for biodiversity)	LCA 67 Goldsborough and Ribston Park <ul style="list-style-type: none"> • “Strengthen existing woodland matrix to enhance character of the area and increase diversity of woodland age...” • “Native woodland planting can be used to integrate settlement with the wider landscape...” • “Hedgerow and tree management provide important elements to accentuate landform and increase diversity”
Connectivity/Corridors	To the east the site adjoins the back gardens of the village houses. To the west and north are mainly large scale arable fields, bound by the A59 and the river Nidd (Regionally important GI corridor) which separates the site from Knaresborough. To the south of the village is Goldsborough Park. The network of hedges is important in the context of this landscape and the avenue of trees to the south is a significant feature.
GI/SUDS Opportunities (for biodiversity)	Boundary trees and hedges should be retained and hedgerows should be reinforced with native tree planting.
Protected Species	Nesting birds likely to utilise hedgerows
BAP Priority Species	Potential for priority bird species of arable farmland
Invasive Species	None known
Notes	RL102 2010 (green)

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Boundary trees and hedges should be retained and hedgerows should be reinforced with native tree planting.
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Land Drainage Site Assessment

Land drainage: summary of issues.

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Great Ouseburn

Site Code	Site Name	Site Area	Page
GO4	Land adjacent to Avenue House, Great Ouseburn	0.866	201

Table 4.17 Great Ouseburn sites

Settlement: Great Ouseburn**Site: GO4 (Land adjacent to Avenue House, Great Ouseburn)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site situated to the north of Branton Lane Great Ouseburn LCA92: Ouseburn Village and Vale Farmland
Landscape description	Area description: The wider landscape is low lying and flat and has a mixture of land management including patches of "wild Looking " wet pasture and woodland carr allowing only glimpses from the village into farmland beyond Site description: Site comprises the western corner of GO2 and is a small field with hedgerow boundaries.
Existing urban edge	The site is detached from the village. However there is development on the opposite site of Branton Lane to the south.
Trees and hedges	Hedgerow boundaries. TPO lime trees to south boundary.
Landscape and Green Belt designations	Open countryside TPO'd trees
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The landscape is considered to be of high sensitivity due to its contribution to the characteristics of the village and conservation area. TPO'd trees along the south west boundary of the site having local significance. Susceptibility to change is reduced as a result of developing a smaller area but landscape value remains high.
Visual Sensitivity	Views from the conservation area would be affected to a lesser extent than with the development of GO2.
Anticipated landscape effects	Loss of small grass field that contributes to the separation of Great Ouseburn from Branton and
Potential for mitigation and opportunities for enhancement	Limited without a significant reduction in housing density and developed area to ensure no encroachment of development on views from the conservation area.
Likely level of landscape effects	Development would result in further coalescence and would add to the detrimental effects of consented development to the south.
Adjacent sites/cumulative impacts/benefits	Development of GO3 to the north would result in cumulative effects on settlement characteristics and the wider landscape.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The small site would have a reduced impact on landscape when compared with GO4. However, the proposed development would be uncharacteristic and result in considerable impact on settlement pattern and appearance that contributes to the characteristics of the landscape.
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Settlement: Great Ouseburn**Site: GO4 (Land adjacent to Avenue House, Great Ouseburn)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Site is within the setting of the Great Ouseburn Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Farmbuildings and houses near the site.
Commentary on heritage assets.	<p>The conservation area appraisal shows the view across the site from this are as a key view. The appraisal also shows the farmbuildings southeast of the site and buildings on the corner of Carr Side Road as being of interest and merit. These and a number of houses, farmhouses and a few farmbuildings contribute to the character of the conservation area and are of interest in their own right, although not listed.</p> <p>The church is set on high land and views to it from the southeast and northeast of the village are important to sense of place. Development of buildings larger than traditional buildings would affect the setting of the church.</p> <p>The village remains strongly linked to its historical rural, pastoral surroundings.</p>
Topography and views	The site is relatively flat. Views out into the open countryside across the site provide links between the village and its surrounding landscape and agricultural heritage, adding to the rurality of its setting.
Landscape context	The site is opposite recent development west of Branton Lane, but visually seperated from it by the avenue of lime trees, To the east side, the village hall and farmbuildings mark the end of the village. The site is at the edge of the village.
Grain of surrounding development	Most expansion has occurred at the north end of the village. The style, form and layout of this modern housing development does not reflect local tradition, rather it extends the village in an uncharacteristic way resulting in a discordant element in the village. Essentially Great Ouseburn is a linear village characterised by continuous frontages of the built form comprising informal groups of houses, terraces, cottages and former and existing agricultural buildings. Many properties have large rear gardens, driveways, passageways and spaces between buildings giving intriguing views into the countryside beyond the main street.
Local building design	Residential properties at the northern end of the village on the south side of Branton Lane and at the edge of the village along Carr Side Road are not characteristic of the locally distinctive properties that form the historic core. Traditionally buildings are of simple form. Most are of brick with pantiled roofs. Some buildings are rendered, They have low window to wall ratio. Detailing is unpretentious and consistent.
Features on site, and land use or features off site having immediate impact.	A line of mature lime trees border the north side of Branton Lane, creating an attractive approach into the village. These trees are protected by an order. The site is known as Seggans Field contributes to an attractive ribbon of open countryside extending in to the core at the head of the village, which is important to the setting of the conservation area and affords the village a strong link to its historical rural surroundings. The site is an open field beyond the confines of the village and beyond defined development limits.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The green open spaces and fields surrounding the conservation area make a special contribution to its rural qualities, aiding the transition from built form to open countryside. Seggans Field is integral to the character of the conservation area, development of the site would cause harm to this heritage asset. By causing harm to the settlement pattern of this rural village, development would impact detrimentally on local distinctiveness. Development on this site would lead to coalescence with Branton Green rather than preserving the separate identities of the individual settlements.

Settlement: Great Ouseburn**Site: GO4 (Land adjacent to Avenue House, Great Ouseburn)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Upper Dunsforth Carrs is about 300m to north east
SSSI Risk Zone	NE require consultation on 'residential development of 100 units or more'. May be cumulative impact with other development sites in village
Sites of Importance for Nature Conservation (SINCs)	Ouse Gill Beck is about 300m to south
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (arable P1HS 1992)
Trees and Hedges	Boundary hedgerows, mature trees to road-frontage to south (avenue of limes)
Presence of Trees that Merit TPO	Mature Limes benefit from TPO
Water/Wetland	Pond 250m? to west
Slope and Aspect	Generally flat
Buildings and Structures	Stable buildings in northern corner
Natural Area	Majority of site in Vale of York NCA; NW corner in NCA30 Southern Magnesian Grassland
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 92 Ouseburn Village and Vale Farmland <ul style="list-style-type: none"> •"Encourage maintenance of traditional field boundaries..." •"Wetland habitats are important to the area and their continued management is important to landscape character". • "The opportunity to create additional wetland habitats along the Ouseburn corridor would benefit wildlife links and contribute to the distinctive nature of the stream".
Connectivity/Corridors	Hedgerows link SSSI to north with SINC to south
GI/SUDS Opportunities (for biodiversity)	Small site offers limited opportunities for enhancement of boundary hedges
Protected Species	Tress and hedgerows likely to utilised by nesting birds and bats; limited potential for amphibian terrestrial habitat
BAP Priority Species	none known
Invasive Species	none known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Green Hammerton

Site Code	Site Name	Site Area	Page
GH13	Land off Back Lane and Yule Lane, Green Hammerton	1.5362	207

Table 4.18 Green Hammerton sites

Settlement: Green Hammerton

Site: GH13 (Land off Back Lane and Yule Lane, Green Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located on the east side of Green Hammerton. LCA96: Green Hammerton Low Lying Farmland
Landscape description	Area description: large scale landscape of large arable fields that includes Green Hammerton on its western edge where smaller scale strip fields with hedgerow boundaries are important to the setting of the village. Site description: Site comprises the western half of two strip fields of medieval origin that have historic cultural significance.
Existing urban edge	Conservation area with back lane development comprising mix of farm buildings, barn conversions and infill development. Small post war housing estate to the south boundary.
Trees and hedges	Hedgerow boundaries with few trees.
Landscape and Green Belt designations	Open countryside Conservation area boundary to the west. Public access route along Yule Lane to the north
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Strip fields are important to the setting of the village and their loss will impact upon the setting of the conservation area and the cultural association of field patterns around the village.
Visual Sensitivity	Not widely visible from the surrounding landscape but openness of the site is apparent from the conservation area and adjacent residential property.
Anticipated landscape effects	Loss of parts of strip field to high density housing.
Potential for mitigation and opportunities for enhancement	Limited as strip fields are rare and not replaceable.
Likely level of landscape effects	Large scale adverse due to uncharacteristic development and impact on historic field pattern.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Summary conclusion	High sensitivity due to the historic context of the field system, the setting of the conservation area and the fact that development would extend into the countryside. There is little scope to mitigate the loss of historic field pattern in this rural location.
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Settlement: Green Hammerton**Site: GH13 (Land off Back Lane and Yule Lane, Green Hammerton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Green Hammerton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Traditional cottages / former farm buildings located along Back Lane.
Commentary on heritage assets.	The site abuts the eastern boundary of the conservation area and therefore the setting of the conservation area may be affected. The site can be said to be within the setting of the non-designated heritage assets present on Back Lane – several, modest, traditional cottages / former farm buildings located facing directly onto the lane.
Topography and views	Significant views looking eastwards across site, with countryside visible in the distance (marked as 'key views' in the conservation area appraisal). Views along Back Lane, where hedgerow and lack of development distinguishes village development from the rural context. Land generally rises to the east
Landscape context	Green Hammerton is situated on the boundary between rolling hills and the lower levels of Vale of York.
Grain of surrounding development	Back Lane was historically used as an access to the rear of the properties facing onto The Green where their farm buildings were located. Such buildings have since been converted to dwellings and the lane is characterised by these brick buildings and other traditional buildings, mainly small cottages (mostly in brick, limited use of render). Many buildings face directly onto the road. To the east (where the proposal site/s are located), is farmland in the form of narrow strip fields. The post war housing development of Meadow Vale has been inserted into the southern-most of these fields, backing onto New Lane (development set around a green, two storey brick houses and bungalows). Historically, Green Hammerton is a village of linear form.
Local building design	Brick prevails in this area but with occasional render seen. Mix of houses, cottages and farm buildings (which are often converted).
Features on site, and land use or features off site having immediate impact.	This site comprises two fields (sites GH3 and GH7 combined) of a network of historic, grassland strip fields that surround the village. The site is at higher level than road. Hedge and verge to roadside (noted as significant and historic in the conservation area appraisal – the appraisal notes that the this historic hedgerow should be retained and improved). Hedgerow between fields to north and south, occasional tree in hedgerow (some marked as important in the appraisal). Land generally rises to the east. Conservation area appraisal marks Yule Lane as forming part of the strategic pedestrian routes of the village. The lane forms the boundary to the site on its north side. A paddock / field is located to the north of Yule Lane (and then the farmstead of Hall Farm beyond).

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of the fields would be against the linear grain of the conservation area / village. The fields form a very important part of the rural setting of Back Lane and the conservation area; development would harm this setting and also the setting of the heritage assets along Back Lane. This would be exacerbated by the rise of the land on the edge of the village (particularly with regard to building scale in the context of the existing, modest buildings on Back Lane). There would likely be a harmful impact on the hedgerows and the way in which they relate to the historic field pattern. Need to consider implications of proposals for neighbouring fields – GH1 / GH7 / GH3 / GH2, all located on this eastern edge of the conservation area and village.

Settlement: Green Hammerton**Site: GH13 (Land off Back Lane and Yule Lane, Green Hammerton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Site bounded by hedgerows (except to the east) and an internal east-west hedgerow. Hedges have occasional mature trees.
Presence of Trees that Merit TPO	Mature Trees should be considered for TPOs
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 96 Green Hammerton Low-Lying Farmland "Encourage the maintenance, management and repair of hedgerows...and reintroduction of hedgerow trees" "Promote woodland management..." "Promote appropriate habitat creation..."
Connectivity/Corridors	The network of smaller 'strip' fields with hedges to the east of the village forms a valuable resource in the context of surrounding larger scale arable fields.
GI/SUDS Opportunities (for biodiversity)	Restoration of boundary hedgerows and provision of a new native hedgerow with trees to the eastern boundary
Protected Species	Nesting birds probably utilise the trees and hedges. Bats may use some of the mature boundary trees for foraging or as a roost-sites.
BAP Priority Species	Not known - some potential for ground-nesting birds, brown hare. GCN pond 1km to east
Invasive Species	Not known
Notes	western part of two adjacent sites, GH3, GH7

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Boundary hedgerows and trees should be protected, retained and reinforced with new native hedgerow planting along the eastern boundary. Green infrastructure should be enhanced, especially along Yule Lane. Some potential for protected species; ecological survey required.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Whilst this proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Ainsty Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Hampsthwaite

Site Code	Site Name	Site Area		Page
HM9	Land to the north of Meadow Close, Hampsthwaite	4.4908	Draft Allocation - housing	213
HM10	Land to the west of Hollins Lane, Hampsthwaite	2.1196		218

Table 4.19 Hampsthwaite sites

Settlement: Hampsthwaite

Site: HM9 (Land to the north of Meadow Close, Hampsthwaite)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located to the west side of the village. LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The wider landscape comprises the large-scale broad valley of the river Nidd. The valley floor is flat with a field pattern typical of early enclosure. Woodland and tree cover in the area is particularly good, especially along the valley floor. Site description: The site comprises piecemeal enclosure grass fields on the village edge with a low steonewall boundary.
Existing urban edge	Modern development on the south east boundary comprising bungalows are prominent on the approach from the west. However, the boundary between the conservation area and the countryside is well integrated linking the village with the landscape.
Trees and hedges	largely stone wall boundaries with occasional trees
Landscape and Green Belt designations	Open countryside Conservation area boundary to the east.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The landscape of the setting of Hampsthwaite and its conservation area is sensitive to loss of rural fields to high density development that would impact on the characteristics of the village.
Visual Sensitivity	The site is important to the views of Hampsthwaite from the western approach and from across the valley to the north.
Anticipated landscape effects	Large scale extension to Hampsthwaite will impact on the characteristics of the village and its contribution to landscape character.
Potential for mitigation and opportunities for enhancement	Maintain rural link between conservation area and open countryside. Lower housing density. Opportunity to improve the integration of the village with the countryside at Meadow Close. Views from the north will require careful consideration to minimise impacts.
Likely level of landscape effects	Large scale adverse effects due to scale of proposal that will require extensive mitigation.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has high sensitivity but there may be some opportunities to reduce the adverse effects through design that takes account of the Conservation area and views to help integrate development with the countryside.
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Settlement: Hampsthwaite**Site: HM9 (Land to the north of Meadow Close, Hampsthwaite)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Hampsthwaite Conservation Area. Church of Thomas a Beckett, Laurel Cottage, Manor House Farm, the old Vicarage and sundial, High Stores House, Thompson Garth and Malleys Cottage, 51 Main Street (The Grange) and attached barn are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	The non-listed houses, shops, public house and the school around the green are considered to be non-designated heritage assets. They are nineteenth century buildings, most have been little altered so have retained their architectural interest. The school has communal interest.
Commentary on heritage assets.	<p>The conservation area boundary along Birstwith Road is against the site. The east boundary of the site and a small length of the southeast of the site are against the conservation area. Development of the site, particularly the northern part, will impact on the rural setting of the conservation area.</p> <p>Laurel Cottage is immediately east of the site, so development on the site will affect the setting of this listed building. To the north, the church sits on land slightly raised up from the surrounding grassland, so particularly its tower provides a landmark. Mature trees do impact on some views, but from the west of the site there are views to the church. The fields north of Birstwith Road are within the conservation area, because the views of the church are very important to the entrance to the village.</p> <p>The buildings around the green at Hampsthwaite contribute hugely to the character and significance of the conservation area. Development of the site should not detract from the character of the rural village and its key views.</p> <p>Southeast of the site are High Stores House, Thompson Garth and Malley's cottage. It is likely that existing mature trees would limit the impact of development on their setting, and of the listed buildings opposite on Main Street.</p>
Topography and views	<p>Land falls gently towards the River Nidd to the north of the site. The northern area of the site is highly visible from Birstwith Road, and there are glimpsed views between buildings from the green. Dwellings of Meadow Close enjoy views over the site.</p> <p>The site benefits from attractive views to the west and the north.</p>
Landscape context	The site is immediately adjacent the village of Hampsthwaite, and contributes to its approach from open countryside.
Grain of surrounding development	<p>Typical of the rural area, Hampsthwaite developed linearly along the principal routes. Near the site detached houses and short rows are set back behind modest enclosed front gardens, Occasionally outbuildings are near the road. Spaces between buildings vary. Further south, the shops are behind small open forecourts, and the public house and buildings at the road junction are against the footway. Beyond the road junction, rows of houses are against the footway set up and separated from the road by a grassy bank.</p> <p>Peckfield Close, south of the site, was a former Council housing estate. Short terraces are set formally around the cul-de-sac with one set symmetrically at the end forming a visual stop. A pair of semi-detached houses set well back from Main Street completes the estate. All have modest front gardens and blocks are set apart by consistent modest spacing.</p> <p>Meadow Close, adjacent to the site, is a later development of detached dwellings set around a cul-de-sac. Its grain is not locally distinctive. It benefits from a small green opposite the entrance from Main Street.</p>

Local building design	<p>Building Design is mixed in the context of the site. The houses around the green and the former barn on Birstwith Road reflect the vernacular, they are of simple form, constructed in stone and have welsh slate or stone slate roofs. They have a low window to wall ratio, and so are robust in character, and have ridge end stacks. Typically windows are vertical sliding sashes, but some older houses have yorkshire sashes. The varying eaves levels of the historic buildings are a feature of the green, buildings are predominantly two storeys in height, the old Vicarage is three storeys in height.</p> <p>The dwellings on Meadow Close are bungalows, some have accomodation in the roof. There are houses at the entrance to the close that are set higher than the main road. The materials of both houses and bungalows do not reflect those of the historic buildings, window proportions differ to; these buildings are not locally distinctive.</p> <p>The houses of Peckfield Close are rendered and have slate roofs. A distinctive feature is the use of catslide dormers in roofs with lower eaves between projecting gables; a derivation of the arts and crafts style. Whilst attractive, these houses do not reflect local distinctiveness.</p>
Features on site, and land use or features off site having immediate impact.	<p>The northeast part of the site is in floodzone 2, this could affect floor levels in this area.</p> <p>There are large mature trees in the south of the site.</p> <p>The road boundary is a drystone wall, which continues around the east boundary. Much of the boundary to neighbouring dwellings is hedge. The bungalows of Meadow Close look over the site, their privacy should be protected.</p>
Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	<p>The site is sensitive to development, development of the whole site would cause harm to the setting and significance of the conservation area and historic buildings. Development set away from the northwest could be designed in a manner so as to ensure the approach to the green remains attractive by reflecting local distinctiveness. Development could screen the non-distinctive Meadow Close from views from Birstwith Road.</p> <p>Development over the whole site would be contrary to local distinctiveness, because the northwest corner is set away from the road.</p>

Settlement: Hampsthwaite**Site: HM9 (Land to the north of Meadow Close, Hampsthwaite)****Natural and Built Heritage Assessments Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likley to be impacted
Sites of Special Scientific Interest (SSSI)	None likley to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likley to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved grassland (P1HS 1992)/Arable but possibly unimproved hillock in SW corner and disused quarry to western boundary
Trees and Hedges	Occasional boundary trees, especially SE corner and bend in Elton lane
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	Land flatish in north gradually rise to SW corner
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	Boundary hedges and roadside verges help link the corridors of Tang and Cockhill becks which link into the River Nidd Corridor
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows and areas of rough grassland, which could form the basis of a potential GI buffer of acid grassland and scrub along site's western boundary
Protected Species	Bird and bats likely to utilise buondary hedgerows and trees; some potential for ground-nesting birds
BAP Priority Species	Potential farmland bird priority species and brown hare
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Retain and enhance hedgerows and areas of rough grassland. Potential for green infrasructure buffer of acid grassland and scrub along site's western boundary
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Hampsthwaite**Site: HM10 (Land to the west of Hollins Lane, Hampsthwaite)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located south of the village on the west side of Hollins Lane. LCA24: Lower Nidderdale Valley Southwest of Harrogate.
Landscape description	Area description: The wider landscape comprises the large-scale broad valley of the river Nidd. The valley floor is flat with a field pattern typical of early enclosure. Woodland and tree cover in the area is particularly good, especially along the valley floor. Site description: The site comprises grass fields with trees and hedgerows.
Existing urban edge	The site is connected to low density development on the edge of Hampsthwaite at its northern edge.
Trees and hedges	The site contains several mature trees and hedgerows. Overgrown unmanaged hawthorn hedge through the site.
Landscape and Green Belt designations	Open countryside Public Right of Way
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The rural landscape is sensitive to change as a result of the addition of high density built form separated from the village.
Visual Sensitivity	Important to views on the approach to the rural village of Hampsthwaite.
Anticipated landscape effects	large scale adverse due to loss of attractive grassland field to high density urban development.
Potential for mitigation and opportunities for enhancement	Limited opportunities without a significant reduction in developable area and lower density built form to avoid suburban appearance.
Likely level of landscape effects	large scale adverse
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	Site makes an important contribution to the rural approach to Hampsthwaite and its development would harm the landscape setting of the village and the character of the valley.
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Settlement: Hampsthwaite**Site: HM10 (Land to the west of Hollins Lane, Hampsthwaite)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Throstle Nest Framstead. On the other side of Hollins Lane, Yorks Cottages and historic houses southeast including Glendale House and Glen Allan.
Commentary on heritage assets.	These nineteenth century buildings contribute to local distinctiveness. Despite some alterations that have reduced their architectural significance, they none-the-less should be respected in the design of any new development. The setting of Throstle Nest will be particularly affected by development of the site.
Topography and views	Land gently falls to the north. Views out from the higher rear part of the site are in part limited by trees. The front of the site is highly visible from Hollins Lane.
Landscape context	This is a very prominent site on approach to the village from the south. The outlying dwellings of Hampsthwaite are just north of the site.
Grain of surrounding development	Typical of the rural area, Hampsthwaite developed linearly along the principal routes. Along Hollins Lane north of the site, houses and bungalows are set well back from the road and distances between the sides of dwellings is varied, so the grain is not dense. Further north, the area between Hollins Lane and High Street is a large estate of detached homes set quite close side by side behind modest front gardens. On the opposite of Hollins Lane, the area is rural and the grain not rigid. York Cottages are set almost perpendicular to the road and benefit from a southern orientation. The gable of the converted building is against the road, other houses are set back behind good sized front gardens. Houses are detached and semi-detached.
Local building design	Building Design is mixed in the context of the site. Throstle Nest immediately adjacent the site and buildings on the east side of Hollins Lane reflect the vernacular, they are of simple two storey form, constructed in stone and have welsh slate and stone slate roofs. They have a low window to wall ratio, and so are robust in character. North of the site, the houses and bungalows are not locally distinctive; they exhibit a variety of materials, windows generally are wide and some bungalows have dormers.
Features on site, and land use or features off site having immediate impact.	The site comprises an agricultural field between the southern edge of the built up part of the village and Throstle Nest house. From a high point in the south west corner the site slopes downwards to the northern boundary and residential properties beyond and to the eastern boundary along Hollins Lane. Telegraph poles and individual and groups of trees are scattered across the eastern side of the site and a line of trees run north south. A wooden pen lies near the entrance gate. The north, south and east boundaries are a mix of stone walls, hedgerows and fences. The east boundary is a hedgerow with mature trees. Access onto the site is from the junction of West Lane, driveway for Throstle Nest and Hollins Lane.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of the whole site in this location beyond the edge of the village would be harmful to local distinctiveness. Development should be set away from Throstle Nest to respect its setting. Design of development should reflect the vernacular and respect local grain along Hollins Lane, this could be achieved only with low density.

Settlement: Hampsthwaite**Site: HM10 (Land to the west of Hollins Lane, Hampsthwaite)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likley to be impacted
Sites of Special Scientific Interest (SSSI)	None likley to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likley to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Low roadside hedge has a number of trees, parkland- like planting of young trees, row of semi-mature trees to SE boundary. Defunct hedge through part of middle of site.
Presence of Trees that Merit TPO	Some of boundary trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site. adjacent to Throstle's Nest
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	Trees and hedgerows link into surviving remnants of the rich network of Lower Nidderdale field boundaries.
GI/SUDS Opportunities (for biodiversity)	Boundary hedges should be reinforced with new native planting. May be opportunity to create small Suds wetland
Protected Species	Bird and bats likely to utilise boundary hedgerows and trees; and potentially adjacent buildings. GCN occurs in ponds at Hollins Hall 500m to east.
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Boundary hedges should be reinforced with new native planting to enhance the lower Nidderdale network of treed hedges. May be opportunity to create small Suds wetland
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Hopperton

Site Code	Site Name	Site Area	Page
HP8	Land of Grey Thorn Lane (larger site), Hopperton	65.6253	225

Table 4.20 Hopperton sites

Settlement: Hopperton

Site: HP8 (Land of Grey Thorn Lane (larger site), Hopperton)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land off Grey Thorn Lane Hopperton LCA68: Hunsingore and Hopperton Farmland
Landscape description	Area description: A moderate large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. Site description: The site lies to the southeast of junction 47 of the the A1(M) adjoining the A168 to the west. The site consists of one arable field to the north of Grey Thorn Lane and seven larger fields to the south. The field to the north of Grey Thorn Lane Lane is defined by managed hedgerows and occasional hedgerow trees. The York railway line forms the site's northern boundary. The larger parcel of land is to the south and east also adjoins the railway line and is large-scale in extent gently falling to the east borderng Sike Beck. Two small woodland blocks are present within the site
Existing urban edge	The site is remote from existing urban areas with the small hamlet of Hopperton to the north east
Trees and hedges	Hedgerows define the western boundary of site and both sides of Grey Thorn Lane. There are also hedgerow trees along the lane and along the northern part of the site bordering the A168. Two small areas of woodland including Poulter's Plantain are present on the site
Landscape and Green Belt designations	Open Countryside
Description of proposal for the site	Employment site
Physical Sensitivity	The site is considered to be of medium value as it is a landscape in good condition with components generally well maintained. In terms of susceptibility the site is considered to have a medium susceptibility to change due to the proximity of the A1(M) and the line of the railway to the north of the site with some reference to the type of development proposed within the area which would result in a medium sensitivity with regard to landscape character.
Visual Sensitivity	The site is highly visible the A168 with glimpsed views from the A1(M) corridor
Anticipated landscape effects	Development would result in a significant encroachment into open countryside with loss of arable land.
Potential for mitigation and opportunities for enhancement	Woodland screen planting could mitigate some visual affects but not effects on landscape character
Likely level of landscape effects	There would be large adverse effects
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with HP7 to the north and FX1 to the west of the A1(M) would have significant adverse impacts on the locality

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion

The site is considered to have a medium susceptibility to change due to the proximity of the A1(M) and the line of the railway to the north of the site which would result in a medium sensitivity. Development would result in a major encroachment into open countryside with loss of arable land.

Settlement: Hopperton**Site: HP8 (Land of Grey Thorn Lane (larger site), Hopperton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Allerton Park registered park and garden (grade II).
Known non-designated heritage assets potentially affected by development of the site.	A dwelling that is the former gate house to the railway line. Other assets are present in the nearby countryside, for example, New Inn Farm and Forest Farm. Several traditional dwellings also located in Hopperton.
Commentary on heritage assets.	The site is located within the rural landscape that surrounds Allerton Park registered park and garden (grade II) and therefore its setting may be affected - dependant on how development will be seen in the surrounding landscape. The site is located within the setting of the adjacent dwelling that is the former gate house to the railway line – this is located close to the north edge of the site (the building is built of brick with stone quoins, overhanging eaves, decorative barge boards and has a modern extension). The site is located in the wider setting of the other heritage assets present in the nearby countryside, for example, New Inn Farm and Forest Farm (however, impact on setting will be reduced due to the presence of the A1M). Several traditional dwellings are also located in Hopperton.
Topography and views	The presence of the A1M is a major factor in how the site is seen in the wider landscape. Levels are relatively flat with gentle undulations.
Landscape context	Open countryside, arable land.
Grain of surrounding development	Limited development apart from dispersed farmsteads and the former gatehouse. Linear, very low density settlement of Hopperton located to the north east of the site.
Local building design	Modest dwellings or converted farm building of brick and cobble.
Features on site, and land use or features off site having immediate impact.	The site is a substantial area covering several fields in open countryside. The A168 (adjacent to the A1M) forms the western boundary, with hedgerows present. Two small wooded areas within the site. The railway line forms the northern boundary. Incorporates the smaller site of HP6.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development across the whole site would have a major impact on the rural quality of the area and this would be contrary to the existing, dispersed / low density grain. This would have consequential impact on the setting of nearby heritage assets. Further, the provision of buildings of a scale and density more akin to an urban commercial / industrial park would be harmful. The potential for impact on the wider setting of Allerton Park should be assessed. Mitigation should be considered, such as the provision of tree planting (if appropriate to landscape character), open space and buildings of a scale and form commensurate with farmsteads. Cumulative impact of HP7 and FX1 should be assessed, particularly with regards to the impact on Allerton Park.
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Settlement: Hopperton**Site: HP8 (Land of Grey Thorn Lane (larger site), Hopperton)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on most non- residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Syke Dyke Willows SINC lies 200m to SW of site; connected by outflow
BAP Priority Habitats	Hedgerows,Arable Farmland, Woodland
Phase 1 Survey Target Notes	None
Sward	Arable farmland with some field corners,margins and wet areas
Trees and Hedges	Poulter's Plantation and another wedge of woodland - apparently mature broadleaved, few heges except along roadsides; but hedgerows do suport a number of mature trees
Presence of Trees that Merit TPO	Mature trees in woodland and hedgerows likley to merit TPO protection
Water/Wetland	Tributaries of Syke Dyke flow south and east from the site
Slope and Aspect	Generally flat.
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 68 Hunsingore and Hopperton Farmland "Woodland Planting which,,links the A1M corridor,, with woodland and trees in the neighbouring countryside...links with hedgerows and new hedgerow planting may also help to link the corridor with its landscape setting"
Connectivity/Corridors	Syke Dyke,Railway and A168 corridors and Grey Thorn Lane with hedgerowsandverges provide connectivity through the arable landscape
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and hedgerows; opportunity to create Suds wetland.
Protected Species	Mature trees and hedgerows likley to support bats and nesting birds.
BAP Priority Species	Potential to support priority bird species of arable farmland.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The site is largely arable farmland but with diverse features that provide biodiversity interest; woodland, hedgerows with mature trees drains, field margins etc. These features should be retained and enhanced in the course of any development together with habitat creation in association with substantial green infrastructure and Suds provision
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Settlement: Hopperton

Site: HP8 (Land of Grey Thorn Lane (larger site), Hopperton)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

Syke Beck is situated on the eastern boundary of the site and in a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially affect the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop this land.

According to the Environment Agency flood maps, the majority of the site is located in flood zone 1 apart from a small section adjacent to Syke Beck

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Kirby Hill

Site Code	Site Name	Site Area	Page
KB6	Land at Church Banks, Kirby Hill	7.617	231

Table 4.21 Kirby Hill sites

Settlement: Kirby Hill

Site: KB6 (Land at Church Banks, Kirby Hill)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of village east of Leeming Lane. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description: Part of an arable field on the southern edge of the village with extensive views of the surrounding landscape. Two PRowS are routed through the site.
Existing urban edge	Urban edge is harsh comprising bungalows on Johns Drive with a mixture of terraced and detached properties on the opposite side of Leeming Lane.
Trees and hedges	Hedgerow boundary with Leeming Lane to the west and to the northeast. Small woodland copse at the eastern corner of the site.
Landscape and Green Belt designations	Open countryside PRow
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open landscape is susceptible to extension of built form into open countryside.
Visual Sensitivity	Site is viewed on the approach to the village from the south and can be seen in the wider context from minor road 250m to the east . PRow users crossing the site would experience significant effects.
Anticipated landscape effects	Loss of open field to high density built form.
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since extensive tree planting (which would be necessary for this site) would be inappropriate to the area's characteristics and impact upon views.
Likely level of landscape effects	Medium to large scale due to the openness of the site and the limited opportunities for mitigation.
Adjacent sites/cumulative impacts/benefits	KB1 adjacent, links the site to Kirby Hill.

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The area has limited capacity to accept change and large-scale development should be resisted unless well integrated with existing development. There may be some capacity for smaller scale development along the urban edge that improves integration.
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Settlement: Kirby Hill**Site: KB6 (Land at Church Banks, Kirby Hill)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of the Church of All Saints (G1LB) to the north east of the site. Setting of Vicarage and outbuildings (G1LB) to the north east of the site.
Known non-designated heritage assets potentially affected by development of the site.	Properties on the west side of Leeming Lane predate 1910 and some predate 1890, including the terraces.
Commentary on heritage assets.	Within setting of Grade II Listed Vicarage and outbuildings. Vicarage: Early/Mid C 19th House. Brick with very gently sloping overhanging double pile hipped slate roof. Classical / Italianate style. Locally distinctive. Within setting of All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive.
Topography and views	Slight fall along eastern edge of site. Good views from western edge of site toward Vicarage and long distance views east over rural landscape.
Landscape context	Site comprises fields known as Church Banks. The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views. Northern boundary of the site bounded by built form of village and site KB1. Garden of Vicarage and fields to east of garden have parkland character due to presence of mature trees on field edges and within fields. Area to south and east of site has a distinctly different character: large arable fields, very few trees (though there is a significant tree cluster across field to south east of site). Large pastoral fields with patchy hedged boundaries and very few trees. Strongly agricultural. Good line of trees along Church Lane to east of village. These all complement the mature trees within the substantial churchyard of All Saints' Church. Deep verges and 'greens' within village giving a soft, spacious character to the core of the settlement.
Grain of surrounding development	St John's Walk: tightly packed detached houses and bungalows facing street behind small walled front gardens. Detached buildings, but very tightly packed, hence street enclosed with very few views into site from the highway. Tree limited to boundaries of back gardens with the site. Vicarage: detached house and outbuildings standing near centre of large, park-like garden. Building not visible from highway and set behind the built form of the village.
Local building design	Vicarage: Early/Mid C 19th House. Brick with very gently sloping overhanging double pile hipped slate roof. Classical / Italianate style. Locally distinctive. North of site: three corrugate sheds / outbuildings of various sizes. Simple gabled forms. Not locally distinctive. St John's Walk: Mid C20th houses and bungalows. Brick and brick-and-render. Gabled forms with variations in roof pitch, though many bungalows have very shallow roof pitches. Some gable fronted dwellings. Plain. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	Site is a large field- formally two fields- comprising land known as Church Banks. No buildings on site. Pond in south east corner of site. Historic maps (1890 and 1910) show footpath entering the site is the south western corner crossing the site diagonally and following the northern boundary of the site before extending north eastwards past the Vicarage and beyond to the church. This historic routeway may still be a desire line through the site and should be retained.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	This is a large site on the edge of the settlement- a reduced site would better assimilate with the site context. Development should aid transition from built form of settlement edge to open countryside. Site could be developed for housing without harming the setting of the listed buildings provided the development is of a suitable design and density (i.e. mitigation needed). Views of the church and the Vicarage from Leeming Lane should be retained. Trees on / directly adjoining site could be retained without significantly reducing yield. Opportunity to provide better edge to built up area of settlement than existing.

Settlement: Kirby Hill**Site: KB6 (Land at Church Banks, Kirby Hill)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable Farmland, Hedgerows, Pond
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Copse around pond in SE corner; low, gappy boundary hedge to roadside with occasional tree; garden hedges to north
Presence of Trees that Merit TPO	Corner copse may worthy of TPO
Water/Wetland	Pond in south eastern corner
Slope and Aspect	Slopes gently towards the south
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland <ul style="list-style-type: none"> • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Poor quality hedgerows provide limited connectivity through the large scale intensive arable fields
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance existing hedgerows and tree-planting together with new native hedgerow to the eastern boundary. There may be an opportunity to provide a small Suds wetland in association with the existing pond
Protected Species	Nesting birds and foraging bats are likely to utilise trees and hedgerows; GCN may occur in pond
BAP Priority Species	Priority bird species of arable farmland and brown hare likely to occur.
Invasive Species	Not known
Notes	KB 1 site to the north

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Wildlife from surrounding gardens may utilise large arable field to forage. There may be an opportunity to enhance existing hedgerows and tree-planting together with new native hedgerow to the eastern boundary. There may be an opportunity to provide a small Suds wetland in association with the existing pond and copse which should be retained.
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Land Drainage Site Assessment

Land drainage: summary of issues.

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge is likely to flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Kirk Deighton

Site Code	Site Name	Site Area	Page
KD7	Former service station, Kirk Deighton	0.3912	237

Table 4.22 Kirk Deighton sites

Settlement: Kirk Deighton**Site: KD7 (Former service station, Kirk Deighton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located at the northeastern edge of the village. LCA56: Plompton and South Knaresborough Arable Land
Landscape description	Area description: The wider landscape comprises the large-scale area situated between the valley landscapes of the River Nidd and the River Crimple. The undulating landform is scattered with various blocks of woodland that disperse views across an otherwise open landscape. Site description: Former garage site with hedgerow boundary to north and east along separate cycleway/A168 boundary.
Existing urban edge	Urban edge is sporadic and reasonably well integrated although several small late 20th century developments have impacted upon village character away from the conservation area.
Trees and hedges	Hedgerow boundary to the north and east
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Employment/ Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape has some susceptibility to the extension of built form.
Visual Sensitivity	Site not widely visible.
Anticipated landscape effects	Loss of some vegetation and extension of built form to the north
Potential for mitigation and opportunities for enhancement	Limited due to small scale nature of the site..
Likely level of landscape effects	Small scale adverse
Adjacent sites/cumulative impacts/benefits	KD6 to the west

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	There is some capacity for this small brownfilld site to be re-developed
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Settlement: Kirk Deighton**Site: KD7 (Former service station, Kirk Deighton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	Site is within 400m to the east of Kirk Deighton Special Area of Conservation, designated for its great crested newt population.
Sites of Special Scientific Interest (SSSI)	Kirk Deighton SAC is also a SSSI
SSSI Risk Zone	NE require consultation on all planning applications (except householder applications)
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Mostly hardstanding slowly becoming grown over with some ruderal vegetation
Trees and Hedges	The site is partly overgrown with a mature hedges containing a number of trees along the Scriftain Lane frontage and the northern boundary
Presence of Trees that Merit TPO	Not known
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	Hardstanding
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land <ul style="list-style-type: none"> • “Encourage restoration and management of hedgerows along roadsides...” • “Tree planting and woodland planting can be used to complement the rolling landform...” LCA 56 Plompton and South Knaresborough Arable Land <ul style="list-style-type: none"> • “Encourage restoration and management of hedgerows along roadsides...” • “Tree planting and woodland planting can be used to complement the rolling landform...”
Connectivity/Corridors	Scriftain Lane is a well-treed green lane. The area to the south of Scriftain Lane is well-treed, with TPO'd mixed woodland. The main road through the village separates the site and other land to the east from the SAC.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance the landscape for great crested newts on land to the east of Kirk Deighton through habitat creation over the wider site.
Protected Species	The boundary hedgerows may comprise suitable great crested newt terrestrial habitat. Nesting birds and foraging bats are likely to utilise the boundary hedgerows and trees.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The site is mostly fairly recent brownfield land although the boundary hedgerows will be of some value to wildlife. Enhancement of the site could contribute to restoration of GCN terrestrial habitat to the east of Kirk Deighton

Settlement: Kirk Deighton**Site: KD7 (Former service station, Kirk Deighton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flow rates + an allowance to account for future climate change & urban creep .

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Kirkby Overblow

Site Code	Site Name	Site Area	Page
KO2	Land to the rear of the Shoulder of Mutton, Kirkby Overblow	0.3801	243
KO3	Land at Ivy Farm, Kirkby Overblow	1.691	248

Table 4.23 Kirkby Overblow sites

Settlement: Kirkby Overblow

Site: KO2 (Land to the rear of the Shoulder of Mutton, Kirkby Overblow)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the rear of the Shoulder of Mutton(PH) Kirkby Overblow LCA65: South East Harrogate Farmland
Landscape description	Area description: The wider area is of moderate scale, Generally a rolling landform on the dip slope of an escarpment falling away from Kirkby Overblow to the northeast where it meets the Crimple Valley Site description: The site consists of a small rectangular strip consisting of car park area of pasture and garden curtilage. A PRoW is routed through the site.
Existing urban edge	Site is connected to the urban edge of the settlement.
Trees and hedges	Site part bounded by mature trees
Landscape and Green Belt designations	The site is situated within Green Belt R11 Rights of Way Conservation Area TPO'd trees on site boundary
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape condition is good and considered of high value and situated in the Green Belt. Susceptibility to change is considered to be medium with similar built form elements adjoining the site. Overall sensitivity is considered to be high.
Visual Sensitivity	Views from the PRoW routed through the site.
Anticipated landscape effects	Loss of small area of pasture replaced with built development adversely affecting landscape character resulting in backland development uncharacteristic of village grain
Potential for mitigation and opportunities for enhancement	Limited due to narrow linear site boundary
Likely level of landscape effects	Medium scale adverse effects. Loss of grassed pasture on village edge intensifying uncharacteristic village built form.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape condition is good and considered of medium value and situated in the Green Belt. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Overall sensitivity is considered to be medium.
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Settlement: Kirkby Overblow**Site: KO2 (Land to the rear of the Shoulder of Mutton, Kirkby Overblow)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Kirkby Overblow Conservation Area. The Old Rectory and Rectory Cottages (both grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	The Shoulder of Mutton public house. The Old Barn. Historic dwellings located in the vicinity of the public house. The Old Chapel.
Commentary on heritage assets.	The site is located within the conservation area and therefore development will affect its character and appearance. The site includes the public house and the Old Barn - the pub is an historic, stone building, typical of traditional building types. This faces directly onto the road with just a small area of cobbles separating it from the road. To the north, still within the site, is a single storey outbuilding (gable to road) with a small, stone barn located behind. The setting and significance of these buildings will be affected by development. If development affects the streetscene, the setting of neighbouring buildings will be affected, including the listed buildings and the various historic, non-designated buildings (typical of building form in the village). The Old Chapel (a former methodist chapel) is located to the south of the site, at its eastern side; it has a cemetery located to its south. The site is located in the setting of these heritage assets.
Topography and views	The pub and outbuildings are prominently located in the streetscene. Only glimpse views of the land behind are visible due to the tight positioning of these buildings; however, a footpath runs through the site, giving access to the site which then leads to the open countryside to the east.
Landscape context	Grassland fields bound by hedges and fences, within the broad valley side of the Wharfe Valley.
Grain of surrounding development	Linear grain. Relatively tightly spaced buildings along the main street but with gaps and spaces between buildings giving important views out to the rural context of the settlement. Expansion of the village has occurred mostly to the south-east along Barrowby Lane, where forms of development contrary to local distinctiveness tend to be located.
Local building design	Traditional form is two storey, gritstone with stone slate or slate roofs (only a small number of pantiles). Eaves face onto road. Gabled roofs, stone copings and shaped kneelers. The ratio of window to wall is generally low giving the buildings a robust character. Some former agricultural buildings.
Features on site, and land use or features off site having immediate impact.	The site is the site of the public house, which includes the buildings themselves and the long strip of land that extends to the east. To the rear of the buildings is hardstanding for parking and a grassed area beyond. Several trees are located to the east of the pub building, along with trees on the north eastern edge of the site (marked as 'landmark trees' in the conservation area appraisal).

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of the site would harm the character and appearance of the conservation area - it would be wholly contrary to historic, linear grain which still prevails. The character of the site would be fundamentally changed by its development and the contribution that it makes to the setting of the heritage assets and as a point of connectivity to the countryside beyond (due to the location of the footpath) would be harmed. (The retention of the historic buildings on the site is assumed in this assessment).

Settlement: Kirkby Overblow**Site: KO2 (Land to the rear of the Shoulder of Mutton, Kirkby Overblow)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

Drainage strategies for Brownfield & mixed sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flow rates + an allowance to account for future climate change & urban creep .

A full survey of the existing drainage systems should be undertaken to establish condition and outfall location.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Neutral or slight effects of additional surface water discharge on nearby watercourses.

Yellow

Settlement: Kirkby Overblow

Site: KO3 (Land at Ivy Farm, Kirkby Overblow)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the southwest of Follifoot Lane Kirkby Overblow LCA65: South East Harrogate Farmland
Landscape description	Area description: The wider area is of moderate scale, Generally a rolling landform on the dip slope of an escarpment falling away from Kirkby Overblow to the northeast where it meets the Crimple Valley Site description: The site consists of Ivy Farm farmstead and area of pasture abutting the village conservation area to the south. There are several mature trees both within the site and along site boundaries. These boundaries consist mainly of hedgerows/stock fencing with some sections of stone walling. A PRoW is routed along the site's western boundary
Existing urban edge	Site is connected to the urban edge of the settlement. at the village's northern limits.
Trees and hedges	Site part bounded hedgerows and mature trees. With groups of trees within a parkland setting
Landscape and Green Belt designations	The site is situated within Green Belt R11 Rights of Way TPO'd trees on site boundary
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape condition is good and considered of high value and situated in the Green Belt. Susceptibility to change is considered to be high with few detracting features and components in the landscape of mature parkland trees which are not easily replaced. Overall sensitivity is considered to be high
Visual Sensitivity	Views from the PRoW routed through the site
Anticipated landscape effects	Loss of pastoral landscape replaced with built development adversely affecting landscape character resulting in backland development uncharacteristic of village grain
Potential for mitigation and opportunities for enhancement	Limited. Retention of trees in parkland setting would be essential
Likely level of landscape effects	Large scale adverse effects. Loss of pastoral landscape on village edge creating uncharacteristic village built form
Adjacent sites/cumulative impacts/benefits	None

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape condition is good and considered of high value and situated in the Green Belt. Susceptibility to change is considered to be high with loss of parkland setting to edge of village.. Overall sensitivity is considered to be High
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Settlement: Kirkby Overblow**Site: KO3 (Land at Ivy Farm, Kirkby Overblow)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Kirkby Overblow Conservation Area. Old Hall and Low Hall (both grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Ivy Farm. Brig Hall. Buildings located on the northern edge of the conservation area.
Commentary on heritage assets.	<p>The site adjoins the conservation area boundary on its northern tip and therefore its setting will be affected by development of the site (the site making a positive contribution by nature of the perceived connection of the village to its rural context). Old Hall and Low Hall are located further to the east within areas of woodland - this woodland extending to the roadside - the site can be said to be within the wider setting of the listed buildings.</p> <p>Ivy Farm, located within the site, comprises an historic, stone farmhouse with historic, stone farm buildings to the rear, with additional modern farm buildings behind. The significance of the buildings / farmstead will be affected by development, in addition to their setting. Brig Hall is located to the north of the site, on the opposite side of the road - it is a stone dwelling, its five bay elevation facing the road. At the southern edge of the site, facing the road, are several historic, stone dwellings, both detached and in rows. The setting of these, and Brig Hall will be affected by development of the site.</p>
Topography and views	The site rises to the west from the road. The farmhouse is prominently located with its front elevation facing towards the road on the exit to the village - this seen in context with Brig Hall beyond. Views available of the site, in context with the farmstead within, due to the presence of the road and also the footpath that runs along the western edge.
Landscape context	Grassland fields bound by hedges and fences, within the broad valley side of the Wharfe Valley.
Grain of surrounding development	Linear grain. Relatively tightly spaced buildings along the main street but with gaps and spaces between buildings giving important views out to the rural context of the settlement. Expansion of the village has occurred mostly to the south-east along Barrowby Lane, where forms of development contrary to local distinctiveness tend to be located.
Local building design	Traditional form is two storey, gritstone with stone slate or slate roofs (only a small number of pantiles). Eaves face onto road. Gabled roofs, stone copings and shaped kneelers. The ratio of window to wall is generally low giving the buildings a robust character. Some former agricultural buildings.
Features on site, and land use or features off site having immediate impact.	The site, located on the northern edge of the village, consists of Ivy Farm farmstead and area of pasture abutting the village conservation area to the south. There are several mature trees both within the site and along site boundaries. These boundaries consist mainly of hedgerows/stock fencing with some sections of stone walling. A footpath runs along the western edge of the site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development across the site would be harmful to the setting of the historic farmstead located within it, be harmful to the setting of the conservation area, be contrary to the prevailing, historic grain of development of the village and have additional harmful impact on the setting of the other heritage assets located in the vicinity of the site due to an erosion of the existing rural, low density character,
Should the farm be considered redundant, sensitive residential conversion of the farm buildings may be possible - any historic buildings should be retained.

Settlement: Kirkby Overblow

Site: KO3 (Land at Ivy Farm, Kirkby Overblow)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS)
Trees and Hedges	The hedgerows contain a number of mature trees, especially along the southern boundary; small orchard adjacent to the farmhouse.
Presence of Trees that Merit TPO	Scyamore in SE corner has a TPO; other mature trees bounding the site are likely to benefit from such protection
Water/Wetland	Adjacent pond flows into drain in northern corner of the site
Slope and Aspect	Gentle slope down to the north
Buildings and Structures	Ivy Farm; traditional stone built farm and associated barns with stone and slate roofs, as well as Dutch barns
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland <ul style="list-style-type: none"> • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside...” • “Encourage the management and replacement of parkland trees outside the designated parkland...”
Connectivity/Corridors	The boundary trees form part of a network of trees on the northern side of the village linking into an extensive soft system of treed hedgerows to the south
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary trees and hedgerows with additional native planting
Protected Species	Trees, hedgerows and farm buildings are likely to support bats and nesting birds; nearby pond may support great crested newt.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The boundary trees form an important part of a network trees on the northern side of the village which will support abundant wildlife. The trees should be retained, protected and given sufficient space to avoid conflict with any development. The traditional farm buildings may support roosting bats.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Long Marston

Site Code	Site Name	Site Area	Page
LM5	Land between Angram Road and York Road, Long Marston	2.9403	255

Table 4.24 Long Marston sites

Settlement: Long Marston

Site: LM5 (Land between Angram Road and York Road, Long Marston)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site east of York Road Long Marston LCA102: Marston Moor drained farmland
Landscape description	Area description: The wider landscape is large scale, low lying and flat. The fields are intensively managed for arable crops and areas of grassland for grazing. Fields are bound by hedgerows and trees of various condition, many are fragmented or have disappeared altogether leaving fields open. Site description: The site comprises an 'L' shaped part of an arable field at the eastern edge of the village. Hedgerows define part of the site with northeastern boundary across the field undefined
Existing urban edge	Modern bungalows adjoin southwest edge of site with open arable land continuing north with some woodland belts to the south east.
Trees and hedges	Hedgerows and hedgerow trees
Landscape and Green Belt designations	Open countryside Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered of medium value. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed.
Visual Sensitivity	The site is highly visible from York Road when travelling towards the village and from the wider landscape. The existing urban edge is however prominent in the landscape due to the lack of tree cover. The mature hedgerow boundary to the south east forms an attractive skyline in the flat landscape
Anticipated landscape effects	Loss of part of a large arable field and impact on setting of village.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and additional planting to 'round-off' the development edge
Likely level of landscape effects	Large adverse effects
Adjacent sites/cumulative impacts/benefits	LM1 on the opposite side of York Road

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The site is considered of medium value. Susceptibility to change is also considered to be medium with reference to similar development being proposed adjoining the site which is prominent in the landscape Woodland screening mitigation along the site's northeast boundary could 'round-off' edge of development
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Settlement: Long Marston**Site: LM5 (Land between Angram Road and York Road, Long Marston)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Long Marston Manor (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Long Marston Primary School.
Commentary on heritage assets.	Long Marston Manor is located within large, well treed grounds, with a brick boundary wall facing onto Angram Road. The site adjoins the grounds at their north west corner - setting of the listed building may be affected, particularly if development would be visible from within the grounds of the listed building. Long Marston Primary School is a victorian, red brick building with a slate roof and large, stone mullion windows. The site is located immediately to the north of the school grounds and therefore is within its setting.
Topography and views	The site is highly visible form York Road when travelling towards the village and from the wider landscape; this is seen in context of the wooded areas on the north edge of the Angram Road properties and also the much more exposed development of bungalows of Saddlers Way. landscape due to the lack of tree cover (and therefore, the site is also visible from the northern end of Saddlers Way). Level site. Limited visibility from public view points from Angram Road due to the presence of trees.
Landscape context	Green Belt. Rural village in Vale of York (arable fields in generally low lying landscape with some gentle variation in topography).
Grain of surrounding development	Long, linear village along Tockwith / Angram Road, with additional development at the intersection with Wetherby / York Road forming a loose village centre there and with the presence of Old Lane forming a distinct, triangular area of land. Frontages with brick walls, hedges and verges. Buildings generally set back from the road with front gardens. Buildings can be well spaced and also closer relationships. Outbuilding or former farm buildings set back further. Buildings generally face the road but occasional historic exceptions with gable onto road and in modern developments, rear elevations may face road. Four post war / modern cul de sacs have been added in the core area.
Local building design	Rows or semis (but generally post war) / mainly detached / several bungalows. Many modern buildings, which are generally larger scaled than the more modestly scaled, historic dwellings. Brick predominates, with occasional render. Pan tiles and some slate.
Features on site, and land use or features off site having immediate impact.	The site comprises part of an arable field at the north eastern edge of the village, situated to the rear of buildings located on Angram Road but also adjoining York Road on its eastern side. To the north is further agricultural land. Modern bungalows adjoin the southwest edge of site, along with the prmiary school and Long Marston Manor (but only at the south corner of the site. Several trees present on the south / east boundary of the site where adjoining land incorporates wooded areas.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The principal harm derives from the impact on settlement character, where development across the whole site would be contrary to the established, linear grain. Development could be restricted to land adjacent to York Road, but means of providing connectivity to the rest of the village appears limited (little space for pedestrian access). Development would affect the setting of the heritage assets but harm could be reduced by maintaining a well treed edge to the settlement and providing lower density, particularly in the vicinity of the heritage assets.

Settlement: Long Marston**Site: LM5 (Land between Angram Road and York Road, Long Marston)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require to be consulted over residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	Theaker Pond 300m to NW SE55 SW TN6.
Sward	Arable
Trees and Hedges	Boundary hedgerows to 3 sides including trees bounding gardens and field to the SE. No existing boundary to NE extnet of the site
Presence of Trees that Merit TPO	Som eof the boundary trees may merit TPO protection
Water/Wetland	None on site but a pond 200m to NE, with other small ponds in the area
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows...
LCA and Relevant Guidance (for biodiversity)	LCA 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands..." • "Promote the planting of hedgerow trees, particularly along roadsides" • "Encourage woodland and tree management for the long term across the Character Area..." • "Promote good hedgerow management and retention of all hedgerows".
Connectivity/Corridors	Field boundaries link gardens and small fields around the village into the surrounding large scale arable agricultural landscape.
GI/SUDS Opportunities (for biodiversity)	Retain boundary trees and hedgerows;opportunity for additonal planting, including new hedgerow to NE site boundary
Protected Species	Nesting birds and bats likely to utilise trees and hedgerows; potential for great crested newt in nearby ponds.
BAP Priority Species	Some potential for priority bird species of arable farmland and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Hedgerows and trees contribute to important local networks. These should be retained, protected and enhanced together with the provision of a new boundary hedge with trees along the NE site boundary.
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Settlement: Long Marston**Site: LM5 (Land between Angram Road and York Road, Long Marston)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium); consequently, the drainage board should be consulted regarding any proposals to develop this site

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Orange

Marton cum Grafton

Site Code	Site Name	Site Area		Page
MG8	Yew Tree Farm, (smaller site), Marton cum Grafton	1.2026	Draft Allocation - housing	261

Table 4.25 Marton cum Grafton

Settlement: Marton cum Grafton**Site: MG8 (Yew Tree Farm, (smaller site), Marton cum Grafton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Yew Tree Farm Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description: The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in various condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site description:
Existing urban edge	The site forms an attractive rural edge of the settlement enabling views out from the Main Street into the wider countryside to the south.
Trees and hedges	Hedgerow boundaries to the fields
Landscape and Green Belt designations	Conservation area Northern part of the site is within the village development limit.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The village conservation area and its associated landscape are of high value and key characteristics are susceptible to change as a result of uncharacteristic high density development that does not reflect the grain of settlement.
Visual Sensitivity	There is a key view across the site identified in the Conservation Area appraisal.
Anticipated landscape effects	Loss of open view from conservation area out to the surrounding countryside. Introduction of high density development in the middle of a conservation area where built for density is currently low.
Potential for mitigation and opportunities for enhancement	There is no opportunity to mitigate such high density development in this sensitive location.
Likely level of landscape effects	Large scale adverse landscape effect due to the impact on the characteristics of the conservation area resulting in a significant change to the village and its contribution to the wider landscape character.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The impact on the conservation area and associated landscape characteristics of the proposed high density development cannot be successfully mitigated.
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Settlement: Marton cum Grafton**Site: MG8 (Yew Tree Farm, (smaller site), Marton cum Grafton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Marton Cum Grafton Conservation Area. Church of Christ Church (grade II listed). Orchard Cottage (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional farm buildings on Yew Tree Farm itself / cottage to the north east corner of the site / several traditional dwellings on the north side of Town End / cottages facing the road next to the farm / Marton Hall.
Commentary on heritage assets.	The site is located within the designated conservation area and also affects the setting of the listed church and the wider setting of Orchard Cottage. Traditional farm buildings are located within Yew Tree Farm itself – farmhouse (brick and pan tile roof, possibly 18th century) and farm buildings - possible impact on the buildings themselves. The site affects the setting of the modestly scaled cottage to the north east corner of the site, mostly rendered; also, several traditional dwellings on the north side of Town End, cottages facing the road next to the farm (one detached and one pair, brick or pan tile roofs) and Marton Hall, large house (former vicarage) located in isolated position within neighbouring field.
Topography and views	The land falls southwards towards Back Lane. There are views from the site to the south and southeast over the open countryside ('key views' marked in the conservation area appraisal document maps). There are a number of views across the site important to the village from the surrounding roads, such as the 'key view' identified looking into the site from Town End and views into the site from Church Lane, in the setting of the church itself. The site is very prominent and there are clear views of the site from the surrounding roads and from the open countryside south of the site.
Landscape context	Rolling hills / farmland - hillsides covered with trees are an important feature in the village providing a backdrop to the buildings.
Grain of surrounding development	To the south, positioned between Town Street and Back Lane, is a housing development from the later 20th century of approximately 10 dwellings. Along Town End, on the north side, as the lane heads north eastwards, is a linear pattern of largely historic dwellings, facing onto the street, then further along the centre of Marton where three roads meet forming a triangular green (mostly developed). Yew Tree Farm is located on the south side of Town End
Local building design	Buildings in the vicinity are largely brick with pantiles, some slate, and occasional rendered building. Brick / stone walls or hedges to frontage boundaries. Two storey or lower where outbuildings / farm buildings. Cobble seen in boundary walls and farm buildings.
Features on site, and land use or features off site having immediate impact.	The site comprises fields and the farmstead of Yew Tree Farm. The southern site boundary is located just to the south of the extent of the built form of the farmstead, a hedgerow marking the boundary (further fields to the south). Existing buildings on site, some are traditional buildings that are likely to be capable of conversion. The walls alongside the road to the west of the site and the hedges to the east and south are important boundary features (as marked in the conservation area appraisal). The site is part of a larger area of land located between Town End and Back Lane that is identified as 'important open space' in the conservation area appraisal. Church Lane forms the east boundary to the site and is very rural in character. The hedgerows are tall and are characteristic of local field boundaries.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	The site includes a significant proportion of 'important open space' (as identified in the conservation area appraisal); this land is significant to the rural character of the village and conservation area and offers important views across the site (as well as offering visual connection to the rest of the important open space to the south). Development of this land would be against the existing grain and harmful to the character of the area generally, with consequential harmful impact on the setting of the nearby heritage assets (where the rural character of the land contributes positively to their setting). There would be particular harm to the setting of the historic farmstead because the associated fields adjacent to it are a critical part of its rural / agricultural context. There may be an opportunity to form dwellings by converting the traditional buildings of the farmstead. Such development should be carried out in a manner sensitive to the character of the historic buildings and the historic farmstead as a whole. Note - This is a smaller part of site MG1.

Settlement: Marton cum Grafton**Site: MG8 (Yew Tree Farm, (smaller site), Marton cum Grafton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	The field is bound by hedgerows, including some trees (especially to the SW) which should be retained as part of any development.
Presence of Trees that Merit TPO	Mature boundary trees on site may benefit from TPO protection
Water/Wetland	There are a number of small ponds around the village to the north
Slope and Aspect	Generally flat but dips down to the SW.
Buildings and Structures	The farm and outbuildings appear to be mainly single or two storey brick with pan-tile roofs and dilapidated Dutch barns.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: <ul style="list-style-type: none"> • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”. LCA 90 Marton cum Grafton undulating farmland: <ul style="list-style-type: none"> • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The hedges link into the surrounding network of field and roadside hedgerows.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance the boundary hedgerows with new native planting.
Protected Species	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
BAP Priority Species	The hedges are likely to support nesting birds as will the farm buildings. The trees and farm buildings may also support bats. The site is within about 500m of a known Great Crested Newt Breeding pond at Wood Hills and close to other ponds.
Invasive Species	Not known.
Notes	Not known.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	There is some potential for the site to support protected species but it should be possible to sensitively redevelop the site, whilst mitigating for any adverse impacts and incorporating enhancement for biodiversity.

Settlement: Marton cum Grafton**Site: MG8 (Yew Tree Farm, (smaller site), Marton cum Grafton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Melmerby

Site Code	Site Name	Site Area		Page
MB6	Land at Melmerby Industrial Estate	5.1622	Draft Allocation - employment	269
MB7	Land south and west of Barker Business Park, Melmerby	27.6788		272
MB8	Land west of Barker Business Park (larger site), Melmerby	12.1405	Draft Allocation - employment	276

Table 4.26 Melmerby sites

Settlement: Melmerby**Site: MB6 (Land at Melmerby Industrial Estate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north side of the industrial estate approximately 1km south of the village centre. LCA81: Dishforth and surrounding farmland.
Landscape description	Area description: The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmerby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs through the character area. Site description: Parliamentary enclosure arable field surrounded by industrial estate.
Existing urban edge	Site is attached to an industrial estate to the south.
Trees and hedges	Hedgerow/scrub on north boundary. Hedgerow field boundaries and odd tree.
Landscape and Green Belt designations	Open Countryside
Description of proposal for the site	Employment use.
Physical Sensitivity	Large scale landscape is susceptible to further detrimental effects as a result of the extension of large scale built form into open countryside
Visual Sensitivity	There are extensive views of the existing industrial estate. The site is seen in context with existing development.
Anticipated landscape effects	In fill on edge of industrial estate.
Potential for mitigation and opportunities for enhancement	Large site with opportunities for mitigation planting provided sufficient space from the buildings is allowed.
Likely level of landscape effects	Medium scale adverse due to further large scale development in open countryside but in the context of existing similar development.
Adjacent sites/cumulative impacts/benefits	MB2, MB3 and MB7 all in or adjacent if developed in conjunction would increase scale of effects but also offer further opportunities for woodland planting.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The site is within the context of an existing industrial estate and its development would add to built form in the area but also offer opportunity for tree planting.
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Settlement: Melmerby**Site: MB6 (Land at Melmerby Industrial Estate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow, arable farmland,
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Thick, outgrown hedge to Witherick Lane and low hedge bounding the Woodyard
Presence of Trees that Merit TPO	Mature trees beyond northern boundary
Water/Wetland	None on site but 2 small ponds and a drain on the industrial estate to the south
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland <ul style="list-style-type: none"> • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Hedgerow and small woodlands along Witherick Lane link in via hedgerow network to Salmist Beck Carr SINC.
GI/SUDS Opportunities (for biodiversity)	Landscaping should reinforce trees and hedgerows along Witherick Lane and possible incorporate a small Suds wetland.
Protected Species	Nesting birds and foraging bats likely to utilise boundary hedgerows
BAP Priority Species	Some potential for presence of priority bird species of arable farmland and brown hare.
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Landscaping should reinforce trees and hedgerows to buffer Witherick Lane and possible incorporate a small Suds wetlands. Ecological survey required.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Melmerby**Site: MB7 (Land south and west of Barker Business Park, Melmerby)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of the industrial estate approximately 1.5km south of the village centre. LCA81: Dishforth and surrounding farmland.
Landscape description	Area description: The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmerby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs through the character area. Site description: large scale enclosure arable fields with hedgerow boundaries.
Existing urban edge	Open countryside with industrial estate to north boundary screened by a planting belt.
Trees and hedges	Low hedgerow boundaries. Small group of trees in the middle of the site.
Landscape and Green Belt designations	Open Countryside.
Description of proposal for the site	Employment
Physical Sensitivity	Large scale landscape is susceptible to further detrimental effects as a result of the extension of large scale built form into open countryside
Visual Sensitivity	There are extensive views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Anticipated landscape effects	Development would result in significant extension into open countryside and increase the prominence of the industrial estate.
Potential for mitigation and opportunities for enhancement	Large site with opportunities for large scale tree planting provided sufficient space is allowed from the buildings. Low profile to built form would be needed to minimise visual effects.
Likely level of landscape effects	Medium to large scale adverse effects.
Adjacent sites/cumulative impacts/benefits	Adjacent sites would potentially result in cumulative effects.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The large scale landscape has some capacity to accept further development without significant harm. However this particular site would represent a significant increase in built form and mitigation would be required.
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Settlement: Melmerby**Site: MB7 (Land south and west of Barker Business Park, Melmerby)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Barugh Farm to the south west of the site predates 1890 and is likely to be considered a non-designated heritage asset.
Commentary on heritage assets.	Barugh Farm to the south west of the site predates 1890 and is likely to be considered a non-designated heritage asset.
Topography and views	There are extensive views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Landscape context	The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmerby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs though the character area.
Grain of surrounding development	Site is attached to an industrial estate to the north. Open countryside scattered with individual farmsteads and woodland clumps.
Local building design	Modern large scale business units on the business park of which this site would form part. Vernacular farmsteads.
Features on site, and land use or features off site having immediate impact.	The site is located to the south and west of the Barker Business Park at Melmerby. An existing planting belt encloses the south and west boundary of a triangular parcel of land (site ref: MB3), which is a draft allocation. MB7 would be a further extension of the business park. The eastern boundary of the site is bound by Melmerby Green Lane.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Extension of the industrial estate and an increase in built form in this location will erode the rural character. The extension will bring the industrial estate closer to the Barugh Farm to the detriment of the setting and rural context of this traditional farmstead and legibility of the same. Mitigation in terms of boundary planting, scale and massing of the buildings and palette of materials- recessive colour, non reflective etc.
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Settlement: Melmerby**Site: MB7 (Land south and west of Barker Business Park, Melmerby)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation on large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland
Phase 1 Survey Target Notes	None
Sward	Arable (potential rough corner in SW)
Trees and Hedges	Small copse around pond, young landscape planting along north western boundaries
Presence of Trees that Merit TPO	Planting may merit TPO protection
Water/Wetland	Small pond at Hallikeld Springs; drains falling westwards from southern boundary and near northern boundary; fishing ponds around Barugh Farm small ponds on the industrial estate to the east.
Slope and Aspect	Generally flat, slopes slightly up towards the north
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland <ul style="list-style-type: none"> • "Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape". • "Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure".
Connectivity/Corridors	Halikeld Stell links landscaping of the industrial estate with small woodlands and ponds through the large-scale arable landscape; linking into the River Ure corridor
GI/SUDS Opportunities (for biodiversity)	Landscaping should incorporate native boundary planting of trees and hedgerows and possibly a small Suds wetland
Protected Species	Nesting birds and foraging bats likely to utilise screening planting on an bounding site. GCN could occur in pond on site and surrounding ponds
BAP Priority Species	Some potential for presence of priority bird species of arable farmland and brown hare
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion Landscape planting should incorporate native boundary planting of trees and hedgerows and possibly a small Suds wetland. Some potential for the presence of protected species. Ecological survey required.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Melmerby**Site: MB8 (Land west of Barker Business Park (larger site), Melmerby)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the west side of Barker Industrial estate at Melmerby. LCA81: Dishforth and surrounding landscape.
Landscape description	Area description: The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmerby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs through the character area. Site description: arable land west of the Barker Business Park. The site includes a belt of tree planting adjacent to a water course crossing the site.
Existing urban edge	Adjacent to existing Barker Business park to the east.
Trees and hedges	Tree belt across the site.
Landscape and Green Belt designations	Open Countryside.
Description of proposal for the site	Employment
Physical Sensitivity	Large scale landscape is susceptible to further detrimental effects as a result of the extension of large scale built form into open countryside
Visual Sensitivity	There are extensive views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Anticipated landscape effects	Development would result in extension into open countryside and potentially increase the prominence of the industrial estate.
Potential for mitigation and opportunities for enhancement	Large site with opportunities for large scale tree planting provided sufficient space is allowed from the buildings. Profile of built form to be no greater than existing development at the industrial estate to ensure no significant addition to existing adverse effects.
Likely level of landscape effects	Medium scale effects due to the scale of development added to the already large scale development.
Adjacent sites/cumulative impacts/benefits	Adjacent sites would potentially result in cumulative effects.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	There is medium landscape capacity to accept new development of this type as it is linked to existing similar development and there is the opportunity for mitigation planting and or the retention of existing planting on the site.
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Settlement: Melmerby**Site: MB8 (Land west of Barker Business Park (larger site), Melmerby)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Barugh Farm to the south of the site predates 1890 and is likely to be considered a non-designated heritage asset.
Commentary on heritage assets.	Barugh Farm to the south of the site predates 1890 and is likely to be considered a non-designated heritage asset.
Topography and views	There are extensive views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Landscape context	The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmerby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs though the character area. Witherick Wood to the west.
Grain of surrounding development	Site is attached to an industrial estate to the north. Open countryside scattered with individual farmsteads and woodland clumps.
Local building design	Modern large scale business units on the business park of which this site would form part. Vernacular farmsteads.
Features on site, and land use or features off site having immediate impact.	The site is located to the south and west of the Barker Business Park at Melmerby. An existing planting belt encloses the south and west boundary of a triangular parcel of land (site ref: MB3), which is a draft allocation. MB8 would be a further extension of the business park. The norther boundary of the site is bound by MB2 and the southern boundary of the site is bound by MB7.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Extension of the industrial estate and an increase in built form in this location will erode the rural character. The extension will bring the industrial estate closer to the Barugh Farm to the detriment of the setting and rural context of this traditional farmstead and legibility of the same. Mitigation in terms of boundary planting, scale and massing of the buildings and palette of materials- recessive colour, non reflective etc.
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Settlement: Melmerby**Site: MB8 (Land west of Barker Business Park (larger site), Melmerby)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, possibly some elements of 'open mosaic habitats on previously developed land'
Phase 1 Survey Target Notes	None
Sward	Arable 1992; may be some brownfield interest on margins
Trees and Hedges	Young landscape planting along drain running SW-NE through north of centre of site; hedgerow along NE boundary
Presence of Trees that Merit TPO	Tree belt along ditch may merit TPO protection
Water/Wetland	Drain which feeds Hallikeld Stoll runs through north of centre of site. Two small ponds on the industrial estate to the east
Slope and Aspect	Generally flat, slopes slightly up towards the north
Buildings and Structures	A small number of small, red brick, single storey sheds
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland <ul style="list-style-type: none"> • "Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape". • "Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure".
Connectivity/Corridors	Halikeld Stoll links landscaping of the industrial estate with small woodlands and ponds through the large-scale arable landscape; linking into the River Ure corridor
GI/SUDS Opportunities (for biodiversity)	Landscaping should incorporate Suds and possibly elements of brown field vegetation.
Protected Species	Nesting birds and foraging bats likely to utilise screen planting and boundary hedgerows and buildings on site
BAP Priority Species	Some potential for presence of flora, invertebrates, common species of reptiles and amphibians of brownfield land.
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Retain or compensate for existing screen planting and hedgerows; buffer the drain and incorporate suds and any potential brown field interest to site margins as part of landscaping. Ecological survey required.

Settlement: Melmerby**Site: MB8 (Land west of Barker Business Park (larger site), Melmerby)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Pannal

Site Code	Site Name	Site Area		Page
PN17	Land adjoining Spring Lane Farm, Pannal	3.2309	Draft Allocation - housing	281
PN18	Employment site south of Almsford Bridge, Pannal	18.3838	Draft Allocation - employment	286
PN19	Land to the west of Leeds Road, Pannal	17.2816	Draft Allocation - housing	292

Table 4.27 Pannal sites

Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site adjoining the northern side of Spring Lane to the east of Burn Bridge Road Pannal. LCA 60: Upper Crimple Valley
Landscape description	Area description: Small scale pastoral valley landform separates the northern edge of Burn Bridge with the southern urban edge of Harrogate. Clark Beck runs north-west to south-east through this area within a treed corridor. Managed hedgerows define fields with occasional hedgerow trees. Views within the area are generally limited by mid-distance horizons and intervening tree cover. Site Description: The site consists of a rectangular strip of pastoral land about 100m in width from Spring lane Farm to Clark Beck. The site is sub-divided into two fields bounded by hedgerows and occasional hedgerow trees.
Existing urban edge	Spring Lane forms the northern boundary of residential development at Burn Bridge.
Trees and hedges	Hedgerows with occasional hedgerow trees are situated along the field boundaries. The hedgerow along Clark Beck having a greater proportion of trees along its banks.
Landscape and Green Belt designations	Open countryside Special Landscape Area (SLA)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	This site contributes to the pastoral landscape character of the SLA which narrows across the valley at this point. Field pattern is typical of the characteristics found in the SLA
Visual Sensitivity	Highly prominent site with any built form likely to interrupt views across the valley landscape
Anticipated landscape effects	Loss pasture extending new built form out from the edge of settlement into the valley landscape
Potential for mitigation and opportunities for enhancement	Tree planting enhancement along Spring Lane would be essential if any development were to occur but would ultimately have a further negative effect by reducing openness of the valley corridor
Likely level of landscape effects	Large scale adverse effects to landscape quality and harm to the setting of the settlement
Adjacent sites/cumulative impacts/benefits	Further adverse impacts should PN1 also be developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape has very limited capacity to accept development with any planting mitigation having further adverse impacts by filtering views.
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Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Pannal Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Spring Lane Farm. Pannal Methodist Chapel (former). Woodcock Farm.
Commentary on heritage assets.	The site is located in the setting of the conservation area (its landscape setting). The two non-designated heritage assets are located in much closer proximity to the site and therefore there will be a direct impact on their setting. Spring Lane Farm is a traditional stone farm house with attached barn. The former chapel is a brick building with steeply pitched roof and rich architectural detailing (e.g. decorative bargeboards, stone dressings). The site is located within Woodcock Farm's wider landscape setting (an historic farmstead).
Topography and views	Numerous views are available looking into and over the site from Spring Lane (with the various heritage assets in context), except where trees in leaf limit some view, also giving rise to views of the wider countryside (which rises up to the area of Rosset Green Lane to the north). Views also possible looking from the land to the south of Rosset Green Lane (where footpath present).
Landscape context	A pastoral landscape that separates the northern edge of Burn Bridge and Pannal with the southern urban edge of Harrogate.
Grain of surrounding development	Varied – the historic grain of Pannal village (broadly linear about its main street), together with the 20th century housing of Burn Bridge and additional housing of Pannal. Also, in relation to the rural context – dispersed settlements of farms / cottages within the surrounding farmland.
Local building design	Stone predominates as the traditional material of the area. Varied materials seen in 20th century housing, including rendered / mock timbered dwellings to the south of the site.
Features on site, and land use or features off site having immediate impact.	The site comprises two fields located on the northern edge of Burn Bridge – Spring Lane gives a distinct boundary between the countryside to the north and the housing developments to the south of the lane. A hedge forms the boundary to the lane on the site's southern edge. Hedgerows elsewhere to field boundaries (some mature trees on boundary lines). Small tree belt present on the eastern edge of the site where it adjoins site PN1. The chapel and Spring Lane Farm are located adjacent to the site (the site extending to meet the lane between the two properties) on its western edge.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

The site is located within the rural surroundings of Burn Bridge / Pannal – this land presents a strong contrast with the residential development to the south of Spring Lane. Although there are some buildings in the valley, they are very limited in number and density and are, for the most part, historic and therefore are an established part of the character of the area. Development to standard density / form on the site would therefore represent a break from the established pattern of development and this would be harmful to the local character of the area and the setting of the heritage assets. Also to be considered is the risk of setting a precedent for further development which could then lead to coalescence of Pannal and Harrogate in the future. Harm to the setting of the non-designated heritage assets could be reduced by giving space to the buildings (particularly the farm) and providing only very low density, appropriately landscaped development in their vicinity; however, it is not considered that would be sufficient to mitigate the overall harm to the historic environment.

Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Potential recreational impact on Sandy Bank Wood SINC 300m to NW
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS)
Trees and Hedges	Good low hedges, all except roadside hedges with some mature trees. Possibly elements of riparian woodland along the treed corridor of Clark Beck
Presence of Trees that Merit TPO	Mature field boundary trees those along Clark Beck likely to merit TPO protection
Water/Wetland	Clark beck runs from NE corner and forms eastern boundary of site
Slope and Aspect	Land falls gradually to the south east
Buildings and Structures	Agricultural shed included adjacent to Springlane Farm
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • “To promote the retention, regeneration and management of hedgerows to maintain field boundaries.” • “Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor”. • “Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan”.
Connectivity/Corridors	Clarke Beck links countryside between Pannal and SW Harrogate into the Crimple Valley
GI/SUDS Opportunities (for biodiversity)	The floodzone of Clark Beck site should be developed as a corridor of semi-natural habitat potentially in conjunction with site PN1 to the east.
Protected Species	Bats and nesting birds may utilise boundary trees and hedges. Riparian species may utilise the Clarke Beck
BAP Priority Species	Not known
Invasive Species	Not known
Notes	adjacent to PN1

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Boundary trees and hedges and green infrastructure corridor of Clarke Beck should be protected and enhanced through generous green infrastructure provision, in association with any proposed development, required to offset potential increased recreational pressure on Sandy Bank Wood SINC. Potential to masterplan GI in conjunction with development site to the east, especially as floodzone of Clark Beck is likely to be a development constraint.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, the eastern boundary adjacent to Crimple Beck is located in Flood Zone 2/3. No development should take place in areas of the site that may be susceptible to surface water nuisance.

We are, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located north of Pannal on the east side of the A61 and north of the railway line. LCA58:Middle Crimble Valley
Landscape description	Area description: Gently undulating valley sides comprise rectilinear fields of improved grassland typical of parliamentary enclosures bound by an eclectic mix of hedges, walls and fences with individual trees. Although the area is influenced by the urban edge of Harrogate and Pannal there is little built form in the Character Area itself except for several scattered farmsteads. Crimble valley is important to the setting of Harrogate and provides an essential green 'rural corridor' separating Harrogate from the village of Pannal and others. Site description: The site comprises arable fields with hedgerow boundaries that are fragmented in places. To the south east boundary is the Harrogate Leeds railway line.
Existing urban edge	The site comprises of three parcels of land situated between the southwest edge of harrogate and the northeast edge of Pannal. The Crimble Hall garden centre lies within the site and Mercedes garage adjoins the site's southern edge. The site is detached from the urban edge.
Trees and hedges	Hedgerow boundaries to the fields.
Landscape and Green Belt designations	Open Countryside Special Landscape Area Public Right of Way
Description of proposal for the site	Employment
Physical Sensitivity	Open valley form would be interrupted by built development with loss of pastoral and arable landscape. Should built development take place there would be loss of separation distance and built form coalescence between Harrogate and Pannal
Visual Sensitivity	The site is highly visible from the surrounding road network and inter-connected PRoWs.
Anticipated landscape effects	Large scale adverse affects due to the loss of open countryside between Harrogate and Pannal and the impact on the special qualities of the SLA.
Potential for mitigation and opportunities for enhancement	Large site offers some opportunities for woodland planting but this would not successfully mitigate the loss of an open area that contributes to the setting of Harrogate and the high quality landscape of the Crimble Valley.
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	This is a large site that encroached significantly into the valued landscape of the Crimble Valley. Part of site PN14 take up the southern part of this site. The development of this area would be a better option in landscape terms allowing for the maintenance of a significant part of the SLA.
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Settlement: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Special Landscape Area. Setting of Crimple Valley Viaduct (grade II* listed)- development on this site may potentially intrude on views to and from the heritage asset.
Known non-designated heritage assets potentially affected by development of the site.	Setting of Fulwith Grange (circa 1850) and Fulwith Mill Farm (pre-1850 in part) (also Almsford Bridge). Old mill race associated with Fulwith Mill, runs through site (archaeological interest).
Commentary on heritage assets.	Rural landscape setting of Crimple Valley Viaduct (GIILB*)
Topography and views	The site is very visible from the surrounding roads and the railway line. Good views along Crimple valley to the east. Tree lined banks of Crimple provide a screen between the east and west. Views across the site to Crimple Viaduct (II*) to the east. The site falls away from the railway line before rising steeply towards the edge of Harrogate to large detached houses in Fulwith Grove/Fulwith Road.
Landscape context	Rural 'edge-of town' landscape south of Harrogate. Pasture, but very well used for walking / amenity by locals. Edge of Harrogate fringed by dense belts of trees. Significant area of woodland to the west at former quarry site. Openness of valley floor limited due to wooded banks of Crimple, and embankments of A61. Farmland. Fields.
Grain of surrounding development	The Crimple Hall garden centre is to the west of the site and Mercedes garage adjoins the site's southern edge. The site is detached from the urban edge. In the village: Pannal Green – short terraces arranged around small grassed communal 'greens'. Cul de sac layout with roads serving rear elevations of houses. Gardens of varying sizes, not well enclosed. Clark Beck Close – tightly packed terraces, flats and semi detached houses. Cul de sac layout with houses facing road and lining it closely, giving hard street spaces. Small gardens. Trees limited to banks of becks. Hillside Road and Milton Road – well spaced semi-detached houses. Large gardens relative to sizes of houses. Houses face road behind shallow front gardens. Some trees and high hedges between buildings. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Local building design	Modern sheeted commercial sheds for the car garage show room and petrol station. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge. In the village: St Roberts Church – C14th-C19th stone church in Gothic and Gothic Revival style. Locally distinctive landmark building. Pannal Green – brown brick and panel two storey terraced houses, mid-C20th. Shallow gabled forms with artificial tile roofs. Not locally distinctive. Clark Beck Close – C21st two and three storey pseudo vernacular houses and flats. Stone with slate roofs. Mix of moderate and shallow gabled forms. Attempts to pay concession to area, but not locally distinctive. Hillside Road & Milton Road – brick, render and brick and render two storey interwar semi detached houses. Hipped red tile roofs. Bay windows. Not locally distinctive.

Features on site, and land use or features off site having immediate impact.

The nursery site is adjacent to and on the west side of Leeds Road: two storey 'chalet style' shop / cafe / office and large greenhouses. To the west is Crimple Beck – its banks are at different levels and both have significant self sown tree cover. Mature trees along the edge of Harrogate plus other mature trees dotted along field boundaries. Mixed species treeline along Leeds Road and railway. Ringway Footpath to the west with other less formal footpaths branching off to the beck and to the woodland to the north of the site. Fences to railway and Leeds Road. Vehicle access to nursery, footpath access elsewhere off Leeds Road. The site is flanked by Leeds Road forming the western boundary and the railway line forming the south eastern boundary. The northern boundary crosses a larger field. Crimple Beck is further north. Follifoot Road to the south. Pannal Golf Course practice ground to the south. An area of woodland known as Spacey Houses Whin to the east side. Mature trees and hedgerow line Follifoot Road. A footpath to the east of the site linking Follifoot Road with Almsford Bridge to the north. Views across the site to Crimple Viaduct (II*) to the east. Mercedes-Benz car showroom, ATS tyres and BP garage adjacent to the southern edge of the site where The Carr (Leeds Road) crosses the railway line.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Site boundary unacceptable as proposed, a smaller site could accommodate some development without harmful impacts. Setting of listed Crimple Valley Viaduct would potentially be compromised by development on the site. Vista into and out of the settlement would potentially be compromised. In the same vein, the character of this important and well-used stretch of the Ringway footpath would be significantly altered. Open land that contributes to the setting of Harrogate and the high quality landscape of the Crimple Valley.

Very minor development of the area where existing buildings are located may be possible (subject to design, scale, layout, massing etc.) at the southern end of the site, adjacent to road and to the Mercedes-Benz car showroom, ATS tyres and BP garage.

Harmful impact on the setting of designated and non-designated heritage assets, particularly the landscape setting of the grade II* listed Crimple Valley Viaduct. Harm caused by the introduction of development into this attractive rural edge to Harrogate and important landscape area. Harm caused by the proposed scale of development on this edge of settlement site.

Settlement: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	No requirement to consult NE over development in relation to SSSIs unless there is a discharge of water or liquid waste that is more than 20m ³ /day. (excluding discharge to a mains sewer)
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Arable Farmland
Trees and Hedges	There are hedges forming field boundaries and along the A61 including a number of mature trees.
Presence of Trees that Merit TPO	Mature trees on site are likely to benefit from TPO protection
Water/Wetland	There is a small pond on the NW site boundary and the River Crimple flows just to the north of the site,
Slope and Aspect	Generally flat
Buildings and Structures	None on site. Almsford bridge to NW of site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley
Connectivity/Corridors	The River Crimple has been recognised by Natural England as a Strategic Green Corridor of District Importance which is relatively well wooded through Pannal and to the NE through the fringes of Harrogate. The railway and the A61 also form narrow long-distance tree-lined corridors. The site as a whole, with its fields and hedgerows, forms part of the green wedge that separates Harrogate from Burn Bridge, Pannal and Spacey Houses.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to create a SUDS wetland associated with the floodplain of the Crimple to the north of the site and to reinforce the wet woodland of the floodplain corridor. OS Epoch 1 maps show the site to be better treed in the late C19th than it is now so there may be an opportunity for planting of further hedgerow and field trees. The bordered by the Ringway Footpath and there may be the opportunity for more planting along its route.
Protected Species	Nesting birds are likely to be associated with the hedgerows and trees. Bats may roost in the mature trees and potentially at Almsford Bridge. Great Crested Newts could occur in the pond and riparian species may be associated with the crimple to the north
BAP Priority Species	Priority bird species of arable farmland and brown hare likely to occur
Invasive Species	Himalayan balsam likely along the water courses
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	The majority of the site is arable farmland of relatively low biodiversity value but the site is in close proximity to the corridor of the River Crimple. There may be the opportunity to create a SUDS wetland associated with the floodplain of the Crimple to the north of the site and to reinforce the wet woodland of the floodplain corridor. Existing trees and hedgerows should be retained and enhanced with new native planting

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of significant flooding incidents in the general area due to capacity issues in local sewers and watercourses including Clarke Beck & the River Crimple. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses and general run-off from adjacent land. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located north of Pannal west of the A61. LCA58: Middle Crimple Beck Valley. LCA60: Upper Crimple Beck Valley.
Landscape description	Area description: Gently undulating valley sides comprise rectilinear fields of improved grassland typical of parliamentary enclosures bound by an eclectic mix of hedges, walls and fences with individual trees. Although the area is influenced by the urban edge of Harrogate and Pannal there is little built form in the Character Area itself except for several scattered farmsteads. Crimple valley is important to the setting of Harrogate and provides an essential green'rural corridor' separating Harrogate from the village of Pannal and others. Site description: site comprises grass fields adjacent to Crimple Beck. The beck corridor is well wooded and includes an area that is TPO'd.
Existing urban edge	To the south the site adjoins the edge of Pannal which appears well integrated due to built for density and existing mature vegetation.
Trees and hedges	Hedgerow field boundaries and trees along corridor of Crimple Beck are all important to integration of urban edge.
Landscape and Green Belt designations	TPO along Crimple beck. Special landscape Area Open Countryside Public Rights of Way (Harrogate Ringway)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open valley form would be interrupted by built development with loss of pastoral landscape. Should built development take place there would be some loss of separation distance and built form coalescence between Harrogate and Pannal. The Crimple beck corridor would be affected due to the proximity of built form extending over a long stretch of the beck. Highly values landscape susceptible to change as a result of loss of countryside and introduction on uncharacteristic built form.
Visual Sensitivity	The site is highly visible from the surrounding road network and inter-connected PRowWs including Harrogate Ringway which crosses the site.
Anticipated landscape effects	Large scale adverse effects on the Special Landscape area interrupting the openness of the valley form with some loss of built form separation distance between Harrogate and Pannal.
Potential for mitigation and opportunities for enhancement	Any development to the west of Leeds Road should be set-back from the highway and also set-back from Crimple Beck and Harrogate Ringway PRowW with substantial woodland screen planting incorporated into any layout.
Likely level of landscape effects	Large scale adverse
Adjacent sites/cumulative impacts/benefits	PN18 on the opposite side of the A61 if developed in conjunction will significantly increase the adverse effects impacting upon important green infrastructure between Harrogate and Pannal.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red
Summary conclusion	The extent of the proposed site would have a significant impact on landscape character and the special qualities of the SLA which is a highly valued landscape. The southern part of the site is in PN14 and the development of this area while detrimental to landscape character offers greater opportunities for mitigation and would maintain a significant proportion of the green infrastructure of the Crimple Beck corridor.

Settlement: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Special Landscape Area. Site adjoins Pannal Conservation Area on southern edge. Site within setting of Grade II Listed St Robert's Church.
Known non-designated heritage assets potentially affected by development of the site.	Pannal Conservation Area is characterised by surviving older eighteenth and nineteenth century buildings scattered between more recent development- post-war demolition made way for new housing developments that have engulfed Pannal in recent years. There are distinct clusters of older buildings surviving at Woodcock Hill. .
Commentary on heritage assets.	Surviving older eighteenth and nineteenth century buildings scattered between more recent development in Pannal.
Topography and views	Site occupies the valley floor, with Crimple Beck running along the eastern boundary of the site, incised into the valley floor. West of the Beck there is a gentle fall from west to east, with more steeply rising land further west. Flat land to the south, north and east, but the eastern bank of the Beck is higher than the western bank. Good views from within site up valley sides to fringes of Harrogate- houses in Stone Rings Close visible- and Pannal. Good views along Crimple valley to the east. Good views into the site from Crimple Meadows / Main Street by the Church. Good views from the site of the Church and churchyard. Tree lined banks of Crimple screen views between the east and the west.
Landscape context	Rural 'edge-of town' landscape south of Harrogate. Pasture, but very well used for walking / amenity by locals. Open edge to the south, edge of Harrogate fringed by dense belts of trees. Significant area of woodland to the west at former quarry site. Openness of valley floor limited due to wooded banks of Crimple, and embankments of A61. Farmland. Fields.
Grain of surrounding development	Pannal Green – short terraces arranged around small grassed communal 'greens'. Cul de sac layout with roads serving rear elevations of houses. Gardens of varying sizes, not well enclosed. Clark Beck Close – tightly packed terraces, flats and semi detached houses. Cul de sac layout with houses facing road and lining it closely, giving hard street spaces. Small gardens. Trees limited to banks of becks. Hillside Road and Milton Road – well spaced semi-detached houses. Large gardens relative to sizes of houses. Houses face road behind shallow front gardens. Some trees and high hedges between buildings. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Local building design	St Roberts Church – C14th-C19th stone church in Gothic and Gothic Revival style. Locally distinctive landmark building. Pannal Green – brown brick and panel two storey terraced houses, mid-C20th. Shallow gabled forms with artificial tile roofs. Not locally distinctive. Clark Beck Close – C21st two and three storey pseudo vernacular houses and flats. Stone with slate roofs. Mix of moderate and shallow gabled forms. Attempts to pay concession to area, but not locally distinctive. Hillside Road & Milton Road – brick, render and brick and render two storey interwar semi detached houses. Hipped red tile roofs. Bay windows. Not locally distinctive. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Features on site, and land use or features off site having immediate impact.	The nursery site is adjacent to and on the west side of Leeds Road: two storey 'chalet style' shop / cafe / office and large greenhouses. Crimple Beck – its banks are at different levels and both have significant self sown tree cover. Mature trees dotted along field boundaries within the site. Two freestanding mature trees by Ringway Footpath. Mixed species treeline along Leeds Road and railway. Ringway Footpath with other less formal footpaths branching off to the beck and to the woodland to the north of the site. Mixture of boundary features: low hedges (some patchy) predominantly, timber fences to Pannal Green. Fences to railway and Leeds Road. Vehicle access to nursery, footpath access elsewhere.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts. Setting of Listed Church (GILLB) and Pannal conservation area would be significantly compromised by development on the site. Vista into and out of the settlement would be lost or severely compromised. In the same vain, the character of this important and well-used stretch of the Ringway footpath would be significantly altered.

Very difficult to get a road access into the northern half of the site without significant tree felling / engineering over beck or demolition of buildings. A principal road access by the Church would significantly harm its setting and the character and appearance of the conservation area. Trees on site could be fairly easily retained. Ringway footpath would need to be retained / realigned / space left to maintain its character and views. The site could be integrated with the village by footbridges providing access to the village via Ringway. If an access is to be provided to the north side of the nursery, the land must be kept tight up to the northern boundary of the nursery rather than extending further northwards as the land rises towards Almsford Bridge. It may be preferable to contain the access to the south side of the nursery site.

Land rear of Pannal Primary School and to the north of Pannal Green extending to the northern boundary of the site, before the land rises up the valley side towards All Saints Court and the footpath, could potentially be developed- this land is comparatively low lying, it is well screened when viewed from the west by woodland on the site of the former quarry to the west. The developable area should not extend too far south, rather it could follow the existing field boundary, thereby being set back from the Ringway footpath in order to maintain its character and in order to main the setting of, the vista from, and the line of sight to the the listed Church. Harmful impact on the setting of designated and non-designated heritage assets, particularly the setting of St Robert's Church (LBII) . Harm caused by the introduction of development into this attractive rural edge to Harrogate and important landscape area. Harm caused by the proposed scale of development on this edge of settlement site.

Settlement: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	No requirement to consult NE over residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Adjacent to Sandy Bank Wood SINC (disused Quarry to SW)
BAP Priority Habitats	Woodland, Hedgerows, Rivers (Flowing Water) Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Improved pasture with a large arable field in the east
Trees and Hedges	Woodland at Sandy Bank Wood and Almsford bank, Corridor of riparian woodland along the banks of the river Crimple Beck. There are several mature field trees west of the river. There are hedges forming field boundaries to most of the site including a number of mature trees. Other mature trees line the Leeds Road.
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPO protection
Water/Wetland	River Crimple cuts through the eastern part of the site, Stone Rings Beck cuts through the north east by Almsford Bank Ditches feed into the Crimple from the east.
Slope and Aspect	The site slopes steeply down from Almsford bank towards the Crimple and moderately east to west towards the river on the western side. Relatively flat on the valley floor
Buildings and Structures	None onsite
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley
Connectivity/Corridors	The River Crimple has been recognised by Natural England as a Strategic Green Corridor of District Importance which is well wooded to the SW through Pannal and to the NE through the fringes of Harrogate. The railway and the A61 also form narrow long-distance tree-lined corridors. The site as a whole, with its fields and hedgerows, forms part of the green wedge that separates Harrogate from Burn Bridge, Pannal and Spacey Houses.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to buffer the River Crimple create a SUDS wetland associated with the floodplain of the Crimple and to reinforce the wet woodland of the floodplain corridor. The site is bisected by the Ringway Footpath and there may be the opportunity for more planting along its route OS Epoch 1 maps show the site to be better treed in the late C19th than it is now so there may be an opportunity for planting of further hedgerow and field trees. The site is bisected by the Ringway Footpath and there may be the opportunity for more planting along its route.
Protected Species	Nesting birds are likely to be associated with the hedgerows and trees. Bats may roost in the mature trees and potentially Almsford Bridge. Nesting birds may also utilise some of the nursery buildings. Riparian birds may include kingfisher. There are old records of Water Vole in the area. Otter may occur along the River Crimple. Great Crested Newts were introduced to a small pond at Sandy Bank SINC quarry in the 1990s and may still be in the vicinity.

BAP Priority Species	Not known	
Invasive Species	Himalayan balsam likely along the water courses	
Notes		
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	This diverse landscape centred on the River Crimple contains a range of habitats; woodland, scrub and arable farmland and pasture. It forms a valuable corridor along the river between the upper Crimple Valley to the west and Hookstone Wood and Rudding Park and the countryside to the SE of Harrogate. Large scale development would have an adverse impact on the landscape ecology to the south of Harrogate which would be intensified by the requirement to bridge the river. If the site is developed, high quality landscaping and buffering of the River Crimple through green infrastructure provision would be required to offset harm.	

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, Crimple Beck flows through the site that is known to have significant capacity issues both upstream & downstream. In my view, development adjacent to Crimple Beck should be avoided. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding in this area from sewers, watercourses & overland flows. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses etc. it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Crimple Beck is classified Main River, as such, the Environment Agency who is a consultee with regards to matters attaining to Main River and development within the flood zones, should be consulted regarding development of this land.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Rating

Orange

4 Site Assessments

Rainton

Site Code	Site Name	Site Area	Page
RN5	Land adjacent to Church Lane, Rainton	0.3338	301
RN6	Land adjacent to The Old Piggery, Rainton	0.2832	309

Table 4.28 Rainton sites

Settlement: Rainton**Site: RN5 (Land adjacent to Church Lane, Rainton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north side of the village and surrounds a small new development. LCA81: Dishforth and Surrounding Farmland
Landscape description	Area description:the large scale arable landscape includes scattered diverse development that punctuates the agricultural landscape. Site description: the small site surrounds a small new development and is the remainder of a small field on the edge of settlement.
Existing urban edge	Site surrounds existing new development on the north side of Rainton To the south is single story development on the edge of the village.
Trees and hedges	Hedgerow boundary to north and east .
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+dph)
Physical Sensitivity	Continued loss of small scale fields around settlement is changing the character of villages and their setting.
Visual Sensitivity	Views of village edge from the north east
Anticipated landscape effects	Small scale development linked to existing development and enclosed by hedgerows.
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerow and sufficient space between buildings and the hedgerow.
Likely level of landscape effects	Medium scale due to higher density built for on the village edge.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion

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Settlement: Rainton**Site: RN5 (Land adjacent to Church Lane, Rainton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Church Lane Farm (IILB). Dovecote Barn (IILB).
Known non-designated heritage assets potentially affected by development of the site.	Vernacular farm buildings constructed of stone and cobble interlaced with brick arches.
Commentary on heritage assets.	Within the setting of the mid 18th century Church Lane Farmhouse (GIILB), which is constructed of squared rubble with pantile roof. Within the setting of the circa 17th century Dovecote and adjoining barn (GIILB), now domestic accommodation- converted in 1980- constructed of squared rubble and cobbles. Vernacular farm buildings constructed of stone and cobble interlaced with brick.
Topography and views	Views of village edge from the north east. Open fields to the north.
Landscape context	Rural agricultural settlement. Predominantly linear village. Edge of settlement site. Gently undulating arable landscape.
Grain of surrounding development	Properties tend to front the roads through the village with later backland development behind. Properties are set back from the road by small front gardens. Development has occurred in an ad-hoc and unplanned manner over time.
Local building design	Recently constructed short terrace of modest two storey dwellings, with parking to the rear. Vernacular farm buildings constructed of stone and cobble interlaced with brick arches. Stone slate roof and asbestos sheeting. Blockwork and sheeted modern agricultural buildings within site and on the west side of Back Lane. 20th C bungalows border the eastern side of Back Lane to the south of the site. Modern stone and pantile house to the north on the eastern side of Back Lane- steep roof pitch.
Features on site, and land use or features off site having immediate impact.	The site surrounds a recent development of a short terrace of houses known as Stephenson View on three sides and is the remainder of a small field. Edge of settlement site. Hedgerow boundary to the north and east. Stone walling for boundary treatments within the built form of the village. Street trees and those in gardens give the village a rural character. The area has a rural character.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Mitigation in securing high quality, locally distinctive design, appropriate palette of materials. Development should seek to address the transition from built form of settlement edge to open countryside. Appropriate landscaping.
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Settlement: Rainton**Site: RN5 (Land adjacent to Church Lane, Rainton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	hardstanding associated with recent build with rough grassland margins
Trees and Hedges	Rather scrappy somewhat overgrown hedges surround the site
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	Hardstanding and tracks but no buildings on site
Natural Area	NCA 24 Vale of Mowbray
Environmental Opportunity	SE01 Conserving, extending and re-linking areas of semi-natural habitat (riparian meadows, unimproved wet grasslands, and semi-improved meadows and pastures) and other grasslands into a coherent habitat network, to enhance biodiversity
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland <ul style="list-style-type: none"> • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Village hedgerows and paddocks important in the context of poor landscape permeability through the surrounding large-scale field system
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows. Opportunity to incorporate bat/swift bricks into any development
Protected Species	Potential for nesting birds and possibly foraging bats to utilise the hedgerow
BAP Priority Species	Potential presence of priority bird species such as house sparrow, dunnock
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Limited opportunities for biodiversity on site- can be enhanced through enhancement of the hedgerow and incorporation of swift and bat bricks into development.
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Settlement: Rainton**Site: RN5 (Land adjacent to Church Lane, Rainton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will potentially affect the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop this site

According to the Environment Agency flood maps, the majority of the site is located within flood zone 2. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

Sleight Drain discharges through the middle of the site and is also known to suffer from capacity issues.

we are aware of substantial flooding incidents in the surrounding area due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.	Red

Settlement: Rainton**Site: RN6 (Land adjacent to The Old Piggery, Rainton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located at the east end of the village opposite Brakehill Farm. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape is large-scale with arable fields. There is scattered diverse development and tree cover, hedgerows are intermittent affording long distance views to the North York Moors National Park. Site description: small grass field near the edge of settlement breaking up built form on the approach. Stonewall boundary to the field.
Existing urban edge	The site is bounded by large gardens and low density residential development and contributes to the integration of the village with the landscape.
Trees and hedges	No significant trees. Several overgrown bushes to the west boundary.
Landscape and Green Belt designations	Open Countryside
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Loss of open area within the village will affect character of the village.
Visual Sensitivity	Views are restricted to close proximity.
Anticipated landscape effects	Loss of open space between buildings
Potential for mitigation and opportunities for enhancement	Low density built form would be required to mitigate adverse effects. Building heights also require consideration.
Likely level of landscape effects	Medium to large scale affect on the characteristics of the village and its contribution to the wider landscape.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Loss of the field would impact upon the character of the village and design at appropriate density and layout will be important to mitigate adverse effects.
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Settlement: Rainton**Site: RN6 (Land adjacent to The Old Piggery, Rainton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Brakehill Farmhouse on the opposite side of the village street.
Commentary on heritage assets.	Brakehill farmhouse is a double fronted stone built property with two 2 storey canted bays flanking the principal entrance on the facade. To the rear of the farmhouse is a group of predominantly traditional farm buildings constructed of stone and cobble interlacing with pantile roofs.
Topography and views	Open countryside and distant hedgerows and trees beyond the west. Views from Main street looking east. Site visible on leaving the village from the east. Land falls slightly to the east and south.
Landscape context	Gently undulating arable landscape. Stone walling for boundary treatments within the built form of the village. Street trees and those in gardens give the village a rural character. The site is set back off Sleights Lane by a wide verge. The area has a rural character.
Grain of surrounding development	Properties tend to front the roads through the village with later backland development behind. Properties are set back from the road by small front gardens. Development has occurred in an ad-hoc and unplanned manner over time.
Local building design	Residential development to the west. Residential development and a public house on the north side of Sleights Lane.
Features on site, and land use or features off site having immediate impact.	Site of Brakehill Farm located on the south side of Sleights Lane adjacent to and on the north east side of Brakehill Farmhouse. The farmhouse is a double fronted stone built property with two 2 storey canted bays flanking the principal entrance on the facade. To the rear of the farmhouse is a group of single storey, elongated traditional, farm buildings constructed of stone and cobble interlacing with pantile roofs. There is also a two storey barn of the same construction and an asymmetrical block work and sheeted building. To the east of the site, fronting the road is a two storey, stone built converted barn, to the rear of this barn is a brick built bungalow the gable end of which faces the site. On the north side of Sleight's Lane there are traditional stone built detached cottages with pantile and slate roofs. Walled paddock, which is important open space, to the west. Open countryside to the south and east- field boundaries denoted by hedges and hedgerow trees. Sewage works across fields to the south.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development should respect the established character and form of the village in terms of its layout and design. Density of development should be reduced towards the village edges to aid transition from built settlement into open countryside.

Settlement: Rainton

Site: RN6 (Land adjacent to The Old Piggery, Rainton)

Natural and Built Heritage Assessments **Type: Ecology**

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Hedge to north western boundary
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	Flat
Buildings and Structures	3 low sheet roofed agricultural sheds; stone wall boundaries to the east;
Natural Area	NCA 24 Vale of Mowbray
Environmental Opportunity	SE01 Conserving, extending and re-linking areas of semi-natural habitat (riparian meadows, unimproved wet grasslands, and semi-improved meadows and pastures) and other grasslands into a coherent habitat network, to enhance biodiversity
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland: <ul style="list-style-type: none"> • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Village paddock pasture and hedgerows valuable in context of poor landscape permeability through the surrounding large-scale field system hedgerows network.
GI/SUDS Opportunities (for biodiversity)	Potential for new native hedgerow planting.
Protected Species	None known
BAP Priority Species	None known
Invasive Species	
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Loss of small area of improved pasture should be compensated for by provision of new native hedgerow planting
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Settlement: Rainton**Site: RN6 (Land adjacent to The Old Piggery, Rainton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, the majority of the area surrounding Rainton (including the local watercourses) is controlled by the board. Consequently, the drainage board must be consulted regarding any proposals to develop this land.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Roecliffe

Site Code	Site Name	Site Area	Page
RO1	Land to the west of Roecliffe Park	1.7824	315

Table 4.29 Roecliffe sites

Settlement: Roecliffe**Site: RO1 (Land to the west of Roecliffe Park)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located on the west side of Roecliffe between the village and LCA70: River Tutt Arable Farmland adjacent to LCa73: River Ure Corridor to the north.
Landscape description	Area description: The wider landscape is moderate to large scale, generally flat with sparse tree cover. Large warehouses dominate the northern part of the character area east of Roecliffe. Site description: The site currently comprises a caravan park at the eastern side of the site and a small grass field surrounded by hedgerows and located between the caravan park to the east and Roecliffe nurseries to the west.
Existing urban edge	Low density traditional brick houses with large gardens
Trees and hedges	Overgrown hedgerows to the boundary of the small field at the west end of the site. Small area of woodland on the south side of the site outside the site boundary includes a small wetland.
Landscape and Green Belt designations	Conservation Area Open countryside
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	The built up area of the village is largely within the Roecliffe conservation area and is characterised by low density built form with houses set in large garden that help to integrate the development with the surrounding countryside.
Visual Sensitivity	The site is reasonably well enclosed.
Anticipated landscape effects	Development at 30 dph would significantly affect the character of the village and its contribution to the landscape.
Potential for mitigation and opportunities for enhancement	Maintain the substantial hedgerow boundaries and protect trees close to the boundaries. Built form density should reflect the characteristic built form of the village and its conservation area.
Likely level of landscape effects	Medium to large scale adverse effects due to loss of field and extension of built form.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion

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Settlement: Roecliffe**Site: RO1 (Land to the west of Roecliffe Park)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	The site is partially within the Roecliffe Conservation Area and the remainder of the site is adjacent to the western boundary of the conservation area and within its setting. Setting of Manor House Farm (GIILB) to the south east corner of the site.
Known non-designated heritage assets potentially affected by development of the site.	Most of the properties in the village predate 1890. Historic landscape pattern.
Commentary on heritage assets.	Roecliffe is a historic settlement. The history of enclosure is evident in some distinctive patterns of field boundaries at the fringes of the Roecliffe Conservation Area. Manor House Farm (GIILB) is one of only a few listed buildings in the village. Prominently located at the south west end of the village, it dates from the eighteenth century and is constructed of randomly bonded brick with ashlar quoins and a pantile roof. A small number of farms or former farms survive in the village. The larger barns at Manor House Farm have hipped roofs and occupy a key roadside location at the west end of the village and help to define the entrance to Roecliffe.
Topography and views	Generally flat land surrounding the village, with a slight fall to the north towards the River Ure. Views of the village can be obtained from the footpath to the north west across fields.
Landscape context	The history of enclosure is evident in some distinctive patterns of field boundaries at the fringes of the Roecliffe Conservation Area. Though many of the small, narrow hedged fields have since been amalgamated into larger open arable fields, creating an open, featureless landscape.
Grain of surrounding development	Long established pattern of isolated houses and cottages scattered around the Green. Backland housing development at the north eastern end of the village in recent years.
Local building design	Houses are generally simple detached properties though there are some terraces. Most older buildings in Roecliffe are constructed on the local clamp fired bricks with pantile roofs. Very few buildings are roofed in Welsh slate or more modern Boroughbridge tiles. Cobbles and rubble stone are used for some farm buildings, outbuildings and boundary walls. Most older houses have brick chimney stacks on the ridge, either at the gables ends or part way along the ridge. Barge boards are largely absent and roof dormers are wholly absent. Most houses are two storey gable ended with simple plain verges, presenting their eaves to the street.
Features on site, and land use or features off site having immediate impact.	The site extends westwards from the rear of the Crown Inn- a group of altered buildings, which include older brick outbuildings with pantiled roofs and plain verges. The elongated section of the site currently accommodates a caravan park. Roecliffe Nurseries borders the site to the west. To the south west is open Common Land. A footpath to the south west of the site serves to connect the village with open countryside. Woodland at the Common and Poplar trees at the southern end of the village, opposite the Common, positively contribute to this corner of the village.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of this site and scale would fail to reflect or respect the long established loose knit character and form of Roecliffe with small houses and cottages scattered around the Green in an informal manner. Whilst a caravan park currently resides on part of the site, this use is of a temporary nature and can be removed from the site at a future date. High quality, locally distinctive design and very low density development may mitigate, in part, the harm resulting from the development.

Settlement: Roecliffe**Site: RO1 (Land to the west of Roecliffe Park)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted in relation to SSSIs for residential development
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992) western field
Trees and Hedges	Woodland adjacent to south, boundary hedgerows to field to west
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	Slight drain crosses the site and links it with the River Ure. About half the site is in the flood zone. There is a pond on the Common to the south
Slope and Aspect	Generally flat
Buildings and Structures	Park homes on eastern part of site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 70 River Tutt arable farmland • "Tree planting will help improve diversity but should be restricted to small clumps related to existing buildings and settlement..."
Connectivity/Corridors	Slight drain and hedgerows link the toft-like small fields around the village with the corridor of the River Ure
GI/SUDS Opportunities (for biodiversity)	Potential to buffer and enhance Sleights drain and boundary hedgerows
Protected Species	Nesting birds and foraging bats likely to utilise the boundary trees and hedgerows. Possibly utilise the park homes.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	The site lies within the GI corridor of the River Ure. Some potential to buffer and enhance Sleights drain and boundary hedgerows
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Settlement: Roecliffe**Site: RO1 (Land to the west of Roecliffe Park)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will potentially affect the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop this land.

According to the Environment Agency flood maps, the majority of the site is located within flood zone 2. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred. Sleight Drain discharges through the middle of the site and is known to have capacity issues.

According to the Environment Agency flood maps, the majority of this site is located within flood zone 2. We hold no recorded information with regard to flooding events on the site; however, we are aware of substantial flooding incidents in the surrounding area due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.

Red

4 Site Assessments

Skelton on Ure

Site Code	Site Name	Site Area	Page
SU1	Land to the south of Crow Garth, Skelton on Ure	1.6021	321

Table 4.30 Skelton on Ure sites

Settlement: Skelton on Ure

Site: SU1 (Land to the south of Crow Garth, Skelton on Ure)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the west side of the village. LCA74: Skelton on Ure Rolling Farm land
Landscape description	Area description: The medium scale landscape is located to the north of the River Ure corridor and is important to the Registered Historic Park and Garden at Newby Hall. The landscape is a mix of arable and grassland fields. Site description: the site is a small grass field at the back of Skelton on Ure on the east side of the village between the village edge and Newby Hall designed landscape. To the west boundary is a woodland that is in the registered park and garden.
Existing urban edge	Low density development on the edge of Skelton on Ure to the east.
Trees and hedges	hedgerow boundaries to the north and south. Woodland (outside the site) to the west.
Landscape and Green Belt designations	Open Countryside Adjacent to Newby Hall Registered Park
Description of proposal for the site	residential (assume 30+ dph)
Physical Sensitivity	The highly valued trees in the registered park will be in danger if not protected. The landscape has high sensitivity to the introduction of development that may affect the historic asset.
Visual Sensitivity	Site is visually well enclosed by the trees on the west boundary and the village to the east.
Anticipated landscape effects	Loss of field separating Skelton from the designed landscape.
Potential for mitigation and opportunities for enhancement	Limited opportunity for mitigation given the size of the site. Retain boundary hedgerows and ensure good clearance between new buildings and trees outside the site.
Likely level of landscape effects	Medium to large scale due to the uncharacteristic nature of the high density development proposed.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape has high sensitivity due to its importance to the setting of the Registered park and Garden. Development must not affect trees in the registered park. As a result built form must be set well back from the west boundary.
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Settlement: Skelton on Ure**Site: SU1 (Land to the south of Crow Garth, Skelton on Ure)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Grade II* Registered Historic Park and Garden (RHP&G) associated with Newby Hall borders the site to the west. To the south of the site is the Church of Christ the Consoler (GILB), the churchyard of which is enclosed by walls, gate piers and two sets of gates (GILB).
Known non-designated heritage assets potentially affected by development of the site.	Non-designated heritage assets within the historic village of Skelton on Ure.
Commentary on heritage assets.	Skelton on Ure is a historic linear village which predates 1890, The village contains a wealth of historic properties including designated and non-designated heritage assets. The principal entrance to the Newby Hall Estate is located at the south end of the village. Expansion of the village has been limited with Crow Garth to the north of the site and Cherrytree Close to the east of the site- neither of which reflect the established linear form and layout of the settlement.
Topography and views	Visibility to and from the site is restricted to the west and south by the presence of the established Church Wood which extends along the eastern boundary of the RHP&G. A continuous street frontage gives the enclosure to village street and restricts views between buildings, as such views from the east looking west are limited.
Landscape context	Agricultural land. Historic parkland. Established woodland.
Grain of surrounding development	Historic settlement of Skelton- on - Ure. Linear form. Properties flank both side of the village street giving a sense of enclosure to the village. Generally modest two storey dwellings.
Local building design	Vernacular. Brick and pantiles are the predominant building materials.
Features on site, and land use or features off site having immediate impact.	Agricultural land bound by gardens associated with residential properties to the east, woodland known as Church Wood, which forms part of the Newby Hall Registered Historic Park and Garden (GII*) to the west and a playground to the north. The village comprises farmsteads, a school, a post office, a pub and a church.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development of this site and of this scale would fail to reflect the established linear form and layout of the historic settlement of Skelton-on-Ure. Loss of agricultural land which provides a landscape buffer between the settlement edge and the Registered Historic Park and Garden associated with Newby Hall (GII*). Impact on the rural setting of the village. Notwithstanding the above, it is acknowledged that this is a contained site on the edge of a settlement which benefits from services. Mitigation in the form of high quality, locally distinctive design that respects the context of the site, utilises an appropriate and restrained palette of materials, appropriate density and buildings that do not exceed two storeys in height.

Settlement: Skelton on Ure

Site: SU1 (Land to the south of Crow Garth, Skelton on Ure)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation in relation to SSSIs for residential development
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows; woodland (adjacent)
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Church Wood to westrn boundary;hedgerows to northern and southern boundaries, garden hedges/fences to east
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	
LCA and Relevant Guidance (for biodiversity)	Area 74 Skelton on Ure Rolling Farmland <ul style="list-style-type: none"> • “Encourage planting of trees in hedgerows...” • “Promote the continued management of hedgerows and hedgerow trees to provide cover for wildlife...” • “Support and encourage continued management of the area for wildlife...”
Connectivity/Corridors	The hedges and wooded boundary link the village into the Newby Hall Parkland
GI/SUDS Opportunities (for biodiversity)	Retain hedgerows and buffer the woodland to the west
Protected Species	Bats and nesting birds are likely to utilise the boundary trees and hedgerows; other protected species may utilise the woodland
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	No ecological objections to development of this site; provided that hedgerows are retained and the woodland buffered to avoid conflict between trees and housing.

Settlement: Skelton on Ure

Site: SU1 (Land to the south of Crow Garth, Skelton on Ure)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Spofforth

Site Code	Site Name	Site Area	Page
SP7	Land adjacent to Hall Cottages, Spofforth	0.8482	327

Table 4.31 Spofforth sites

Settlement: Spofforth**Site: SP7 (Land adjacent to Hall Cottages, Spofforth)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site situated to the rear of Hall Cottages Spofforth. LCA57: Crimple and Park Beck Corridor.
Landscape description	Area description: The wider landscape is a shallow valley through which the Crimple Beck flows south east away from the urban edge of Harrogate. The settlement of Spofforth occupies the low ridge between Park Beck and Crimple Beck. Woodland cover is sparse except for occasional trees along field boundaries and where associated with Crimple Beck. The valley is relatively broad and partially enclosed and there are views across it from the east and, to a lesser extent, the west. Site description: The site is a narrow pastoral field extending back from the edge of Park Road westwards. Post and rail fence alongside highway with hedgerows and occasional hedgerow trees to remaining boundaries
Existing urban edge	Site abuts the southern settlement limit of Spofforth
Trees and hedges	Hedgerow boundaries to north, south and west with occasional trees
Landscape and Green Belt designations	Green belt Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape susceptible to harm as a result of built development in open countryside of the green belt and impact on the setting of the village
Visual Sensitivity	Site visible on the approach to the village from the south and would represent an extension to built form when viewed from the south with potential loss of views into the wider landscape to the northwest.
Anticipated landscape effects	Loss of field on the edge of settlement
Potential for mitigation and opportunities for enhancement	Retention and strengthening boundary hedgerows is essential and sufficient space required for tree planting. However site protrudes into countryside and loss of openness cannot be mitigated.
Likely level of landscape effects	Medium scale adverse due to the loss of open countryside and visual prominence of the site.
Adjacent sites/cumulative impacts/benefits	SP3 adjoins with the northern boundary of the site which could benefit masterplanning should these sites be taken forward

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	The capacity of the landscape is medium to low due to the location of the site in open countryside, in greenbelt on the village edge.
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Settlement: Spofforth**Site: SP7 (Land adjacent to Hall Cottages, Spofforth)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Spofforth Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Red Hill House. Red Hill Farm.
Commentary on heritage assets.	The boundary of Spofforth Conservation Area is located some distance away and therefore there would be no direct impact on its setting; the impact can be considered to be more an issue of general settlement character due to the prominent location of the site on the edge of the village. Red Hill House and Red Hill Farm are located in large grounds on the opposing side of the road to the site. There is a physical separation between the two due to the presence of the road and the set back nature of the buildings (within well treed grounds); however, the site is seen in context with some of the land associated with these buildings and together they form a soft / green edge to the southern edge of the village.
Topography and views	The site is highly visible on the approach to the settlement from the south and views are possible across it in context with the countryside beyond. Land drops gradually at the western end of the site.
Landscape context	Countryside / farmland on the southern edge of the village. Green Belt.
Grain of surrounding development	Low density development at this southern edge of the village with mainly single dwellings set in large gardens, with more substantial grounds as seen in Red Hill House and Farm.
Local building design	Stone traditional predominates in the settlement but occasional exceptions can be found, such as Hall Cottages.
Features on site, and land use or features off site having immediate impact.	The site is a narrow pastoral field extending back from the edge of Park Road westwards. Post and rail fence alongside highway with hedgerows and occasional hedgerow trees to remaining boundaries. The site is located on the southern edge of development of the settlement and sits adjacent to Hall Cottages, mid 20th century brick semi-detached dwellings.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development of the site would be contrary to the low density grain of development at this southern edge of the settlement and harm settlement character in this location due the impact on the positive contribution that the field currently makes to be able to appreciate the rural context of the settlement. Intensification of development in this area would lead to a minor degree of harm to the setting of the non-designated heritage assets
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Settlement: Spofforth**Site: SP7 (Land adjacent to Hall Cottages, Spofforth)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi improved pasture (species poor) P1HS
Trees and Hedges	Low hedge to most boundaries with a number of mature trees trees
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	None on site.
Slope and Aspect	The land slightly in the northwest
Buildings and Structures	Sheds to the rear of dwelling
Natural Area	NCA30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 57: Crimple and Park Beck Corridor <ul style="list-style-type: none"> • “Encourage woodland management and new planting, connecting isolated clumps of trees to create and enhance wildlife corridors”. • “Encourage reinstatement of riverside meadows along the valley floor to create buffer zone...”
Connectivity/Corridors	Boundary trees and hedges link the village to the arklund at Stokeld
GI/SUDS Opportunities (for biodiversity)	Potential to enhance hedgerows with new native planting
Protected Species	Nesting birds and foraging bats likely to utilise boundary trees and hedgerows.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Tree and hedgerows should be surveyed, retained and enhanced in association with any development of the site.

Settlement: Spofforth**Site: SP7 (Land adjacent to Hall Cottages, Spofforth)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board, Consequently, the drainage board should be consulted regarding any proposals to develop this site.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Orange

4 Site Assessments

Staveley

Site Code	Site Name	Site Area	Page
SV2	Land at Main Street, Staveley	1.1930	333

Table 4.32 Staveley sites

Settlement: Staveley**Site: SV2 (Land at Main Street, Staveley)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site to the west of Langdale Staveley LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: The wider landscape comprises moderate to large scale arable land. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Hedgerows are managed to various heights and bushiness and have considerable impact, compensating for lack of tree cover. Site Description: The site comprises a rectangular shaped parcel of land consisting of two pastoral fields situated to the rear of properties and recreational area fronting onto Langdale Road. Site boundaries are defined by hedgerows with frequent mature hedgerow trees. The site is flat at an elevation of about 30mAOD
Existing urban edge	The site adjoins the central residential edge of Staveley
Trees and hedges	Hedgerows and hedgerow trees along site and field margins
Landscape and Green Belt designations	Part of site adjoins Conservation Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value. Susceptibility to change is also considered to be medium with some adjoining reference and context to the type of development being proposed. Overall sensitivity is judged to be medium
Visual Sensitivity	The site is visually contained by built form and intervening vegetation to the east.
Anticipated landscape effects	Loss of open grassland fields that contribute to the rural setting of the settlement.
Potential for mitigation and opportunities for enhancement	Woodland planting to assist in the integration of new built form into the settlement edge
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	None

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	Site is of medium/low sensitivity with some existing reference to the type of development being proposed predominantly along the site's northern and eastern boundaries. The site is visually contained by built form along the road frontage and screened by mature vegetation. Built form should be limited to the eastern margins of the site to minimise the extent of development into open countryside
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Settlement: Staveley**Site: SV2 (Land at Main Street, Staveley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Staveley Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Pinfold. Townend Cottages and Corner Croft.
Commentary on heritage assets.	The site is located partially within and outside the Staveley Conservation Area. Its character and appearance and also its setting will be affected. The pinfold, an historic, circular animal enclosure is located at the northern corner of the site. Townend Cottages and Corner Croft are located adjacent to the site, on its eastern edge (the cottages facing the road – Corner Croft with gable facing road) – Corner Croft, a modest cottage of brick and cobble. Townend Cottages, a small row of modest, rendered cottages.
Topography and views	'Key views' are identified in the conservation area appraisal – looking generally southwards into the site, which gives views of the fields beyond (limited range due to level nature of the land). Another key view is one looking north / north west towards the pinfold – the treed and hedged surroundings forming part of its setting. Glimpse views of the site possible to the rear of Townend Cottage (trees on the site's western boundary visible also).
Landscape context	Countryside comprising fairly flat, mostly arable farmland.
Grain of surrounding development	Historic, linear village with buildings fronting the road (within conservation area). To the east of the conservation area is an area of 20th century housing which is contrary to historic grain.
Local building design	The village is typified by gabled buildings with eaves running parallel to the road. Buildings are well spaced and set behind small gardens with boundary walls. Range of building materials but traditionally brick used. Pan tile of slate roofs.
Features on site, and land use or features off site having immediate impact.	The site comprises land to the south / west of Main Street, being two small adjoining fields with hedgerow boundaries and trees on the boundary line (especially to the rear of Townend Cottages – located adjacent to the site on its eastern edge). The pinfold is located just outside the site on its north east corner. On its north boundary, the site adjoins the rear gardens of the properties facing onto Main Street.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).****Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?**

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	In theory, an appropriate form of development on the site would be dwellings facing onto the road (no backland development); however, the part of the site fronting the road has been identified as 'important open space' in the conservation area appraisal and is part of the setting of the pinfold. Development to the rear of this frontage would constitute development that is contrary to the linear grain of the village and this would also be harmful to local character and the heritage assets present – key views across the site which link the village to its rural context would be impeded. Development could involve the loss of part of all of the frontage hedge and this would be harmful (this being identified as an 'significant hedge' in the conservation area appraisal).
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Settlement: Staveley**Site: SV2 (Land at Main Street, Staveley)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be affected.
Sites of Special Scientific Interest (SSSI)	Natural England do not require consultation on residential development relating to a SSSI
SSSI Risk Zone	Natural England do not require consultation on residential development relating to a SSSI
Sites of Importance for Nature Conservation (SINCs)	Within around 200m of Moor End Meadow
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992) but check
Trees and Hedges	Good hedgerows with mature boundary trees, especially along eastern and southern boundaries
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: "Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species". "Securing expansion of wetland habitats such as lowland fen, flood plain grazing and wet woodlands, to make them more robust and to develop ecological networks, corridors and stepping stones".
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland <ul style="list-style-type: none"> • "Encourage the maintenance and restoration of field hedgerows and hedgerow trees." • "Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan".
Connectivity/Corridors	The boundary hedgerows link into the wider network of seminatural habitats including Moor End Meadow within around 200m to the south and Staveley March and Pasture.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the external boundary hedgerows and mature trees. Potential to create wildflower margins.
Protected Species	Nesting birds probably utilise the hedgerows and trees. Bats may utilise some of the more mature trees..
BAP Priority Species	None known.
Invasive Species	None known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The boundary hedgerows link into the wider network of seminatural habitats including Moor End Meadow within around 200m to the south and Stavely March and Pasture. Retain and enhance the external boundary hedgerows and mature trees. Potential to create wildflower margins.

Settlement: Staveley**Site: SV2 (Land at Main Street, Staveley)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated wholly in a drainage area administered by the Swale & Ure Internal Drainage Board, Consequently, the drainage board must be consulted regarding any proposals to develop this land.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Orange

Tockwith

Site Code	Site Name	Site Area	Page
TW12	Church Farm Yard, Tockwith	0.5696	339
TW13	Land to the north of Southfield Lane, Tockwith	1.4553	345
TW14	Land at Moorside Business Park, Tockwith	3.8424	350

Table 4.33 Tockwith sites

Settlement: Tockwith**Site: TW12 (Church Farm Yard, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site to the rear of properties along Westfield Road with access off Fleet Lane to the west. LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of an access track off Fleet Lane to a redundant farmyard which contains four vacant agricultural buildings of various sizes. The redundant farmyard adjoins residential properties to the south and east.
Existing urban edge	The site adjoins open fields to the north and residential areas to the south and east.
Trees and hedges	Hedgerows along all field boundaries with occasional hedgerow trees and a mature isolated field tree which has been subject to low level browsing
Landscape and Green Belt designations	Situated within Tockwith Conservation Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium quality and of medium value. Susceptibility to change is also considered to be medium with an overall site sensitivity of medium
Visual Sensitivity	The site is largely screened by intervening built form to the south.
Anticipated landscape effects	Negligible effects due to redevelopment of brownfield site
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by way of woodland screen planting along the northeast and western boundaries of the site. Development should take in account characteristics/effects on Conservation Area
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	A valued landscape with medium sensitivity which could be mitigated with appropriate layout and planting. Screen planting should be carried out along the site's western and north eastern boundaries. Any development should take into account characteristics/effects on Conservation Area.
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Settlement: Tockwith**Site: TW12 (Church Farm Yard, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Historic houses / cottages located on Westfield Road incl. The Vicarage.
Commentary on heritage assets.	The site is located within the Tockwith Conservation Area (on its northern edge). Therefore, the character and appearance may be affected. A variety of historic dwellings are located to the south of the site / generally in the vicinity of the site (fronting onto both sides of Westfield Road). The site is located within in their setting.
Topography and views	Existing houses and gardens screen much of the site from the village street; however the site can be seen looking down the vehicular entrance on the north side of Westfield Road (to the side of no. 26). Farm buildings are visible to the rear of the frontage buildings. Views available from Fleet Lane, looking down the access track, of the large farm sheds / the site. Glimpse views of the farm buildings available over the lower height bungalows fronting Westfield Road
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The conservation area contains the historic linear development of the village. To the west, later 20th century housing is present which is contrary to historic grain.
Local building design	Generally, most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with one or two examples of hipped roofs. Traditional building materials include red brick and tile, white and grey render and also one stone barn. Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.
Features on site, and land use or features off site having immediate impact.	The site comprises Church Farm and contains mainly modern farm sheds, set back behind the main street. Access from the main street is by a narrow track bounded by a 1970s bungalow and a group of older cottages. There is a second access to the west off Fleet Lane (track is included in the site boundary). The track runs to the rear of the later 20th century housing facing the main street, with fields to the north of it.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Development of the site to a standard form of layout / density / housing types would be harmful to the character of the conservation area and local character in terms of established grain. Harm could be mitigated by:

- Any remaining historic buildings on the site to be assessed for potential of retention and conversion.
- Development of the site to take into account the desirability of reflecting the scale and massing / layout of the former agricultural use of the site.
- Appropriate landscaping should be specified for the northern edge of the site in order to provide integration with the surrounding countryside.

Settlement: Tockwith**Site: TW12 (Church Farm Yard, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	Nine
Sward	Strip of improved pasture along Fleet Lane access track
Trees and Hedges	A large ash tree overhangs the northeast corner of the site and there are other trees on the northern boundary. There is a hawthorn tree near the Fleet Lane access and there is a hedge along some of the length of the boundary with gardens.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	The site comprises a redundant farmyard, which contains half a dozen various modern farm sheds.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	LCA 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands..." • "Promote the planting of hedgerow trees, particularly along roadsides" • "Encourage woodland and tree management for the long term across the Character Area..." • "Promote good hedgerow management and retention of all hedgerows".
LCA and Relevant Guidance (for biodiversity)	LCA 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands..." • "Promote the planting of hedgerow trees, particularly along roadsides" • "Encourage woodland and tree management for the long term across the Character Area..." • "Promote good hedgerow management and retention of all hedgerows".
Connectivity/Corridors	There is a hedge along some of the length of the boundary with gardens along the Fleet Lane access. Boundary trees and hedges link in with the intimate scale fields in the immediate vicinity of the village.
GI/SUDS Opportunities (for biodiversity)	A hedge should be planted along the northern boundary of the Fleet Lane access track. It may be possible to create a green link between Fleet Lane and the footpath that runs north past the village hall at the back of the farm.
Protected Species	There may be nesting birds associated with the hedge, trees and buildings. Potential for foraging bats
BAP Priority Species	None known
Invasive Species	None known
Notes	RL103b 2010

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion

Providing that boundary trees are protected and retained and a new native hedge planted along the Fleet Lane access, there are no ecological objections to redevelopment of this site.

Settlement: Tockwith**Site: TW12 (Church Farm Yard, Tockwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium); consequently, the drainage board should be consulted regarding any proposals to develop this site.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA / IDB in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Tockwith**Site: TW13 (Land to the north of Southfield Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the north of Southfield Lane Tockwith LCA:103: Marston Sloping Arable Farmland
Landscape description	Area description: Large-scale character area between the settlements of Tockwith and Bilton-in-Ainsty. the flat landform slopes away to the north towards Tockwith village. Tree cover and field boundaries are sparse and as a result the landscape is exposed offering extensive views that are spoilt by the presence of pylons and telegraph poles. Site description: The site comprises of a small triangular area of land which formed the end of the airfield runway comprising of areas of hardstanding areas of tipping and scrub regeneration. Southfield Lane forms the site's southern boundary, former airfield to the west and committed housing to the north.
Existing urban edge	Adjoins site ref:TW7 (Commitment-housing) to the north.
Trees and hedges	Some scrub regeneration on part of the site. TPO'd woodland to the north along the eastern and western boundaries of the committed housing site.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered not of particularly high quality and of medium value. Susceptibility to change is also considered to be medium with detracting features including fly tipping and bunding along the edge of Southfield Lane.
Visual Sensitivity	The site is visible from Southfield Lane when travelling from west to north-east towards the village.
Anticipated landscape effects	Loss of open area of scrub regeneration
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though development of a robust treed edge with low density housing along the southern and western site margins to allow treeplanting to extend into the site.
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if TW11 (airfield) to the west was also developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion

The development would extend the village footprint to the south into an area of brownfield land which was previously part of Tockwith Airfield. Appropriate layout and mitigation planting could be effectively used to integrate new development with masterplanned in association with the committed housing site to the north

Settlement: Tockwith**Site: TW13 (Land to the north of Southfield Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The former RAF Marston Moor, a World War 2 airfield.
Commentary on heritage assets.	The site is adjacent to (or may form a small part of) the former RAF Marston Moor, a World War 2 airfield. The airfield now comprises open land to the west of the site with the business park further to the west containing buildings such as former aircraft hangars. The conservation area is located to the north but there will be a sense of separation from it due to the proposed development of TW7 and TW4.
Topography and views	Site is flat with views available over it, seen in context with the surrounding open fields and also looking towards the settlement to the north.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The site adjoins the open land of the former airfield site and so grain is not of typical form. Further to the north / east, Tockwith has an historic linear core but with additional housing added, particularly to the west (located to the north of this site).
Local building design	Former military / industrial type buildings associated with the former airfield, 20th century housing on the western edge of the village and then more traditional form within the historic core (generally, two storey, simple, mainly brick buildings).
Features on site, and land use or features off site having immediate impact.	The site is a triangular piece of land forming the corner of parcel of land located to the south of the existing housing (to the north), with Southfield Lane forming its southern boundary. Site contains scrubby vegetation, small trees and some areas of degraded hard standing (possibly former runway of airfield).

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

The site is a triangle of land adjacent to the approved scheme for housing to the immediate north (TW7). Development would further extend the housing development to the north (which is contrary to traditional settlement pattern); however, development of this site would be seen as an additional extension to the housing developments of this western side of the settlement (if TW7 is developed); therefore, if development is of a form that integrates with adjacent development and is landscaped to offer an appropriate edge to the site (bearing in mind the location on the edge of the settlement), then there will unlikely be any harmful impact that cannot be mitigated (and it is not considered that there will be harm caused to the setting of the airfield or conservation area). This conclusion is reached on the basis that TW7 will be developed as approved.

Settlement: Tockwith**Site: TW13 (Land to the north of Southfield Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted (Aubert Ings 2 km away, north of the river Nidd)
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Potential OMHDL (open mosaic habitats on reviously developed land) identified by Envirotech 2015
Phase 1 Survey Target Notes	None on site but TN1 semi-improved grassland on permitted part of in field in west (surveyed by Envirotech 2015 in association with 15/02228/FUL)
Sward	3 large arable fields plus marginal land and hardstaning (ex-runway). Improved pasture adjacent to Fleet Lane
Trees and Hedges	Scattered hawhorn scub and bramble over part of the site
Presence of Trees that Merit TPO	None
Water/Wetland	Some damper areas may hold water seasonally
Slope and Aspect	Flat except for large muck heap
Buildings and Structures	Remnants of former runways and associated infrastructure underlie open habitats, supplemented with ppiles of concrete rubble
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 101 Tockwith Airfield <ul style="list-style-type: none"> •"Encourage the planting of woodland to link with woodland and trees outside the Character Area..." •"Promote woodland planting in the area in consultation with landowners and the forestry commission" •"Opportunities to introduce sustainable drainage systems could help improve the environment on the airfield..."
Connectivity/Corridors	Large scale open landscape has litte obvious landscape connectivity although marginal land may link possible elements of brownfield OMHOPDL habitat.
GI/SUDS Opportunities (for biodiversity)	Elements of priority open mosaic habitats (OMHPDL) on former brownfield land should be retained and interconnectiviity with other surrounding elements of this habitiat should be enhanced.
Protected Species	None known
BAP Priority Species	Potential for brownfield plants, invertebrates, reptiles and bird species e.g. linnet etc.
Invasive Species	None known
Notes	Adjacent to TW7 (commitment with planning conditions to reetain elelments of OMHOPL)

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

Priority 'Open Mosaic Habitats on Previously Developed Land' and associated species should be surveyed and elements of the habitat should be incorporated into any development and integrated into similar habitat e.g. they created in mitigation for the development of the adjoining site. This site could be utilised for OMHPDL habitat enhancement as part of masterplanning for the wider area of the former airfield.

Settlement: Tockwith**Site: TW13 (Land to the north of Southfield Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium); consequently, the drainage board should be consulted regarding any proposals to develop this site.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA/IDB/LLFA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Tockwith**Site: TW14 (Land at Moorside Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site adjoining existing business park to the west of Moorside LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of two grassed areas immediately to the west and south of the existing commercial premises. Tall hedgerows define most site boundaries with an area of woodland to the north.
Existing urban edge	The site adjoins the existing business park
Trees and hedges	Mature hedgerow boundaries
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Employment site, extension to business park
Physical Sensitivity	The landscape is considered of low quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is also considered to be low as the existing business park is a major detracting feature and has a dominating influence on the landscape. The site is considered to have an overall low sensitivity
Visual Sensitivity	Views from the surrounding area are heavily filtered by intervening vegetation with near distance views apparent from Tockwith Road to the northwest
Anticipated landscape effects	Loss of rough pasture land
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by woodland screen planting
Likely level of landscape effects	Medium to small scale adverse effects with could be further reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	A landscape with medium sensitivity. Development could be mitigated with appropriate layout and planting.
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Settlement: Tockwith**Site: TW14 (Land at Moorside Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Moor Side Farm. Site of a former World War 2 (WW2) camp.
Commentary on heritage assets.	The site is part of a former WW2 camp (Marston Moor airfield once located to the east of the site); however, only one building (a 'bungalow') remains and therefore little tangible evidence remains of the camp (except for remnants of hard standing). Documentary evidence of the camp can be seen on OS maps dating from that time. To the south of the site is the historic, former farmstead of Moor Side Farm; now comprising a farmhouse, converted farm buildings (to dwellings) and Moor side Cottage (early 20th century).
Topography and views	Land is generally flat. Due to the openness of the countryside, views of the site are available from various points, e.g. from Tockwith Lane and Rudgate. Site is seen in context with the converted farmstead of Moor Side being located immediately to its north.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	Dispersed grain due to location in the open countryside. Also, unusual grain presented due to the presence of the former WW2 sites.
Local building design	Generally, the local vernacular presents as brick buildings with pan tile roofs.
Features on site, and land use or features off site having immediate impact.	The site is a former WW2 camp; the land is scrubby but with remnants of hard standing from the buildings once present on the site. One dilapidated building remains on the eastern edge of the site. Moor Side (lane), a no-through road, runs north-south down the eastern edge of the site and gives access to the Moor Side farm site to the south. The lane has been widened to give access to the new warehouse building located to the immediate north of the site; otherwise, the lane remains as a narrow lane with hedgerows to both sides (hedgerow removed on the east side where the lane has been widened). To the north of the site is a rectangular field with tree growth; to the east and west are agricultural fields (and Marston Business Park further to the east). Moor Side farm is located to the south of the site. Moor Side Cottage is located close to its southern boundary. Hedges to most boundaries with some trees on boundary lines.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

The introduction of substantial warehouse buildings will have an impact on the setting of the Moor Side Farm buildings – the buildings are surrounded by fields on most sides which would allow for the retention of a sense of space about the former farmstead (which is beneficial to conserving the setting of former farmsteads); however, care needs to be taken at the south end of the site where there would be closer impact on the buildings, particularly Moor Side Cottage (impact on amenity should also be taken into account here and it may be that a buffer zone is required along this southern edge of the site / building heights kept low). The widening of the lane down to Moor Side farm would be extremely regrettable and strong consideration should be given to only using the existing access (to the existing warehouse building). Appropriate landscaping to be considered in order to aid integration into the open countryside.

Settlement: Tockwith**Site: TW14 (Land at Moorside Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for large infrastructure (additional gross floorspace of 1000m ²) or 100 residential units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows. There may be some potential for 'open mosaic habitats on previously developed land' around margins of site
Phase 1 Survey Target Notes	None
Sward	Mostly tussocky grassland but some areas of very short sward typical of brownfield sites with a hard subsurface
Trees and Hedges	Good boundary hedgerows with some trees along the southern boundary
Presence of Trees that Merit TPO	Boundary trees may be worthy of TPO protection
Water/Wetland	Ditches to northern & southern site boundaries, drain into Ainsty Beck
Slope and Aspect	Generally flat
Buildings and Structures	Insubstantial single storey building on site
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 100 Kirk Deighton to Tockwith Arable Farmland Guidelines include to: Encourage the maintenance and restoration of hedgerows and hedgerow trees. Promote woodland management and the planting of new woodland
Connectivity/Corridors	Hedgerows and ditches are important in the context of large-scale arable farmland. Elements of brownfield land link into other areas of the former airfield
GI/SUDS Opportunities (for biodiversity)	Existing hedges (with boundary trees) and ditches should be retained and the ditches should be buffred. Elements of brownfield habitat should be retained.
Protected Species	Birds and bats likely to utilise boundary hedgeorws. woodland, trees, scrub and perhaps buildings on site. (old swallows nest evident). Possibility of water vole, lamprey and kingfisher along Ainsty beck and ditches
BAP Priority Species	Some potential for brownfield plants, invertebrates, reptiles etc.
Invasive Species	None known.
Notes	Ecological Survey MAB 14/02896/FUL

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Existing hedges (with boundary trees) and ditches should be retained and the ditches should be buffred. Elements of brownfield habitat should be retained. Potential for 'open mosaic habitats on previously developed land' and associated species should be assessed.

Settlement: Tockwith

Site: TW14 (Land at Moorside Business Park, Tockwith)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium); consequently, the drainage board should be consulted regarding any proposals to develop this site.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA/IDB/LLFA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

4 Site Assessments

Wetherby

Site Code	Site Name	Site Area	Page
WB3	Land to the north east of the A168, Wetherby	28.7842	357

Table 4.34 Wetherby sites

Settlement: Wetherby**Site: WB3 (Land to the north east of the A168, Wetherby)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site situated to the north of Racecourse Approach and to the east of Wetherby Services and the A1(M) LCA100: Kirk Deighton to Tockwith Arable Farmland
Landscape description	Area description: Relatively flat and well wooded containing several woodland blocks. Fields are medium to large within a randomly arranged pattern suggesting early enclosure. Site Description: The site comprises of two large arable fields and several smaller fields in pastoral use situated between the A1(M) , A168 and the B1224 road network. The site is flat with fields bound by gappy hedgerows.
Existing urban edge	The site adjoins a housing estate to the southwest
Trees and hedges	Hedgerows and occasional hedgerow trees
Landscape and Green Belt designations	Open countryside R11 Right of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium quality and of medium value with few landscape features of quality. The A1(M) motorway and Wetherby Services is a significant intrusion in the landscape affecting tranquility. Susceptibility to change is considered to be high as the large scale open landscape would be difficult to accommodate the type of development proposed. Overall sensitivity is considered to be medium.
Visual Sensitivity	The site is open and visible from the A168 to the west , A1(M) to the east and from the B1224 to the north. Views are also likely from PRow routed along the site's eastern boundary.
Anticipated landscape effects	Loss of arable and pastoral fields within the open countryside, Loss of historic field pattern.
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development by introduction of perimeter screen planting works.
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The development would be highly visible from the surrounding road network. Appropriate layout and mitigation could reduce visual impacts but would be in direct conflict with the open/wooded patchwork character of the area
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Settlement: Wetherby**Site: WB3 (Land to the north east of the A168, Wetherby)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	Within 1/2km of Kirk Deighton SAC to the east.
Sites of Special Scientific Interest (SSSI)	Within 1/2km of Kirk Deighton SAC to the east
SSSI Risk Zone	Natural England require consultation on "residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Western fields arable; eastern fields pasture
Trees and Hedges	field boundary hedges with some mature trees in eastern half. Recent screen planting along NE roadside
Presence of Trees that Merit TPO	Mature field boundary trees likely worthy of TPO protection
Water/Wetland	A ditch transverses the eastern half and along parts of the northern and southern boundaries of the site. There are balancing ponds on the northern side of the B1224 and across the A1(M). Eastern part of site within the floodzone. May be a damp corner in the NE of the site.
Slope and Aspect	low lying and generally flat
Buildings and Structures	None on site, but dominated by A1(M) crossing to the north
Natural Area	NCA 30 Southern Magnesian Grassland.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 100 Kirk Deighton to Tockwith Arable Farmland
Connectivity/Corridors	Hedgerows and ditches provide some connectivity through the large-scale agricultural landscape. While the A1(M) and A168 verges also provide a degree of connectivity they also form a barrier to terrestrial species.
GI/SUDS Opportunities (for biodiversity)	Possible opportunity to extend and better connect network of ponds and wetlands in the broader vicinity of the SAC in association with Suds; especially given the extent of the floodzone impacting on the site - although perhaps constrained by the surrounding road network.
Protected Species	Nesting birds and bats may utilise mature trees and hedgerows. Potential for GCN, Badgers, Red Kite;
BAP Priority Species	Potential for priority bird species of arable farmland and brown hares.
Invasive Species	Not known.
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Trees, hedgerows, ditches should be protected, buffered, and enhanced as part of any development. Further opportunities should be sought for habitat enhancement in association with green infrastructure and Suds.
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Settlement: Wetherby**Site: WB3 (Land to the north east of the A168, Wetherby)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the eastern side of the site is located within flood zone 2/3. I recommend that no development should take place in the vulnerable flood risk areas.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Open Countryside

Site Code	Site Name	Site Area	Page
OC9	Land adjacent to Ripley Road, Bedlam	0.6527	361
OC10	Lawned garden at White House Farm, near Askwith	0.3641	365
OC11	New settlement west of the A61, near South Stainley	81.5356	370

Table 4.35 Open Countryside sites

Settlement: Open Countryside**Site: OC9 (Land adjacent to Ripley Road, Bedlam)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located in the small hamlet of Bedlam. LCA25: Thornton Beck Vale Fringe Wooded Grassland
Landscape description	Area Description: The landscape is moderate in scale and diverse with undulating landform dissected by small scale valleys of Thornton beck and Lurk Beck. settlement is scattered with the main settlements being Burnt Yates, Hartwith and Shaw Mills Site description: small grass field at a road junction with stone wall boundaries plus neighbouring farmstead.
Existing urban edge	Site is detached from any significant urban edge.
Trees and hedges	Hedgerow on boundary with B6165 and occasional trees on boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dph)
Physical Sensitivity	Rural landscape has high susceptibility to change as a result of the introduction of high density built form.
Visual Sensitivity	Landform and intervening vegetation and buildings restrict views.
Anticipated landscape effects	Loss of characteristic farmstead and field with the introduction of uncharacteristic built form.
Potential for mitigation and opportunities for enhancement	Mitigation not possible without a considerable lowering of built form density.
Likely level of landscape effects	large scale adverse due to uncharacteristic nature of development proposed.
Adjacent sites/cumulative impacts/benefits	

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Summary conclusion	Development would change the characteristic of Bedlam beyond recognition in a rural landscape valued for its attractiveness and farming characteristics.
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Settlement: Open Countryside**Site: OC9 (Land adjacent to Ripley Road, Bedlam)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of Rose Cottage (GILB) on the south side of Whitley Bank, opposite the site.(ADD TEXT HERE)
Known non-designated heritage assets potentially affected by development of the site.	The rural setting of Whitley Bank Farmhouse to the east of the site across the road.
Commentary on heritage assets.	These traditional stone built farmhouses, barns, agricultural buildings and former farm workers cottages are characteristic of this rural, agricultural landscape. Farmsteads and associated dwellings and cottages are peppered across the landscape. The open countryside, field pattern, enclosed paddocks, farmyards, boundary treatments etc. are integral to the character of traditional farmsteads and legibility of the same.
Topography and views	Views across open fields to the north west and north east of the site. Views to the north, funnelled along the hedged road, to stone built dwellings on the horizon across the green valley side. Views to the north west, beyond the northern extent of Whitley Bank Farm, to cottages across the green valley, taking in stone walls, tree lined boundaries.
Landscape context	Open countryside. Rural pastoral landscape peppered with farmsteads and cottages. Mature trees peppered along field boundaries and small woodland clumps.
Grain of surrounding development	Isolated farmsteads peppered across the landscape, some with former farmworkers cottages alongside.
Local building design	Traditional, robust stone built vernacular. Stone and stone slates predominate. The domesticity of farmhouses is evident in the architectural detailing compared with the associated stone built farm buildings. Farmsteads typically comprise a hierarchy of stone barns clustered around yard. The farmhouse is distinct from but sited close to the farmstead thereby providing surveillance over the yard. Farmsteads may have been extended with modern sheeted agricultural sheds, as at Whitley Bank Farm
Features on site, and land use or features off site having immediate impact.	A site of two halves: the southern half is an enclosed paddock used for grazing sheep, enclosed by a stone wall, set back from the road by a grass verge; the northern half is occupied by three large interlinked modern sheeted agricultural buildings and a small part stone, part timber boarded cow stall with a corrugated metal roof.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Development would result in the loss of a paddock which is integral to the setting and character of the adjacent properties and the rural, pastoral scene. Development of the whole site would result in a development of a scale that is out of character with that which characterises the landscape, thereby harming local distinctiveness.
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Settlement: Open Countryside

Site: OC9 (Land adjacent to Ripley Road, Bedlam)

Natural and Built Heritage Assessments **Type: Ecology**

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow; potential veteran trees
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Boundary trees & hedgerows include potential veteran oaks
Presence of Trees that Merit TPO	Mature boundary trees - including some internal field boundary trees likely to merit TPO protection
Water/Wetland	A drain enters the site in the NW but appear to be culverted before exiting to the SW
Slope and Aspect	Land slopes gently towards the SW
Buildings and Structures	Dutch-type barn and sheeting-built sheds; dry stone boundary walls
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 25 Thornton Beck Vale Fringe Wooded Grassland • Aim: to protect and enhance the pattern of tree cover • Encourage the planting of individual trees along field boundaries...
Connectivity/Corridors	Mature/veteran trees form part of important network of such trees in Lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Enhance boundary planting with native trees and shrubs
Protected Species	Nesting birds and foraging bats are likely to utilise the trees and hedgerows.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Mature/veteran trees on site are important for biodiversity and form part of a wider local network. These should be retained, protected and granted to adequate space to avoid conflict with residential development. New locally native oaks should be planted as future replacements

Settlement: Open Countryside

Site: OC9 (Land adjacent to Ripley Road, Bedlam)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Open Countryside

Site: OC10 (Lawned garden at White House Farm, near Askwith)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site at the junction of Moor Lane and Moorside Lane Whitehouse Farm north of Askwith. LCA 18: Wharfedale south-facing valley side
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moors to the flat valley floor and river with heavily wooded tributaries. Site Description: The site comprises a small trapezoidal shaped parcel of land accommodating White House Farm and grassed areas. Site boundaries consist of drystone walls, part hedgerows and occasional trees.
Existing urban edge	The site lies outside the development limits on the upper south facing valley side at an average elevation of about 170m AOD. Existing built form within the site is limited to lower land along Moor Lane
Trees and hedges	Some hedgerow boundaries and occasional hedgerow trees.
Landscape and Green Belt designations	AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of high value situated on the upper valley side. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Sensitivity of landscape character to the effects of development is therefore high.
Visual Sensitivity	Near distance views from nearby PRoWs and long distance views from the south across the valley.
Anticipated landscape effects	Loss of openness with uncharacteristic high density built form.
Potential for mitigation and opportunities for enhancement	Limited potential for further mitigation as hedgerows and drystone wall along road frontages already provide a reasonably strong landscape structure.
Likely level of landscape effects	Large adverse effects. The site occupies a highly prominent location within the AONB
Adjacent sites/cumulative impacts/benefits	None

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The site's upper valley side is location is highly prominent in the landscape. Any intensification of development would adversely impact on landscape character.
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Settlement: Open Countryside

Site: OC10 (Lawned garden at White House Farm, near Askwith)

Natural and Built Heritage Assessments

Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The farmhouse is nineteenth century and together with a low building immediately to its west are considered as non-designated heritage assets.
Commentary on heritage assets.	The houses is of historic and architectural interest and contribute to the special quality and local distinctiveness of the AONB. The architectural value of the house is unfortunately reduced by its twentieth century windows and conservatory, but these are reversible.
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Development of the site would be highly visible from the surrounding roads. Views to the south are attractive.
Landscape context	The site is beyond the settlement and is located within the AONB. Site is in Greenbelt.
Grain of surrounding development	Askwith, typical of many rural settlements in the area, has developed linearly along main routes. Backland development tends to be limited to farmsteads.
Local building design	Farm buildings vary in size depending on their function, the largest are equivalent of two domestic storeys in height. Robust in appearance, the buildings are of stone with stone slated roofs, and have few openings. Houses are two storeys in height, some have more generous proportions than others. The older properties are very simple in form. All buildings have stone walling, older properties have stone slate roofs the rest have Welsh slate. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes. Twentieth century farm buildings are often clad in vertical timber (Yorkshire) boarding and have profiled roof cladding.
Features on site, and land use or features off site having immediate impact.	Farmstead located at the junction where two roads intersect- Askwith Lane and Moor Lane. Access is from Moorside Lane. There are trees around the entrance of the site at the road junction. The farmhouse is set back from Askwith Lane behind a small garden, its south front enjoys an open aspect. This house should be retained. The single storey outbuilding to its west should be retained. East of the house, the later stone barn should be retained for residential use. The dry stone boundary wall should be retained. East Beck to the east of the site, runs north to south. Amenity levels of Countryside Lodge just north of the site should be protected. There are low buildings of little interest against the east boundary, if these are to be retained as a cattery, any new residential buildings should be set well away.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

Any development would have to be carefully designed to ensure it did not harm local distinctiveness. Development should be confined to the retention of the house, conversion of the existing barn and erection of buildings to emulate those of a typical farmstead behind the house and barn. Residential conversion should be on the basis of minimal alteration- utilising existing openings and designing the internal layout accordingly to avoid the need for new openings and accommodation should be provided within the confines of the existing footprint without the need for extension. New buildings should seek to retain the rural agricultural character of the farm group and avoid over domesticity.

Settlement: Open Countryside**Site: OC10 (Lawned garden at White House Farm, near Askwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 1 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 1 km to north.
SSSI Risk Zone	Natural England require consultation on any residential developments with a total net gain in residential units
Sites of Importance for Nature Conservation (SINCs)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Amenity lawns
Trees and Hedges	Garden shrubs and roadside hedge and trees, including sycamore and ash
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site; East Beck lies 1 field to the east
Slope and Aspect	Land slopes gently to the south
Buildings and Structures	Stone built and stone slate roofed buildings and outbuildings including lated wooden shed
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • “Field boundaries require protection and maintenance” • “Aim: retain woodland and tree cover...”
Connectivity/Corridors	Boundary trees link site in with wooded corridor of East Beck which flows from the tops to the Wharfe
GI/SUDS Opportunities (for biodiversity)	Retain and enhance native tree planting; ensure bat roosting opportunities are retained on site.
Protected Species	Trees and hedges likely to support nesting birds and commuting and foraging bats.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Although the site is in close proximity to an SPA/SAC, it is small and development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, boundary trees and hedgerows should be retained and enhanced with additional native planting, linking into East Beck corridor.

Settlement: Open Countryside**Site: OC10 (Lawned garden at White House Farm, near Askwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

The surface water drainage strategy should be agreed with the local planning authority prior to any planning consent being granted

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Rating

Neutral or slight effects of additional surface water discharge on nearby watercourses.

Yellow

Settlement: Open Countryside

Site: OC11 (New settlement west of the A61, near South Stainley)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the A61 between Ripon and Harrogate approximately 1km south of South Stainley. LCA50: Brearton and Nidd Arable Farmland.
Landscape description	Area description: moderate scale landscape with gently undulating landform comprising a mixed enclosure field pattern. Settlement is sparse and scattered. Site description: site comprises irregular piecemeal enclosure grass fields with hedgerow boundaries on sloping/undulating ground. Includes areas of woodland.
Existing urban edge	Isolated from the urban edge.
Trees and hedges	Hedgerow field boundaries with boundary trees. Banks wood to the north side of the site.
Landscape and Green Belt designations	Open Countryside Public Rights of Way
Description of proposal for the site	New settlement - mixed use.
Physical Sensitivity	Landscape important for providing the setting of farmsteads and villages as well as Harrogate and Ripon.
Visual Sensitivity	Widely viewed from the A51, neighbouring property and PRowS.
Anticipated landscape effects	Loss of fields and loss of landscape pattern. Introduction of large scale uncharacteristic development.
Potential for mitigation and opportunities for enhancement	Large scale development offers opportunities for significant green infrastructure. Existing woodland and trees should be retained. However not possible to fully mitigate the loss of rural characteristics.
Likely level of landscape effects	Large scale adverse effects due to introduction of uncharacteristic high density built form in rural landscape.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	Large scale proposal would result in significant harm to the rural landscape of the area between Harrogate and Ripon and in particular LCA50.
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Settlement: Open Countryside

Site: OC11 (New settlement west of the A61, near South Stainley)

Natural and Built Heritage Assessments

Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Setting of Cayton Hall (GILLB) and Newton Hall (GILLB).
Known non-designated heritage assets potentially affected by development of the site.	The setting of the Lodge associated with Stainley House, flanking the east side of the A61 opposite the site. The rural context and setting of traditional farmsteads included on the site- specifically Hill House Farm and Birch House Farm. Traditional country houses.
Commentary on heritage assets.	Traditional farmsteads are peppered across the landscape. The rural setting and context of these farmsteads is integral to their legibility and significance. Scheduled Monument to the north west- the site of a Cistercian grange & medieval settlement at High Cayton. Country houses are relatively numerous between Harrogate and Ripon, some of which retain much evidence of their evolution. These large residences range widely in scale and extent, from grand set pieces to more modest manor and dower houses; as well as independent residences; vicarages, which shared many characteristics with the smaller country house; and larger farm houses. The setting of country houses is an important factor in their special interest and significance. Pressure for development within the setting of these large residences or indeed, their wider estates, can serve to erode their significance.
Topography and views	Site exposed and highly visible. Open countryside. Undulating fields. Site wholly detached from the settlement. Far reaching views across open countryside, to neighbouring farms, country houses and beyond.
Landscape context	Open countryside. Undulating pastoral grazing land. Wooded clumps.
Grain of surrounding development	Individual farmsteads and country residences. Village of North Stainley to the northeast. Bungalows at junction of the A61 with the Breaton Road to the east.
Local building design	Traditional, vernacular farmsteads predominate.
Features on site, and land use or features off site having immediate impact.	Site accommodates Hill House Farm and Birch House Farm. Woodland clump in the north western part of the site. Undulating fields delineated by hedgerows and post and rail fences. Some trees peppered along field boundaries. Woodland clump borders the site to the west. Footpaths cross the site west to east. Embankment of dismantled railway line to the east, running parallel with the A61 at this point.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Impact on the setting of listed buildings: Newton Hall to the west of the site and Cayton Hall to the north. Site exposed and highly visible. Open countryside. Wholly detached from settlement edge. Highly prominent in the landscape. The development of a new settlement on this site would undermine and erode the visual, architectural and historic associations between country houses in the local landscape and the wider landscape. Development would harm the character of the landscape, which is characterised by traditional farmsteads peppered across undulating fields. The rural setting and context of these farmsteads is integral to their legibility and significance.

Settlement: Open Countryside**Site: OC11 (New settlement west of the A61, near South Stainley)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Cayton Gill Marsh 900m to north west
BAP Priority Habitats	Hedgerows, Woodland
Phase 1 Survey Target Notes	SE26TN14 pond N. of Brick Kiln Wood
Sward	Mostly arable with some improved pasture to north
Trees and Hedges	Banks Wood, Brick Kiln Wood, Newton Wood (adj) , boundary hedges with occasional trees, roadside limes
Presence of Trees that Merit TPO	Mature trees and woodland likely to benefit from TPO protection
Water/Wetland	There are a number of drains, mostly running W-E across the site and a number of small ponds to the north of brick kiln wood and at the north-east corner of Banks Wood and Newton wood
Slope and Aspect	Land undulates, generally falling towards the east
Buildings and Structures	Farmsteads at Hill House and Birch House Farms
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 50 Brearton and Nidd Arable Farmland <ul style="list-style-type: none"> • "Parkland trees are important to diverse landscape pattern and require a program of replacement and management". • "Promote woodland and tree planting to respect landform and landscape pattern, strengthening key woodland and tree characteristics".
Connectivity/Corridors	The network of woodlands and mature field boundary trees links into that between Ripley and Cayton Gill, part of the important network of such trees in lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Retain enhance the network of hedgerows, trees and woodland; opportunity to create a SUDS wetland on site
Protected Species	Birds and bats likely to nest/roost in trees and buildings on site; GCN may occur in ponds; badger likely in woodlands
BAP Priority Species	May be priority bird species of arable farmland; brown hare
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	Much of site is likely to support significant biodiversity around the woods, hedgerows, ditches and ponds, which must be retained and protected but large arable fields, which comprise much of the site, are less sensitive for wildlife
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Settlement: Open Countryside

Site: OC11 (New settlement west of the A61, near South Stainley)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information with regard to flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, exceedance flow routes in excess of the 1 in 100 year event & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

