



HARROGATE DISTRICT SITES & POLICIES DPD

Outdoor Sports Provision: An Assessment for Harrogate Knaresborough and Ripon

May 2013



Working for you

Provision for Outdoor Sport in the Sites and Policies DPD

1.0 Introduction

1.1 This report brings together the various pieces of work and community involvement that have been undertaken in connection with planning for outdoor sport in the Sites and Policies DPD. The report should be read in conjunction with the following Council studies and community involvement:

- Sport, Recreation, Open Space and Village Hall Study: Part 1, Standards Assessment. (Sept. 2011)
- Sport, Recreation, Open Space and Village Hall Study: Part 2, Outdoor Sports Facilities in Harrogate, Knaresborough and Ripon, (Sept 2011),
- The papers and minutes of the Harrogate, Knaresborough and Ripon Sports Working Group. (2009 to 2012)
- Harrogate District Outdoor Sports Strategy (Dec 2012)
- Harrogate District Outdoor Sports Strategy: Summary of Conclusions and Recommendations (Dec 2012)

1.2 These documents and papers are all available on the Council's website. During the preparation of the Sites and Policies DPD, national planning policy changed from the numerous Planning Policy Statements to the single National Planning Policy Framework (NPPF). The NPPF now provides the framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

1.3 Section 8 of the NPPF provides the main policy framework for Districts to consider in producing their policies and proposals for outdoor sport. Paragraph 73 states that:

“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”

1.4 In April 2012 Harrogate Borough Council commissioned Neil Allen Associates to provide this required assessment for outdoor sport. The study, entitled the 'Outdoor Sports Strategy' (OSS) was approved by the Council in April 2013 as evidence base for the Sites and Policies DPD. The OSS has replaced an earlier and out of date assessment produced in 2004, entitled the 'Playing Pitch Assessment and Strategy'.

1.5 In accordance with the requirements of Sport England the OSS covers the following sports:

- Football
- Cricket
- Rugby
- Hockey

- Tennis
 - Croquet
- 1.6 The OSS provides conclusions and recommendations that are relevant to the Council's responsibilities for planning, parks and sports development.
- 1.7 This report focusses on the Council's role as the local planning authority and how the conclusions and recommendations of the OSS relate to emerging Sites and Policies DPD.
- 1.8 Clearly to deliver sports pitch provision over the plan period up to 2024 the OSS is also dependent on non land use planning issues, including
- The need for clubs and sports associations to work closely with Harrogate Borough Council,
 - Being able to secure funding to enable development,
 - School governing bodies and North Yorkshire County Council agreeing to work with Harrogate Borough Council to find ways of releasing school playing pitches for wider use.
- 1.9 The work to deliver those OSS recommendations that fall to Sport and Leisure, and Parks is still to be scoped out and will very much depend on resources. However, discussions are already taking place between both sections to determine the workloads, a way forward and the resources available to determine priorities and a programme for delivery which will then be agreed with the Cabinet Member for Cultural Services.
- 1.10 This report is divided into four main parts:
- The OSS recommendations on District wide planning policy
 - The OSS recommendations for Harrogate, Knaresborough and Ripon
 - Site Options for new provision in Harrogate, Knaresborough and Ripon.
 - The OSS recommendations for the District's Rural Areas.

2.0 District wide planning policy

2.1 The Outdoor Sports Strategy recommends the following:

P1: It is recommended that a District local standard for outdoor sport of 1.16 hectares per 1000 population is incorporated in the Harrogate DC Planning Framework and that the standard is considered material at any planning stage.

P2: Planning policy should protect existing playing fields from development unless one of the five criteria set out in Sport England guidance on planning for playing fields is met. There may be opportunities for development of playing fields but only based on where there is net benefit to sport from development. This may include the replacement of single pitch sites with a larger high quality multi pitch site. The potential for the site to fulfil a role as a wider open space should be considered prior to disposal. Overall the Council should adopt a flexible approach to development but ensuring in all potential developments there is a net benefit to sport and this is identified and safeguarded. There should be no net loss of playing fields.

P3: To take into account the impact of new population growth on the demand for playing fields and the location of this demand, planning policy should require contributions towards pitch and outdoor sports provision from all new residential developments.

P4: Planning policy should promote the creation of community use agreements at key school sites. It is acknowledged however that there are many challenges associated with opening schools for community use. Guidance produced by Sport England (available at http://www.sportengland.org/support_advice/accessing_schools.aspx and including Designing for Sport on School Sites) will be of assistance in realising potential opportunities.

P5: Where possible, the creation of new or improved multi pitch sites should be prioritised over the delivery of new single pitches.

P6: Where appropriate, new provision should be created through allocations for sport in the local plan and on site facilities forming part of larger urban extensions.

2.2 The above recommendations generally support the Council's approach to the protection and provision of open space for sport as contained in the Sites and Policies DPD Publication Draft.

2.3 There are three aspects of the above recommendations that require some discussion below. These are:

- The size of the local standard to be used for planning purposes in connection with new residential development.
- The use of Sport England's criteria for determining proposals for the loss of open space, and
- The delivery of more community use of sports facilities on school sites.

Local standard for outdoor sport

2.4 The Council's Supplementary Planning Document on Open Space in connection with new Housing Development sets out the Council's current local standards for all types of open space. The local standard in this SPD is for the provision of 1.63 hectares of open space for sport per 1,000 population. Based on the OSS assessment of the supply and demand for outdoor sports facilities, the new recommended standard is nearly half a hectare lower than this at 1.16 hectares per 1,000 population.

2.5 However, the current local standard is based on the Council's assessment in 2006. The Council is obliged to use the most up to date standards and therefore should now replace the current standard with that recommended in the OSS.

Policy criteria for determining planning applications involving the loss of open space

2.6 The OSS recommends the use of the Sport England criteria in connection with determining the acceptability of the loss of open space for sport in the District. It is considered that the draft Sites and Policies DPD Policy C5 provides broadly the same protection of open space as that provided by the Sport England criteria. Hence Draft Policy C5 is considered to satisfactorily reflect the OSS recommendation on this issue.

Measures to facilitate greater community use of sports facilities on school sites

- 2.7 This is an issue which the Council's Culture portfolio holder will need to consider in due course. Notwithstanding this consideration at a later date, it is important to put this type of initiative into perspective in terms of challenges and limitations involved.
- 2.8 The changing management regimes at schools and the restrictions placed upon sports clubs regarding usage, plus the concerns of overuse of poorly drained pitches all represent significant difficulties for relying on school facilities as a permanent, suitable and high quality solution to the needs of sports clubs. For example in Harrogate and Ripon local football clubs are seeking security of tenure on single sites for grant purposes and for the freedom that this provides for club enhancement, clubhouse usage and fostering club pride.
- 2.9 Hence, whilst the Council's Sports Development function may decide to pursue more community use of school facilities, this doesn't negate the land use needs for a number of sports clubs in the District.

3.0 Land for sport in Harrogate, Knaresborough and Ripon

- 3.1 The following schedules provide a summary of the OSS conclusions and how the Local Plan intends to respond to these conclusions for these settlements.

Harrogate area

Sport	OSS conclusions on quantity	OSS conclusions on quality	OSS options to address quantitative and qualitative deficiencies	Local Plan response
Football	<p>There is a 4.2 pitch deficiency of good quality junior pitch provision. There is a 4.5 pitch surplus in good quality adult pitch provision.</p> <p>Impact of new forms of the game introduced through the FA Youth Review is unknown.</p>	<p>Poor pitch drainage and conditions. Lack of changing accommodation. Lack of floodlighting and high quality training facilities. Inadequate access to artificial grass pitches. A number of football clubs lack a 'home base' and their teams are dispersed across the town.</p>	<p>Re-designating some adult pitches to junior pitches.</p> <p>Improving pitch quality and drainage e.g. Killinghall Moor, The Stray, Queen Ethelburga's playing fields, Harrogate Railway, Almsford Oval. Also providing more changing rooms as necessary.</p> <p>Seek to relocate clubs from dispersed sites to a single 'home bases'</p> <p>To achieve the above, allocate land in the Local Plan for at least one large club with sufficient space for sufficient pitches to meet current and projected demand as well as changing accommodation. Secure formal agreements for community use of pitches at</p>	<p>No Local Plan implications. Matter for Council's Parks Division and Culture, Tourism and Sport to consider in due course. (Only viewed by OSS as a short term temporary measure)</p> <p>Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of developer contributions towards such improvements. The Stray Act prevents the Council building new changing rooms on the Stray and there are capacity constraints in improving the drainage here.</p> <p>The Sites and Policies DPD: Publication Draft allocates land for sport in the town and at Pannal. The DPD also ensures that on site open space for sport within appropriate larger urban extensions will be provided. The potential of these sites to provide new facilities for local clubs is currently being investigated by the Council.</p> <p>The Council's Culture, Tourism and Sport's</p>

			<p>schools e.g. Harrogate High, Harrogate Grammar, St John Fisher School, St Aidan's and the new artificial grass pitch at Ashville College.</p> <p>Evaluate the impact of new forms of the game introduced through the FA Youth Review</p> <p>Seek to improve access to facilities of appropriate quality by either relocating pitches to existing green spaces or improving the quality of existing facilities.</p>	<p>Section will be considering this option in due course.</p> <p>The Council's Culture, Tourism and Sport's Section and Parks Division will be considering this option in due course.</p> <p>The relocation of pitches on Council open space is a matter for the Parks Division to consider in due course. Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of developer contributions towards qualitative improvements.</p>
Cricket	A small shortfall of 0.6 pitches at peak time (Saturday pm) suggests the stock of cricket pitches is at capacity.	Qualitative improvements required, particularly where sites are at capacity.	<p>Meet requirements of clubs nearing or at capacity through bringing back into use the former Harrogate Gas Cricket Ground (Killinghall) and/or Local Plan allocations to support new facilities e.g. for Pannal Cricket Club.</p> <p>Support the improvement of existing cricket facilities e.g. Almsford Oval</p>	<p>Local Plan draft allocations for sport and on site provision for sport within the larger urban extensions provide some potential for new cricket facilities. An allocation of land for sport on land to the SW of the former Dunlopillo Factory site may be of interest to the Pannal Cricket Club.</p> <p>The Council's Culture, Tourism and Sport's Section will be considering what its role might be in the bringing back into use the Harrogate Gas Cricket Ground in due course.</p> <p>Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of</p>

				developer contributions towards such improvements.
Rugby	Pitches are used much more frequently than optimum levels.	Uncertainties regarding lease have resulted in little investment opportunities and the quality of both pitches and changing facilities is relatively poor.	Relocation of the town's rugby club would resolve the quantitative and qualitative deficiencies. Support the relocation of the town's rugby club.	During the preparation of the Local Plan (Sites and Policies DPD) the Council had sought to identify a relocation site for the rugby club. However, a site to provide for the rugby clubs requirements was unable to be identified. In 2012 the rugby club applied for planning permission to relocate to a site adjacent to Rudding Park. The Borough Council is minded to approve this planning application along with the accompanying proposal to redevelop its existing club facilities at Claro Rd for housing. The issue of the decision notice on these two applications is subject to a legal agreement linking the development of one with the other.
Hockey	Local analysis of the demand for hockey facilities indicates that the existing club base is becoming stretched and junior teams are having to travel to other facilities.	Another 'sand based' AGP would be the type of quality provision that would be needed to meet any quantitative deficiency.	Support Harrogate Hockey Club in their aspirations for a new hockey pitch at the club base at Harrogate High School.	Through the Core Strategy and the preparation of a Community Sports Regeneration Area Action Plan the Council sought to intensify the sports provision in this area of Harrogate. This work had to be abandoned because the Council has been unable to come to an agreement with the private landowners in the area for the provision of open space for sport. However, the abandonment of this work does not prejudice the Hockey Club seeking agreement with the High School to construct, subject to planning permission, an additional pitch adjacent to the existing facility.

Tennis	Facilities are nearing capacity and only just sufficient to meet demand. A high level of latent demand suggests that capacity issues may arise in the near future.	Quality improvements desirable on some sites	<p>Work with the Lawn Tennis Association (LTA) to introduce a Beacon Tennis Centre in the town e.g. Valley Gardens or a school site.</p> <p>Address qualitative improvements required at tennis clubs e.g. Harlow TC clubhouse, Harrogate Racquets Club, Clubhouse, St John Fisher School resurfacing.</p> <p>Support the provision of a new indoor tennis facility (Best located in Harrogate).</p>	<p>No Local Plan implications. The Council's Culture, Tourism and Sport's Section and Parks Division will be considering this option in due course.</p> <p>Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of developer contributions towards such improvements.</p> <p>A planning application for a new indoor and outdoor tennis centre within the grounds of Harrogate High School is currently being considered. The support of the Outdoor Sports Strategy for such a facility will be an important material consideration in its determination.</p>
Croquet	No croquet facilities currently exist in the town. The Croquet Association highlight that there are opportunities to stimulate participation through the introduction of a new facility.	N/A	Investigate opportunities to provide a new croquet lawn in the town e.g. at a former bowling green	<p>In the event that the draft land allocations for sport in the Sites and Policies DPD are delivered then there may be scope for the introduction of such a facility within one of these sites.</p> <p>The use of a former bowling green has no Local Plan implications.</p> <p>The Council's Culture, Tourism and Sport's Section and Parks Division will be considering their role in the delivery of this option in due course.</p>

Knaresborough

Sport	OSS conclusions on quantity	OSS conclusions on quality	OSS options to address quantitative and qualitative deficiencies	Local Plan response (where appropriate)
Football	<p>There is a 2.9 pitch surplus of good quality junior provision.</p> <p>The supply and demand for adult football is in balance.</p> <p>Limited strategic reserve/flexibility in provision.</p> <p>Impact of new forms of the game introduced through the FA Youth Review is unknown.</p>	<p>Generally good quality sites, but they suffer from overuse and unofficial use.</p> <p>Few opportunities for teams that are not affiliated to one of the larger clubs to play.</p>	<p>Seek formal agreement with King James School for use of football pitches, the provision of changing rooms and a 3G AGP with floodlights (Third generation artificial grass pitch).</p> <p>If the above option is unsuccessful, extensions to existing club bases may be required in the longer term. This may need to be delivered in the future through Local Plan allocations for sport or on site facilities within larger urban extensions.</p> <p>Evaluate the impact of new forms of the game introduced through the FA Youth Review</p>	<p>The Council's Culture, Tourism and Sport's Section will be considering this option in due course.</p> <p>Planning applications for extensions to existing club bases would be considered against existing and/or emerging planning policy.</p> <p>The Sites and Policies DPD proposes a small land allocation for sport off Hay-A-Park Lane and provides the policy context to secure on site provision for sport within the urban extension at Manse Farm.</p> <p>The Council's Culture, Tourism and Sport's Section and the Parks Division will be considering this option in due course.</p>
Cricket	<p>At peak time on Saturdays there is a shortfall of about 2 pitches and pitches are also well used on both Sundays and</p>	<p>Improvements to the quality of facilities are a higher priority than capacity issues for the local clubs.</p>	<p>Meeting the requirements of clubs who are nearing capacity could be through the introduction of a cricket pitch at King James School for community use.</p>	<p>No Local Plan implications. The Council's Culture, Tourism and Sport's Section will be considering this option in due course.</p>

	midweek.		<p>Alternatively in the longer term the Local Plan could allocate land for sport and in particular cricket.</p> <p>Support the improvement of existing cricket facilities</p>	<p>This is a longer term option and will be considered in any review of the Local Plan.</p> <p>Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of developer contributions towards such improvements.</p> <p>The Council's Culture, Tourism and Sport's Section will also consider this option in due course.</p>
Rugby	Current use of pitches is below optimum level and Knaresborough RUFC has room for expansions in terms of the number of pitches that can be laid out.	Poor quality pavilion and clubhouse restricts club development.	Support improvements to Knaresborough RUFC	<p>Through Section 106 planning obligations and when introduced, the Community Infrastructure Levy (CIL), planning policy allows the use of developer contributions towards such improvements.</p> <p>The Council's Culture, Tourism and Sport's Section and Parks Division will also consider this option in due course.</p>
Tennis	There is a good balance of facilities in the town, though provision is nearing capacity.	Limited availability of floodlighting.	<p>Investigate new floodlighting technology at King James School.</p> <p>Work with the Lawn Tennis Association to raise awareness and increase public use of tennis facilities.</p>	<p>No Local Plan implications. The Council's Culture, Tourism and Sport's Section will also consider this option in due course.</p> <p>No Local Plan implications. The Council's Culture, Tourism and Sport's Section will also consider this option in due course.</p>

Hockey	No hockey played in Knaresborough.	N/A	N/A	N/A
Croquet	No croquet played in Knaresborough	N/A	N/A	N/A

Ripon

Sport	OSS conclusions on quantity	OSS conclusions on quality	OSS options to address quantitative and qualitative deficiencies	Local Plan response
Football	<p>There is a shortfall of 0.8 pitches of good quality junior pitch provision.</p> <p>There is a surplus of 0.4 pitches of good quality adult pitch provision.</p> <p>No strategic reserve/flexibility for growth</p> <p>Impact of new forms of the game introduced through the FA Youth Review is</p>	<p>Variations in pitch quality and high levels of wear and tear.</p> <p>Pressures on existing pitch stock constrains demand.</p> <p>No 3G AGP's (third generation artificial grass pitches) and concerns expressed by clubs over lack of training facilities</p> <p>Ripon City Football Club have a strong desire to redevelop its existing ground for housing and relocate to improve both the quantity and</p>	<p>Replacement of poor quality facilities with higher quality sites possibly including replacement of single pitches with larger quality sites.</p> <p>New provision for 3G AGP (third generation artificial grass pitch)</p> <p>Support new facilities for football clubs to meet demand. Consider the needs of both Ripon City FC and Ripon RUFC with regard to the following options:-</p> <ul style="list-style-type: none"> • Creation of a multi-sport 	<p>See response below</p> <p>See response below</p> <p>The OSS indicates that one way of delivering a relocation site for Ripon City FC (and other new provision) would be for one or more land allocations for sport to be made in the Local Plan. The Council's work for the Sites and Policies DPD has sought to identify additional</p>

	unknown.	quality of its football facilities.	<p>site (football, rugby and cricket) in the current location at Mallorie Park Drive/Studley Road. or</p> <ul style="list-style-type: none"> • Relocation of the football club to a new site releasing land for rugby club expansion or • Relocation of the football club to a new site and Rugby club securing new or additional facilities at an alternative venue. <p>All existing playing fields should be protected until a satisfactory outcome is reached for both clubs, given the knock on implications of these proposals.</p> <p>Additional ‘public’ pitches also required with opportunities as follows:</p> <ul style="list-style-type: none"> • New site e.g. to replace Ure Bank facility) • Use of Cathedral Choir School Playing Fields • A new site for Ripon City Panthers and then the release of their existing site at Hell Wath to accommodate smaller 	<p>sites. Unfortunately however it has not been possible to identify sites that are both suitable and deliverable. This does not prejudice discussions between the two clubs and the Borough Council on alternative sites, but one of the key constraints will be securing landowner support.</p> <p>Furthermore there may be opportunities to resolve these issues through the Ripon Neighbourhood Plan and/or when further information is available on the scale of the land opportunities created by the closure of Ripon Barracks.</p> <p>The Ripon Cathedral Choir School has now closed and this site is likely to be the subject of a planning application for residential development in the near future. The OSS concludes that the sites playing fields should be protected at this time and that the use of these playing fields may form part of the solution to additional ‘public’ pitch provision.</p> <p>In addition to above, the Council’s Culture, Tourism and Sport’s Section and Parks Division will consider these options in due course.</p>
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			clubs/single teams. Evaluate the impact of new forms of the game introduced through the FA Youth Review.	The Council's Culture, Tourism and Sport's Section and Parks Division will consider this option in due course.
Rugby	Pitches are being used above optimum levels and Ripon RYFC needs to expand to deliver its aspirations.	Lack of security of tenure and training facilities.	See options above on Ripon City FC.	See Local Plan response
Cricket	There is a Saturday (peak time) shortfall of 0.4 pitches. There is capacity outside peak time.	Lack of secured access to facilities at Ripon Grammar School.	Investigate opportunities to secure community use at school sites	The Council's Culture, Tourism and Sport's Section will consider this option in due course.
Tennis	At current demand levels no major issues regarding capacity	Quality is high	Work with the Lawn Tennis Association to introduce a Beacon Tennis Centre at Spa Park.	The Council's Culture, Tourism and Sport's Section and Parks Division will consider this option in due course.
Hockey	No hockey played in the city.	N/A	No clear demand identified for new provision.	Monitor position.
Croquet	No additional capacity issues identified	No issues identified	No options identified	Monitor position

4.0 Land for Sport in the District's Rural Areas

- 4.1 There are a number of OSS recommendations described below for the Districts rural areas that have land use implications. The Council has been unable to progress its work in the rural areas to draft land allocations for sport. This does not prejudice the delivery of additional sports provision in the rural areas. Parish Councils and local sports clubs will be made aware of the publication of the Outdoor Sports Strategy and encouraged to work together with the Council and local landowners to consider ways forward to deliver appropriate recommendations in the OSS. Existing and emerging local development plan policies encourage the development of sports and community facilities to support sustainable rural communities. Parish Councils may wish to prepare their own neighbourhood plans which could look at, amongst other land use matters, the protection of existing open space and new proposals for open space.
- 4.2 The following text summarises the recommendations of the OSS for the 6 areas assessed in the rural areas. Appendix 1 provides a map of these areas.

Nidderdale

- Providing additional football facilities to accommodate demand e.g. re-instatement of facilities previously used for formal play in Pateley Bridge and the Max Pullen Recreation Ground; longer term new provision for Nidd United and to provide for high demand in Hampsthwaite.
- Evaluate the impact of the new forms of football introduced through the FA Youth Review; e.g. discuss with Hampsthwaite JFC and Nidd United
- Improve football pitch quality and support drainage improvements e.g. Hampsthwaite Recreation Ground.
- Supporting the improvement of cricket facilities e.g. at Dacre Cricket and Tennis Centre
- Supporting cricket clubs in the development of training nets and enhanced sustainability. e.g. a second ground at Birstwith CC
- Negotiate community access to school facilities e.g. Belmont Grosvenor School

North East Harrogate

- Provide additional facilities for football in the area to accommodate demand e.g. support the provision of new facilities at Aldboroughgate, Boroughbridge.
- Evaluate the impact of the new forms of football introduced through the FA Youth Review e.g. discuss with Boroughbridge Juniors and ensure requirements taken into account in the design and layout of new facilities at Aldboroughgate.
- Consider the provision of a new AGP e.g. at Boroughbridge High School.
- Secure community access to school facilities e.g. Boroughbridge High School and Primary School.

North West Harrogate (outside Nidderdale)

- Improve pitch quality and support drainage improvements and upgrades for football pitches e.g. at Masham Recreation Ground.
- Evaluate the impact of the new forms of football introduced through the FA Youth Review e.g. discuss with Kirkby Lions FC

- Support the improvement of existing cricket facilities including training nets e.g. Studley Royal CC, North Stainley CC, Galphay and Winksley CC
- Provide additional cricket facilities where required e.g. Studley Royal CC.
- Improve quality of tennis courts e.g. Galphay Village Institute

South Harrogate

- Provide additional football facilities to accommodate demand e.g. Beckwithshaw JFC
- Evaluate the impact of the new forms of football introduced through the FA Youth Review e.g. at Beckwithshaw JFC,
- Improve football pitch and changing quality e.g. Beckwithshaw JFC.
- Support the improvement of existing cricket facilities e.g. Spofforth CC and Follifoot CC

South East Harrogate

- Provide additional football pitch provision to accommodate demand e.g. Tockwith JFC (within current club footprint)
- Evaluate the impact of the new forms of football introduced through the FA Youth Review e.g. discuss with Tockwith JFC.
- Secure access to school facilities e.g. at Tockwith Primary School
- Support the improvement of existing cricket facilities e.g. Great Ouseburn CC, Kirk Deighton CC, Kirk Hammerton CC, Long Marston CC and Little Ribston.
- Improve quality of tennis facilities e.g. Tockwith Tennis Club.

Central Harrogate

- Extend facilities for football to accommodate club demand e.g. at Percy Field to add capacity for Scotton Scorchers and Nidd United.
- Longer term provision through the allocation of land in the Local Plan or through the reinstatement of former playing fields e.g. to allow Nidd United consolidate their pitches onto a single site.
- Evaluate the impact of the new forms of football introduced through the FA Youth Review.
- Improve football pitch quality and support drainage improvements e.g. Bishop Monkton Playing Fields, Percy Fields and Cricket Grounds used for football.
- Support the improvement of existing cricket facilities e.g. Staveley CC and Markington CC.

5.0 Site Options for Sport in Harrogate, Knaresborough and Ripon

- 5.1 Following the adoption of the Core Strategy in February 2009, work began on plan making for site allocations and development management policies to deliver the Core Strategy.
- 5.2 Policy C1: Inclusive Communities of the Core Strategy seeks to ensure that the sport and recreational needs of the District's communities are met. At the time the Council's Playing Pitch Assessment and Strategy (2004) identified the playing pitch needs of the District and these needs were greatest in the towns of Harrogate, Knaresborough and the city of Ripon.
- 5.3 Hence in November 2009 a Sports Working Group was set up to consider the content of policies and proposals for sport in these three settlements. The Group comprised

representatives from sports clubs, sports governing bodies and the local community. The papers and minutes of each meeting are available on the Council's website.

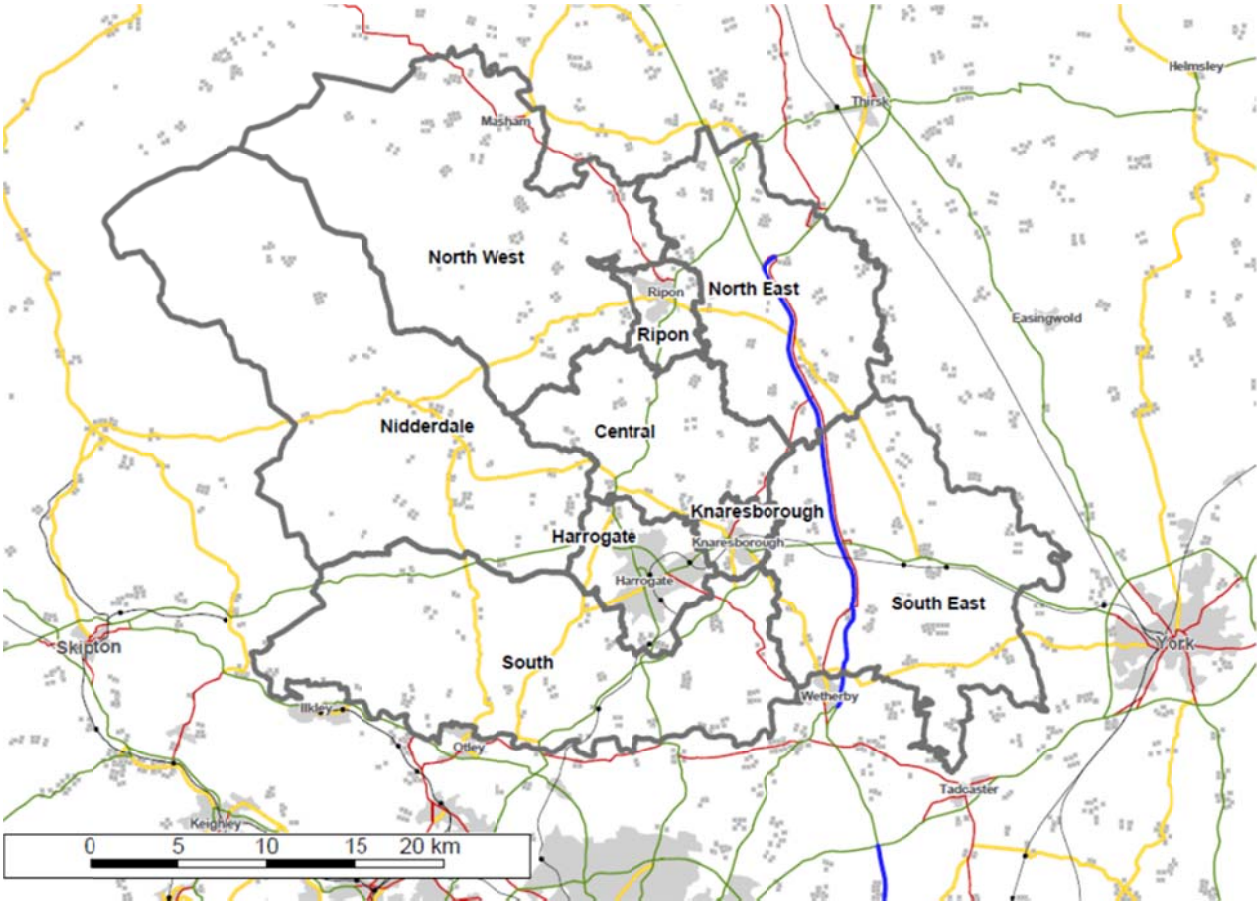
Site Option Generation and Selection

- 5.4 In September 2011 the Council published its Sport, Recreation, Open Space and Village Hall Study for the Sites and Policies DPD Urban Areas Consultation. Part 2 of this study is entitled "Outdoor sports facilities in Harrogate, Knaresborough and Ripon." Appendices 2, 3 and 4 of this study set out the criteria used to generate site options for assessment and where a site option was identified as meeting these criteria the site was assessed for the likely impact on the environment were different types of sport developed on the site.
- 5.5 The Sites and Policies DPD Urban Area Consultation took place for six weeks between 9 September and 4 November 2011 and a consultation newspaper was distributed to every household in the District at the beginning of that period. The consultation newspaper included reference to the Council's work on the identification of site options for new sports facilities and encouraged interested parties to look at the above report on the Council's website and complete and return the Council's questionnaire on sport. The responses to this consultation elicited views about the suitability of the site options put forward and respondents were encouraged to put forward alternative site options. These responses are included in the Council's report of the Urban Areas Consultation for the Sites and Policies DPD.
- 5.6 Appendix 2 to this report, along with Part 2 of the Council's Sport, Recreation, Open Space and Village Hall Study (Sept 2011) outlines the details of site option generation and selection for the Sites and Policies DPD.

6.0 Conclusion

- 6.1 This report and those documents referred to in paragraph 1.1 of this report provide the evidence base for the Council's approach to sport in the Sites and Policies DPD. They have been published alongside the Publication Draft of the DPD in order that interested parties can consider the evidence base alongside the draft policies of the DPD.

Areas of assessment for outdoor sports provision.



Site Options for Outdoor Sport in Harrogate, Knaresborough and Ripon.

- A.1 As stated in the main body of this report - in September 2011 the Council published its Sport, Recreation, Open Space and Village Hall Study for the Sites and Policies DPD Urban Areas Consultation. Part 2 of this study is entitled "Outdoor sports facilities in Harrogate, Knaresborough and Ripon." Appendices 2, 3 and 4 of this study set out the criteria used to generate site options for assessment and where a site option was identified as meeting these criteria the site was assessed for the likely impact on the environment of sports development.
- A.2 This Autumn 2011 public consultation on site options for sport resulted in a number of additional site options being put forward for sport which did not meet the original selection criteria used to identify site options. A new set of criteria were necessary to compile in order to screen out those sites where it was considered not appropriate to undertake further work. These criteria are set out below:
- a. The site has a planning history where proposals for sport have been rejected at public inquiry or independent examination and the reasons for rejection still apply.
 - b. The site is in the Green Belt. (Scale of sports facilities would represent inappropriate development in the Green Belt)
 - c. The site forms a potential large scale urban extension currently not well served by public transport (not on Key Bus Network) and where high housing yield is required to maximise the chances of public transport penetration into the site and the provision of viable on-site community infrastructure. (The screening out of a site for sports land allocation for this reason does not affect the need for open space requirements in accordance with the Council's local standards if the site comes forward for housing)
 - d. The site is not available for community sports use due to conflict with current operational uses on the site.
 - e. The site would not be a new allocation of land for sport as it is currently in sports use.
 - f. The site cannot provide for level playing fields without the need for significant earthworks.
 - g. For a more major sports club facility (type A and C) the site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station. (Core Strategy Policy TRA1 Key Bus and Rail Network).
- A.3 Similar to the first site option assessment in Sept 2011 three different types of sports facility will be assessed. This is necessary because the scale of different sports facilities will have different impacts on their 'host' site. The types assessed are:

Type A: A floodlit sports ground containing a single senior football or rugby pitch with a two storey club house/changing rooms with combined spectator stand for up to 350 people alongside the pitch. Car and coach parking and an additional floodlit training pitch. The car park could be between 100 and 350 cars. Much of the car parking could be overspill 'match day' parking on reinforced grass. This type of provision is likely to require between 3 and 4 hectares of land. **(Harrogate only)**

Type B: A sports facility providing 2 senior and 6 junior rugby/football pitches (or cricket equivalent), no pitch floodlighting, a single storey clubhouse, incorporating changing rooms, and a car park for about 50 cars. The type of provision is likely to require about 5 or 6

hectares of land. **(Harrogate, Knaresborough and Ripon)**

(Note on type A & B facilities. Type A is broadly representative of a more intensively used facility regularly attracting between 350 and 800 spectators to matches. Type B is broadly representative of a much less intensively used facility, mainly for junior sport. The optimum solution for the town's rugby club may be a combination of both types of provision on one site.)

Type C: A sports facility providing a main floodlit playing pitch with a two storey club/house changing rooms, as well as a spectator stand with cover for some 230 people alongside the pitch. Two other senior pitches; a training pitch with floodlighting; two junior and two mini soccer pitches. Car parking for about 130 cars. (This type of facility is based on the information supplied to the Council on the likely provision of sports pitch facilities for the relocation of the Ripon City FC. A draft layout indicates that about 8 hectares would be required) **(Ripon only)**

(Note: For landscape impact assessment type A and C has been assessed with or without 2 metre high security fencing. For type B it has been assumed that no security fencing is required.)

- A.4 Each site option for each settlement is listed in Table 1 below. The site location and reference number is given in the left hand column and the type of sports development is given in the right hand three columns. A cross (x) in any these columns means that further work is not appropriate because the site and type of facility either fails to meet one of the criteria set out above or it is not appropriate to assess that type of facility for that settlement. E.g. it is only in Harrogate that the Council are considering the prospect of the larger type A facility due to the demand expressed by Harrogate Rugby Union FC and Harrogate Town FC. A tick in one of these columns means that further assessment work for this type of facility should take place. The middle column states the criteria that determined why no further work should be undertaken.
- A.5 After Table 1 there are 3 maps of each settlement showing all the site options.

Table 1: Site Option Screening

Harrogate Sites	Conclusions on assessment	A	B	C
HS1: Land West of Otley Road	No further assessment: see reason a above This site was the subject of a Secretary of State 'Call in' public inquiry for the relocation of the rugby club. Reasons for rejection still apply.	x	x	x
HS2: Land North of Skipton Road	Further assessment to be undertaken	✓	✓	x
HS3: Land North of Penny Pot Lane	No further assessment: see reason c above	x	x	x
HS4: Land West of Cardale Park	No further assessment: see reason c above	x	x	x
HS5: Land between Lady Lane and Whinney Lane	No further assessment: see reason c above	x	x	x
HS6: Land West of Leeds Road , Pannal	Further assessment to be undertaken	✓	✓	x
HS7: Land East of Leeds Road, Pannal	No further assessment: see reason a above and text below This site was put forward by the Council as an allocation of land for sport and the relocation of the town's rugby club at the Harrogate District Local Plan Inquiry in 1998. The Inspector rejected the allocation. Reasons for rejection still apply.	x	x	x
HS8: Playing fields at Harrogate College, Hornbeam Park	No further assessment: see reason e above and text below The site is owned by Harrogate College and already laid out for sport.	x	x	x
HS9: Land South East of the Yorkshire Showground, Wetherby Road	No further assessment: see reason d above and text below Site is owned by the Yorkshire Agricultural Society who has indicated it is not available for sports use.	x	x	x
HS10: Land at Kingsley Drive, Bilton Triangle	No further assessment for type A: see reason g above and text below Not adjacent to or within 400 metres walk of a bus stop on the key bus network or a rail station. (Core Strategy Policy TRA1 Key Bus and Rail Network). Further assessment for type B	x	✓	x
HS11: Land West of Longlands Farm, Bilton Triangle	Further assessment to be undertaken	✓	✓	x
HS12: Land at Army Apprentices College, Penny Pot Lane	No further assessment for type A: see reason g above and text below The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station. Further assessment for type B	x	✓	x
HS13: Land at Army Apprentices College sports Facilities, Penny Pot Lane	No further assessment: see reason e above and text below The site is part of the Army Apprentices College Sports facilities.	x	x	x
HS14: Land between Cornwall Road and	No further assessment of type A : see reason g above and text below	x	✓	x

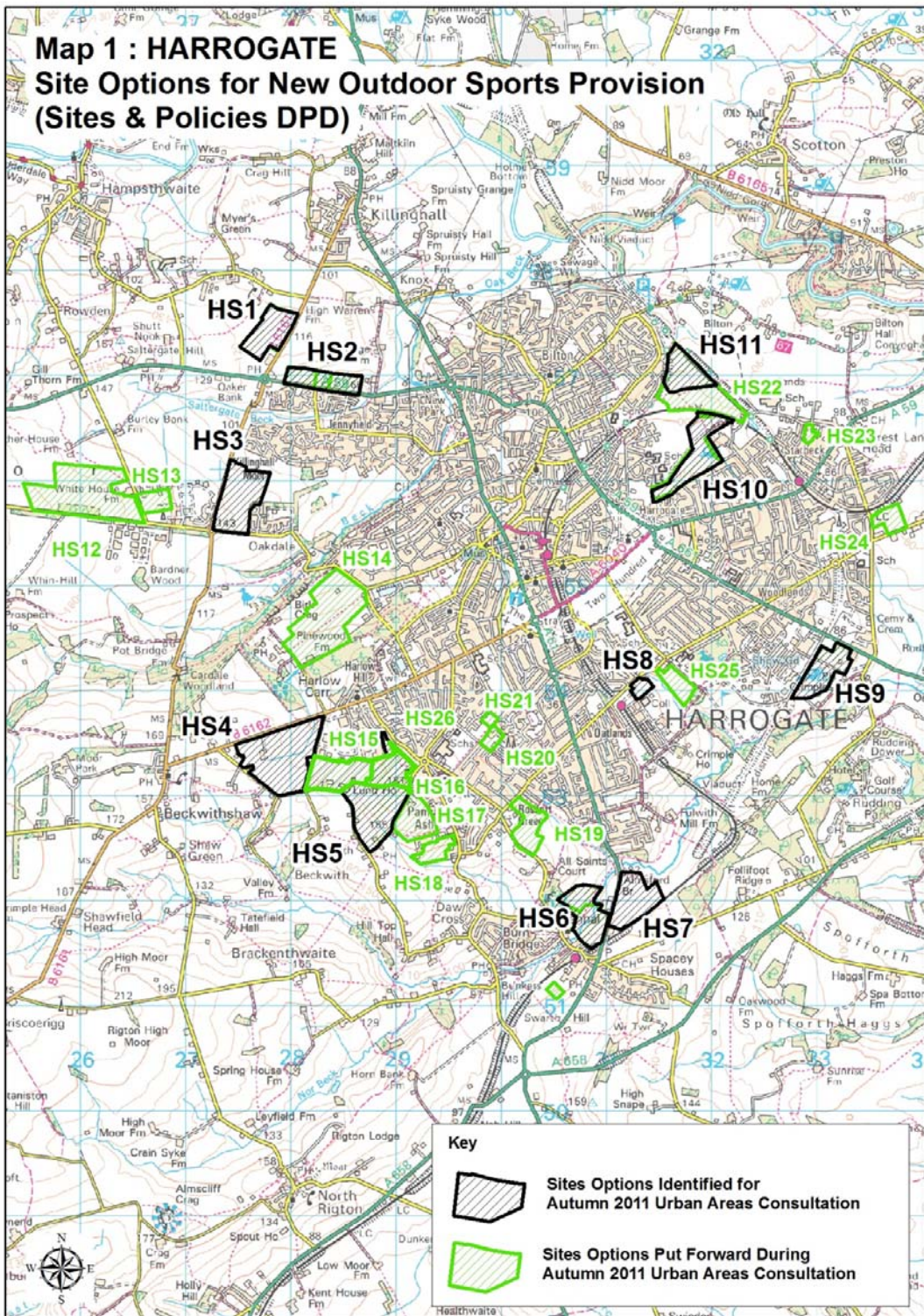
Crag Lane	The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station. Further assessment for type B			
HS15: Land South of Cardale Business Park	No further assessment for type A: see reason c above	x	x	x
HS16: Land to west of Beckwith Road	No further assessment for type A: see reason c above	x	x	x
HS17: Land southeast of Whinney lane	No further assessment for type A : see reason g above and text below The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station. Further assessment for type B	x	✓	x
HS18: Land at the National Policing Improvement Agency, Yew Tree Lane	No further assessment for type A: see reason g above and text below The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a station. Further assessment for type B	x	✓	x
HS19: Land between Leadhall Lane and Church Lane	No further assessment for type A : see reason g above and text below The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station. Further assessment for type B	x	✓	x
HS20: Land at Harrogate Grammar School	No further assessment: see reason e above and text below The site is an existing sports pitch and part of the school.	x	x	x
HS21: British Telecomm Site, St George's Walk	No further assessment: see reasons e and g above and text below. Significant earthworks/demolition would be required and the site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network or a rail station.	x	x	x
HS22: Land at Bilton Triangle, North of Railway Line	Further assessment to be undertaken	✓	✓	x
HS23: Land off Bogs Lane, Starbeck	No further assessment: see reason d above and text below The site is an existing recreation area.	x	x	x
H24: Land south east of Belmont Farm, Forest Moor Road	No further assessment: see reason b above and text below Site is within Green Belt	x	x	x
H25: Land off Hookstone Road	No further assessment: see reason f above and text below The site cannot provide for level playing fields without the need for significant earthworks.	x	x	x
HS26: Land at Rossett School	No further assessment: see reasons d and e above and text below This site is currently used for a school and playing fields. There are no proposals to relocate the school.	x	x	x

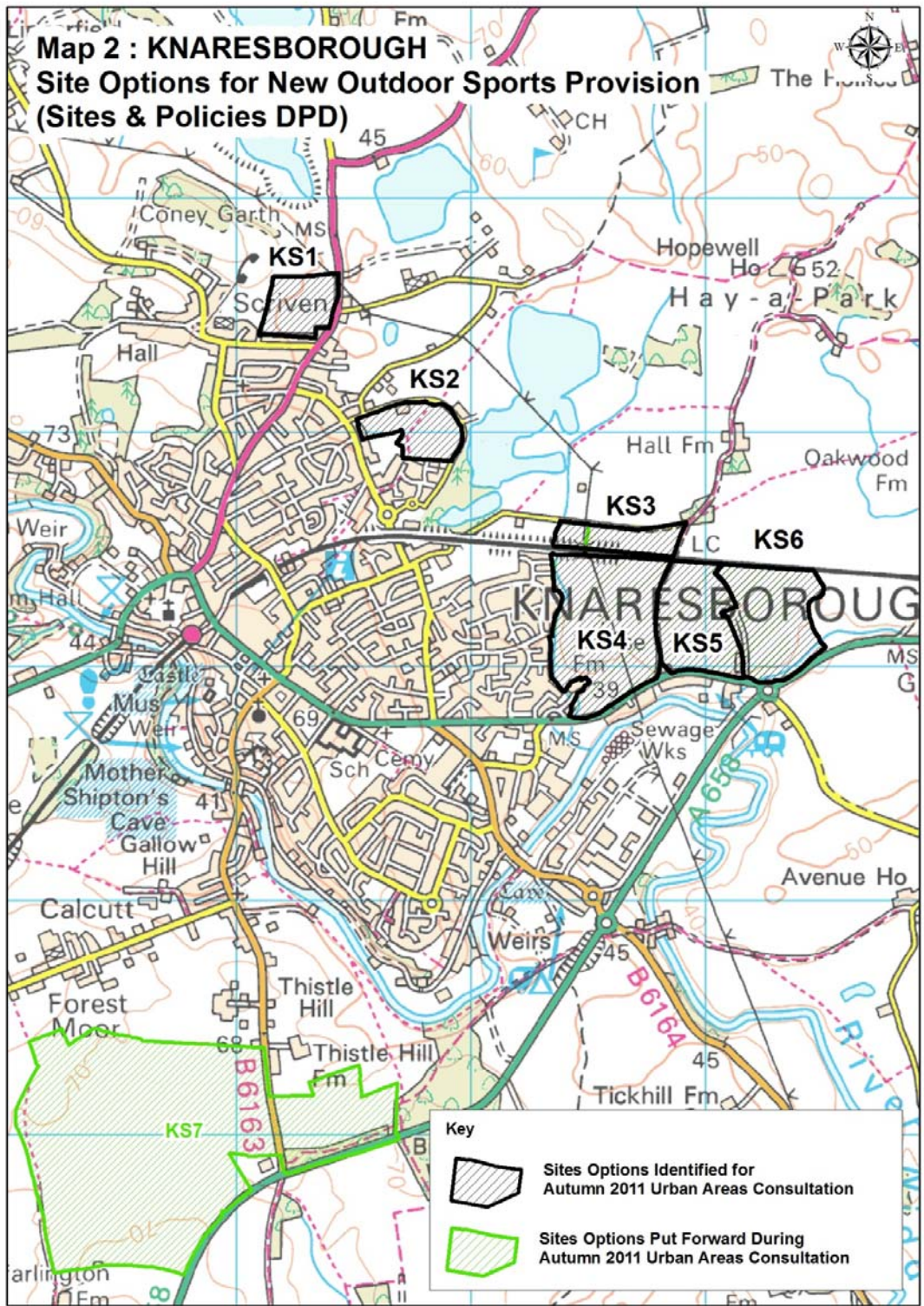
Knarborough Sites	Assessment	A	B	C
KS1: Land west of Boroughbridge Road	Further assessment to be undertaken for type B sports use	x	✓	x
KS2: Land south of Water Lane	Further assessment to be undertaken for type B sports use	x	✓	x
KS3: Land south of Hay a Park Lane	Further assessment to be undertaken for type B sports use	x	✓	x
KS4: Land at Manse Farm	No further assessment: see reason c above	x	x	x
KS5: Land west of Highfield Farm	No further assessment: see reason c above	x	x	x
KS6: Land east of Highfield Farm	Further assessment for type B sports use.	x	✓	x
KS7: Land at Thistle Hill, Harrogate By Pass	No further assessment: see reason b above Site is in Green Belt	x	x	x

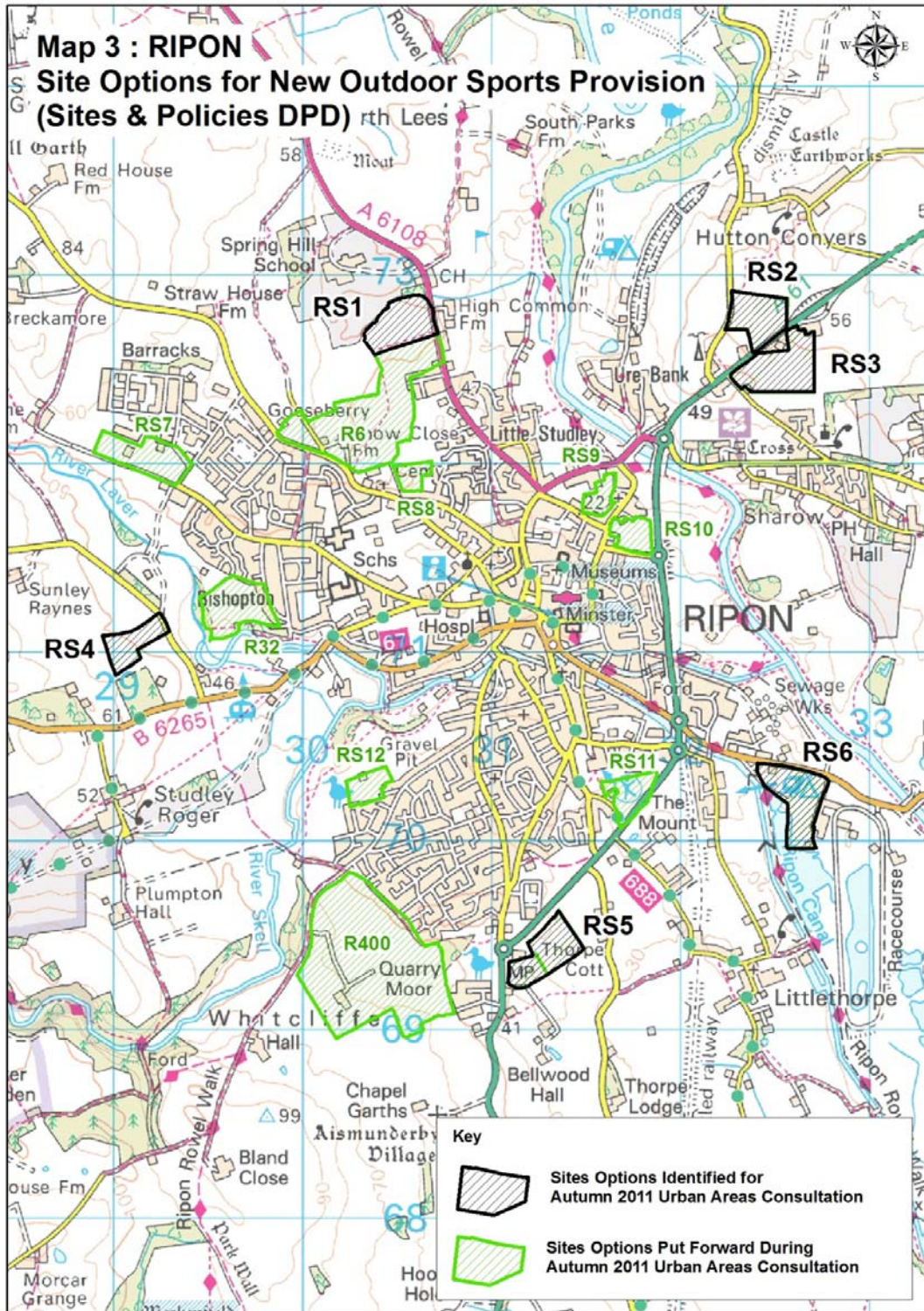
Ripon Sites	Assessment	A	B	C
RS1: West of Palace Road	Further assessment to be undertaken	x	✓	✓
RS2: North of A61, NE Ripon	Further assessment to be undertaken	x	✓	✓
RS3: South of A61, NE Ripon	Further assessment to be undertaken	x	✓	✓
RS4: West of Galphay Lane	Further assessment to be undertaken	x	✓	✓
RS5: South of the Bypass/Harrogate Road	Further assessment to be undertaken	x	✓	✓
RS6: South of Boroughbridge Road	No further assessment: see reason d above and text below The site forms part of the race course and is unavailable for sports provision.	x	x	x
RS7: Land at Deverall and Claro Barracks	No further assessment: see reasons g and e above and text below The site is currently in sports use and is not adjacent to, or within 400 metres walk of a bus stop on the key bus network.	x	x	x
RS8: Land at former Ripon College	No further assessment: see reasons d and g above and text below The site is protected as an important habitat for Great Crested Newts. Replacement nearby land would be required if site was developed. The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network.	x	x	x
RS9: Ripon Auction Mart	Further assessment to be undertaken	x	✓	✓
RS10: Land North of Rotary Way	No further assessment: see reasons d, f, and g above and text below Part of the site is existing recreation open space, the site would need significant earthworks to accommodate playing pitches and the site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network.	x	x	x

RS11: Land off Camp Close/Pipe Lane	<p>No further assessment: see reasons f and g above and text below.</p> <p>The site is uneven and is not adjacent to, or within 400 metres walk of a bus stop on the key bus network.</p>	x	x	x
RS12: Cathedral Choir School Playing fields	<p>No further assessment: see reasons e and g above, and text below</p> <p>Playing pitches already exist on the site – this is not new provision. The site is not adjacent to, or within 400 metres walk of a bus stop on the key bus network.</p>	x	x	x

Map 1 : HARROGATE Site Options for New Outdoor Sports Provision (Sites & Policies DPD)







- A.6 The following tables provide a summary of how each site taken forward after the screening process has performed in terms of the sustainability appraisal and other criteria used to assess a site's suitability for land allocation in the Local Plan.

Sustainability Appraisal

- A.7 Sustainability appraisal forms a key part of the assessment process for those sites remaining after the screening process. This form of appraisal assesses how a site's development is likely to perform across a range of social, environmental and economic objectives (details of each site's sustainability appraisal can be found in the Sites and Policies DPD Sustainability Appraisal).
- A.8 The outcome of the appraisal process has highlighted that it is the performance of sites against the environmental objectives that causes most concern. This is not surprising as the majority of sites are greenfield and involve the loss of agricultural land and countryside.

Accessibility

- A.9 A travel and accessibility assessment has been carried out for each of the sites and the results summarised in Tables 2, 3 and 4 below. Full details of each assessment are set out at appendix 3.

Impact on the form and character of the settlement

- A.10 An assessment has been made of the potential impact of a site's development on the form and character of the settlement. The following impacts have been assessed:
- Landscape setting of the settlement
 - Landscape quality and character of the area
 - Conservation area or its setting
 - Listed building or its setting
- A.11 The assessment of the impact on form and character takes as the starting point advice provided by the Council's Heritage and Design team. Their detailed comments can be found at appendix 4. Where their assessment gives a red score for a particular site, this is taken as a negative effect on form and character. Where there is a green or amber score the impact on form and character is generally taken to be acceptable (subject to appropriate mitigation). However, there may be instances where a red score is not indicated in the relevant report but there is still considered to be negative effects on form and character of a particular settlement. The reasons for this are noted in the site selection summary tables.

Development Constraints

- A.13 The following development constraints have also been assessed:
- Impact on designated sites and/or protected species and habitats. An assessment of impact here is again based on advice provided by the Council's Heritage and Design team and a similar approach adopted. Detailed comments can be found at appendix 4. Where the assessment gives a red score for a particular site, this indicates a negative impact on designated sites and or protected species. Where there is a green or amber

score the impact on form and character is generally taken to be acceptable (subject to appropriate mitigation).

- Site topography
- Site access
- Flood risk
- Loss of employment land/community facility/recreational open space
- Pollution/contamination/hazardous substances
- Role and function of the settlement
- Conflict with the purposes of a Green Wedge (Harrogate only)
- Deliverability of the site

Table 2: Sports Site Selection Summary – Harrogate area

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Draft Allocation/ Rejected	Reasons
	Soc	Env	Econ					
HS2 (A)	✓✓	xx	○	✓	x	✓	Sports use allocation acceptable as part of a housing development on this site.	<p>Significant adverse landscape and historic environment effects identified.</p> <p>However, if the site is determined as suitable for a housing allocation in the Local Plan i.e. the need for housing outweighs the harm to the landscape, then an allocation for sports use within this site would be acceptable.</p> <p>Site deliverable for sport through negotiation with landowner in connection with an appropriate development mix.</p> <p>Draft allocation site chosen due to the level topography of the land and its ability for a type A or B sports facility to be accommodated with minimal adverse impact on the landscape setting of the town.</p>
HS2 (B)	✓✓	✓/x	○	✓	x	✓	Sports use allocation acceptable as part of a housing development on this site.	<p>Significant adverse landscape and historic environment effects identified.</p> <p>However, if the site is determined as suitable for a housing allocation in the Local Plan i.e. the need for housing outweighs the harm to the landscape, then an allocation for sports use within this site would be acceptable.</p> <p>Site deliverable for sport through negotiation with landowner in connection with an appropriate development mix.</p> <p>Draft allocation site chosen due to the level topography of the land and its ability for a type A or B sports facility to be accommodated with minimal adverse impact on the landscape setting of the town.</p>
HS6(A)	✓✓	xx	○	✓	x	✓	Rejected	Significant adverse landscape and historic environment effects identified.
HS6(B)	✓✓	✓/x	○	✓	✓	✓	Allocation	<p>Site suitable for allocation for sports use of a type B lower intensity facility.</p> <p>Site deliverable for sport, subject to Council resolution. Harrogate Borough Council owns the land.</p> <p>Draft allocation site smaller than site option due to the presence of a preferred option for housing on part of this option. Council no longer promoting housing here and hence there is scope to extend this sports</p>

								allocation further south.
HS10(B)	✓✓	✓/✗	○	✗	✓	✓	Rejected	Site suitable for allocation for sports use of a type B lower intensity facility However site not deliverable. Landowner unwilling to accept sports use of the site without a significant amount of housing alongside it. The Council has rejected housing on this site due to the likely adverse impacts of traffic generation onto adjacent residential roads.
HS11(A)	✓✓	✗✗	○	✓	✓	✗	Rejected	Adverse ecological effects, difficulties in achieving access and likely adverse traffic impacts represent significant development constraints. In addition, site unlikely to be deliverable for sports use without forming part of a wider development site, including housing within the same landownership.
HS11(B)	✓✓	✗	○	✓	✓	✗	Rejected	Adverse ecological effects, difficulties in achieving access and likely adverse traffic impacts represent significant development constraints. In addition, site unlikely to be deliverable for sports use without forming part of a wider development site, including housing within the same landownership.
HS12(B)	✓	✗✗	○	✗	✓	✗	Rejected	Site is a considerable distance from the town's built up area and good public transport and scores poorly in terms of environmental sustainability.
HS14(B)	✓	✗✗	○	✗	✗	✓	Rejected	High adverse effects on the landscape character. This is a highly exposed site in an open location well used by locals that also provides a rural setting for the conservation area. The site is so visually exposed that planting as mitigation would have little effect.
HS15(B)	✓	✗✗	○	✗	✗	✓	Rejected	High adverse effects. Forms part of locally higher ground and visible from wider areas to the west. Development would only be appropriate if other factors are strongly in favour.
HS16(B)	✓	✗✗	○	✗	✗	✗	Rejected	High adverse effects. Forms part of locally higher ground and visible from wider areas to the west. Development would only be appropriate if other factors are strongly in favour.
HS17(B)	✓	✗✗	○	✗	✓	✓	Rejected	There would be some adverse effects on the landscape, but providing that all woodland/ hedgerows are retained and new appropriate screen planting is offered then the effects would be reduced. Site unlikely to be deliverable for sport as higher land values are sought by the landowner (Site option for housing)
HS18(B)	✓	✗	○	✗	✓	✓	Rejected	Slight adverse effects providing new buildings are not placed in the

								higher central parts of the site, providing the existing house retains formal gardens to the front and that all trees and shrubberies are retained. Site unlikely to be deliverable for sport as higher land values are sought by the landowner (Site options for housing)
HS19(B)	✓	xx	○	x	x	✓	Rejected	Development of this site would result in the loss of a series of highly attractive grassland fields right at the urban edge. The fields contain many exceptional landscape features around its boundaries that could be adversely affected by any development and loss of these features could not be mitigated.
HS22(A)	✓✓	xx	○	✓	✓	x	Rejected	Site not deliverable. Landowner unwilling to accept sports use of the site without a significant amount of housing alongside it. The Council has rejected housing on this site due to the likely adverse impacts of traffic generation onto adjacent residential roads. There are also access constraints and some ecological concerns for a type A intensively used sports facility
HS22(B)	✓✓	✓/x	○	✓	✓	x	Rejected	Site not deliverable. Landowner unwilling to accept sports use of the site without a significant amount of housing alongside it. The Council has rejected housing on this site due to the likely adverse impacts of traffic generation onto adjacent residential roads. There are also access constraints.

A.14 In addition to the above sites, a site adjacent to the former Dunlopillo factory site has come forward for playing pitches as part of a development proposal on this site. Whilst this site lies within the Green Belt, no buildings or car parking would be development in the Green Belt itself. This site is also allocated in the Sites and Policies DPD for sport.

Table 3: Sports Site Selection Summary - Knaresborough

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Draft Allocation/ Rejected	Reasons
	Soc	Env	Econ					
KS1(B)	✓✓	xx	○	✓	✓	x	Rejected	Site scores negatively in terms of environmental sustainability, but a low intensity type A sports facility would still be suitable for allocation as it would not have a significant adverse impact on the settlement/landscape character. However the site is not deliverable for sports use as higher land values are sought by the landowner.
KS2(B)	✓✓	x	○	✓	✓	x	Rejected	Site scores negatively in terms of environmental sustainability, but a low intensity type A sports facility would still be suitable for allocation as it would not have a significant adverse impact on the settlement/landscape character. However the site is not deliverable for sports use as higher land values are sought by the landowner.
KS3(B)	✓✓	xx	○	x	✓	✓	Allocate part of site	Whilst the site's accessibility score is poor this could be improved with the development of K2b to the south which would include improved bus access and a potential rail station. The site can be linked to K2b via the cattle creep under the rail line. Part of site, that which is a draft allocation can be delivered through negotiation with the landowner. Same ownership as Site K2b.
KS6(B)	✓✓	xx	○	x	✓	x	Rejected	Whilst the site's accessibility score is poor this could be improved with the development of K2b to the west which would include improved bus access and a potential rail station. Site not deliverable as landowner seeks higher land values.

Table 4: Sports Site Selection Summary - Ripon

Site	SA Score			Accessibility	Settlement Character	Development Constraints	Draft Allocation/ Rejected	Reasons
	Soc	Env	Econ					
RS1(B)	✓✓	xx	○	✓	x	✓	Rejected	Significant adverse landscape impacts identified
RS1(C)	✓✓	xx	○	✓	x	✓	Rejected	Significant adverse landscape impacts identified
RS2(B)	✓	xx	○	x	✓	?	Rejected	Site has poor public transport connectivity and deliverability is uncertain.
RS2(C)	✓	xx	○	x	✓	?	Rejected	Site has poor public transport connectivity and deliverability is uncertain.
RS3(B)	✓✓	xx	○	x	✓	?	Rejected	Site has poor public transport connectivity and deliverability is uncertain.
RS3(C)	✓	xx	○	x	✓	?	Rejected	Site has poor public transport connectivity and deliverability is uncertain.
RS4(B)	✓	xx	○	x	x	✓	Rejected	Significant adverse landscape impacts identified
RS4(C)	✓	xx	○	x	x	✓	Rejected	Significant adverse landscape impacts identified
RS5(B)	✓✓	x	○	✓	✓	x	Rejected	Site suitable for sports use. However, not deliverable. Landowner seeks higher land values and has sought inclusion of site as a land allocation for housing in the Local Plan.
RS5(C)	✓✓	xx	○	✓	✓	x	Rejected	Site suitable for sports use. However, not deliverable. Landowner seeks higher land values and has sought inclusion of site as a land allocation for housing in the Local Plan.
RS9(B)	✓✓	✓✓	○	✓	✓	x	Rejected	Site suitable for some sports use, though some earthworks required. However, not deliverable. Landowner seeks higher land values and has sought inclusion of site as a land allocation for housing in the Local Plan.
RS9(C)	✓✓	✓/x	○	✓	x	✓	Rejected	Site suitable for sports use though some earthworks required. However, not deliverable. Landowner seeks higher land values and has sought inclusion of site as a land allocation for housing in the Local Plan.

Travel and Accessibility Assessment (Full details of the methodology can be found in the Harrogate District Sites & Policies DPD Travel and Accessibility Assessments Report).

Impacts	Impact on highway network as a whole (including A1(m) where appropriate)	Impact on arterial road network	Impact on local distributor roads	Impact on residential streets	Severance	Connectivity to key bus / rail network	Environmental impacts of increased traffic	Connectivity to cycle network in cycling implementation plan	Attractiveness of walking environment to access services and facilities	Road safety	Ability to mitigate against impacts	Potential Air Quality issue	Accessibility to jobs, shops and services
Site Ref:													
HS10: Land at Kingsley Drive	●	●	●	●	●	●	●	●	●	●	●	●	●
HS11: Bilton Triangle west of Longlands Farm	●	●	●	●	●	●	●	●	●	●	●	●	●
HS22: Land at Bilton Triangle, North of Railway Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS5: Land between Whinney Land & Lady Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS6: Land west of Leeds Road, Pannal	●	●	●	●	●	●	●	●	●	●	●	●	●
HS15: Land South of Cardale Business Park	●	●	●	●	●	●	●	●	●	●	●	●	●
HS16: Land to West of Beckwith Road	●	●	●	●	●	●	●	●	●	●	●	●	●
HS17: Land Southeast of Whinney Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS18: Land at the National Policing Improvement Agency, Yew Tree Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS19: Land between Leadhall Lane and Church Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS2: Land north of Skipton Road	●	●	●	●	●	●	●	●	●	●	●	●	●
HS12: Land at Army Apprentices College, Penny Pot Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
HS14: Land between Cornwall Road and Crag Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
KS1: Land west of Boroughbridge Road	●	●	●	●	●	●	●	●	●	●	●	●	●
KS2: Land south of Water Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
KS3: Land south of Hay-a-Park Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
KS6: Land east of Highfield Farm	●	●	●	●	●	●	●	●	●	●	●	●	●

Impacts	Impact on highway network as a whole (including A1(m) where appropriate)	Impact on arterial road network	Impact on local distributor roads	Impact on residential streets	Severance	Connectivity to key bus / rail network	Environmental impacts of increased traffic	Connectivity to cycle network in cycling implementation plan	Attractiveness of walking environment to access services and facilities	Road safety	Ability to mitigate against impacts	Potential Air Quality issue	Accessibility to jobs, shops and services
	Site Ref:												
RS1: Land west of Palace Road	●	●	●	●	●	●	●	●	●	●	●	●	●
RS2: Land north of A61, Hutton Bank	●	●	●	●	●	●	●	●	●	●	●	●	●
RS3: Land south of A61, Hutton Bank	●	●	●	●	●	●	●	●	●	●	●	●	●
RS4: Land west of Galphay Lane	●	●	●	●	●	●	●	●	●	●	●	●	●
RS5: Land south of Ripon Pass	●	●	●	●	●	●	●	●	●	●	●	●	●
RS9: Ripon Auction Mart	●	●	●	●	●	●	●	●	●	●	●	●	●


Landscape, Historic Environment and Ecological Assessment

SITE REFERENCE: HS2: (OPTION A) JULY 2012	
Location/HBC Landscape Character Area	Northwest of town centre, off Skipton Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
Description	The wider landscape comprises the large-scale broad valley of the River Nidd. The valley floor landscape pattern is intimate and diverse with random fields typical of early enclosure. Field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences.
Landscape and Green Belt Designations	C9 – Special Landscape Area SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a series of regular grassland fields to the north of Skipton Road. The area is generally flat but beyond the northern boundary there is sharp change in topography where land rises steeply towards the plateau that comprises Warren Top.
Visual Sensitivity	The site is distinctively visible on approach to the town and provides a clear ‘sense of place’ that contributes to the attractive setting of Harrogate.
Existing Urban Edge	The site is clearly detached from the urban edge and rural in character. Development would appear incongruous with surrounding land use and landscape pattern.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This is an important approach to the town from the Nidderdale AONB and any inappropriate development is likely to adversely affect the visitor’s ‘first impression’ of Harrogate. 2. The site provides an attractive rural setting for the Jennyfields and is highly valued at the local level. The rural character of the site would be affected by the proposal. There are high levels of intervisibility between the site and the housing estate and the development would adversely affect views towards open countryside from these main residential areas. 3. The prevailing character of the site is that it ‘brings’ the countryside ‘right up’ to the edge of town. There are also public rights of way to take into account including the Harrogate Ringway Footpath, which would have views over the site. 4. The site supports mature outgrown hedgerows, dry stone walls and ditch side trees that contribute to the pastoral character of the area. These landscape features are consistent with the landscape character to the north and east and loss of the site to development would affect these features. 5. The existing night time light levels to the north of Skipton Road are intrinsically low. The potential impacts of lighting would be intrusive in views from Skipton Road and Jennyfields area. The effects of lighting on the wider area would be less intrusive because of the degree of enclosure provided by vegetation and the rising land to the north. 6. The proposed access is likely to impact upon the roadside trees. Removal of the trees would result in the proposed clubhouse/changing rooms, parking areas and spectator stand being visible from Skipton Road. The potential impacts on the wider area would be less harmful. 7. The scale of parking (100-350 cars) would be incongruous with the rural character of the area as the parking numbers are high. Parking located to the front of the site would be particularly obtrusive where roadside vegetation is removed. Parking to the rear of the site would require structure planting as screening and this would be at odds

	<p>with the regular open landscape pattern of the area.</p> <p>8. The proposal will not include perimeter security fencing but if required it should be set back from the highway behind the existing tree belt. Fencing to the rear of the site would be less obtrusive. To blend with the backdrop of vegetation and rising land the colour should be dark and the design a light weld mesh.</p> <p>9. Some regrading would be required to achieve level pitches and the banking would be visible from Skipton Road.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the open boulevard character of Skipton Road on approach to the town. 2. Because of the narrow and elongated nature of the site there is limited scope for structure planting. There may be potential for planting to the east boundary to take account of views from the public right of way. 3. The lighting structures and fencing could be located so they are screened by the buildings, vegetation or rising land. It may be appropriate to use a dark colour as they would mostly be seen against a backdrop of vegetation or rising land, which would soften their visual impact. 4. The buildings could be located towards the rear of the site providing the relationship of the clubhouse to the playing pitches and parking areas is not compromised. The location of the buildings should make best use of topography and vegetation and there is a well-vegetated track possibly an original access to redundant quarry to north of the site that is an attractive feature and should be retained and could be used as a backdrop for any new buildings. 5. The clubhouse building could be more easily integrated than the parking areas and the spectator stand because there is potential to provide an appropriate building providing the design suits the rural character of the surroundings. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed. 6. The predominantly dark skies to the north increases site's sensitivity to new lighting. Mitigation would be difficult as the narrow elongated nature of the site limits the areas of structure planting.
Notes	<p>This is a valley floor landscape where the pattern of fields is intimate and diverse. Field boundaries are an eclectic mix of walls, hedges and stock fences. Woodland and tree cover are particularly good. The area is designated Special Landscape Area and provides a high level of intervisibility between the countryside and the urban edge and there are views of open countryside from the main residential areas.</p>
Likely Level of Landscape Effects	<p>High adverse effects. Only appropriate if other sites not available. The area is an important gateway to both Harrogate and Nidderdale. The area is well tendered and generally picturesque and also important at the local level.</p>
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	



SITE REFERENCE: HS2: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Northwest of town centre, off Skipton Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
Description	The wider landscape comprises the large-scale broad valley of the River Nidd. The valley floor landscape pattern is intimate and diverse with random fields typical of early enclosure. Field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences.
Landscape and Green Belt Designations	C9 – Special Landscape Area SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a series of regular grassland fields to the north of Skipton Road. The area is generally flat but beyond the northern boundary there is sharp change in topography where land rises steeply towards the plateau known as Warren Top.
Visual Sensitivity	The site is distinctively visible on approach to the town and provides a clear ‘sense of place’ that contributes to the attractive setting of Harrogate.
Existing Urban Edge	The site is clearly detached from the urban edge and rural in character. Development would appear incongruous with surrounding land use and landscape pattern.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 10. This is an important approach to the town from the Nidderdale AONB and any inappropriate development is likely to adversely affect the visitor’s ‘first impression’ of Harrogate. 11. The site provides an attractive rural setting for the Jennyfields and is highly valued at the local level. The rural character of the site would be affected by the proposal. There are high levels of intervisibility between the site and the housing estate and the development would adversely affect views towards open countryside from these main residential areas. 12. The prevailing character of the site is that it ‘brings’ the countryside ‘right up’ to the edge of town. There are also public rights of way to take into account including the Harrogate Ringway Footpath, which would have views over the site. 13. The site supports mature outgrown hedgerows, dry stone walls and ditch side trees that contribute to the unspoilt pastoral character of the area. These landscape features are consistent with the landscape character to the north and east and loss of the site to development would affect these features. 14. The proposed access is likely to impact upon the roadside trees. Removal of the trees would result in the proposed clubhouse/changing rooms, parking areas and spectator stand being visible from Skipton Road. The potential impacts on the wider area would be less harmful. 15. The parking (50 cars) could be accommodated but would have adverse effects on the rural character of the area. Parking to the rear of the site would require some structure planting as screening and this would be at odds with the regular open landscape pattern of the area. Parking located to the front of the site would be particularly obtrusive where roadside vegetation is removed. 16. The proposal will not include perimeter security fencing. 17. Some regrading would be required to achieve level pitches and the banking would be visible from Skipton Road.


<p>Potential for Mitigation</p>	<ol style="list-style-type: none"> 7. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the open boulevard character of Skipton Road on approach to the town. 8. Because of the narrow and elongated nature of the site there is limited scope for structure planting. There may be potential for planting to the east boundary to take account of views from the public right of way. 9. The buildings could be located towards the rear of the site providing the relationship of the clubhouse to the playing pitches and parking areas is not compromised. The location of the buildings should make best use of topography and vegetation and there is a well-vegetated track possibly an original access to redundant quarry to north of the site that is an attractive feature and should be retained and could be used as a backdrop for any new buildings. 10. The clubhouse building could be more easily integrated than the parking areas because there is potential to provide an appropriate building providing the design suits the rural character of the surroundings. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
<p>Notes</p>	<p>This is a valley floor landscape where the pattern of fields is intimate and diverse. Field boundaries are an eclectic mix of walls, hedges and stock fences. Woodland and tree cover are particularly good. The area is designated Special Landscape Area and provides a high level of intervisibility between the countryside and the urban edge and there are views of open countryside from the main residential areas.</p>
<p>Likely Level of Landscape Effects</p>	<p>High adverse effects. Only appropriate if other sites not available. The area is an important gateway to both Harrogate and Nidderdale. The area is well tendered and generally picturesque.</p>
<p>Likely level of effects, where:</p>	
<p> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour </p> <div style="text-align: right; margin-top: 10px;">  </div>	

SITE REFERENCE: HS6: (OPTION A) JULY 2012	
Location/HBC Landscape Character Area	South of Harrogate, off A61 Leeds Road <u>Area 58 Middle Crimple Valley</u>
Description	The wider landscape forms part of the diverse, well-wooded Crimple Valley landscape south east of Harrogate. There are gently undulating valley sides comprising rectangular fields of improved grassland bound by an eclectic mix of hedges, walls and fences with individual trees.
Landscape and Green Belt Designations	C9 Special Landscape Area R11 Right of Way
Physical Sensitivity	The site comprises a series of irregular grassland fields to either side of the Crimple Beck or the River Crimple. The site has many features of landscape interest including the Harrogate Ringway footpath that follows the well-wooded beck and well-established hedgerows with tall trees.
Visual Sensitivity	The site is generally concealed by rising land to northwest and good woodland cover. The site occupies the valley floor and is fairly well contained because of its low-lying location and abundance of tree cover, particularly along the River Crimple. The site is visible from Leeds Road and the Harrogate Ringway footpath and from higher ground to the east at Follifoot Ridge and Follifoot Road. The area is highly valued by local residents because of its network of public footpaths and bridleways making this area easily accessible.
Existing Urban Edge	The site is very rural in character and despite its position between the two settlements of Harrogate and Pannal; it feels very much part of the open countryside.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 18. The site provides an attractive rural setting for Harrogate and Pannal and it is highly valued at the local level. 19. There are public rights of way to take into account including the Harrogate Ringway Footpath, which passes directly through the site. 20. The site supports attractive landscape features including the meandering Crimple Beck with waterside vegetation and open meadows that contribute to the pastoral character of the valley floor. These landscape features are consistent with the landscape character type of the Crimple Valley to the east and west. Loss of the site to development would affect these features and the ability of the site to remain as a green 'rural corridor'. 21. This is an area where lighting levels are relatively low and the potential impacts of lighting would be intrusive in views from Pannal and the edge of Harrogate. The effects of lighting on the wider area would be less intrusive to the north and west because of the degree of enclosure provided by vegetation and the rising land; however there would be impacts on views from Follifoot Ridge to the east. Columns would be at least 25 to 30m high. 22. The proposed access is likely to impact upon some of the roadside trees and their removal would result in exposure of the site in views from Follifoot Ridge to the east. 23. The scale of parking (100-350 cars) would be incongruous with the pastoral character of the area as the parking numbers are excessive. Parking located to the Leeds Road frontage would be particularly obtrusive where roadside vegetation is removed as this would add to the coalescence between Harrogate and Pannal. Parking to the rear of the site would require a bridge over the Crimple Beck and

	<p>this would affect the unspoilt character of the river corridor.</p> <p>24. The proposal will not include perimeter security fencing but if required it should be set back from Leeds Road behind the existing tree belt. Fencing to the northwest of the Crimple Beck would be an 'urban' encroachment into the essential green "rural corridor" that separates Harrogate from the village of Pannal.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. There is limited scope for planting as mitigation since hedgerow and tree cover is already very dense. 2. The need for a bridge crossing the River Crimple would be one of the most harmful effects, and should be located in a gap in the vegetation to reduce impacts. 3. The proposed clubhouse/changing rooms and spectator stand would be visible at close range from Leeds Road and also visible from the wider landscape to the east. The buildings would be better placed towards the northern end of the site adjacent to the existing garden centre providing the two areas of development are separated by structure planting. 4. The proposed car park (100-350 cars) would be an urban feature - incongruous to the pastoral character of the area, although the dense hedgerows and good tree cover would provide some visual mitigation. 5. The clubhouse building could be more easily integrated than the parking areas and the spectator stand because there is potential to provide an appropriate building. The design should suit the rural character of the surroundings and could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed. 6. The predominantly dark skies of this 'rural corridor' increases site's sensitivity to new lighting. Mitigation would be difficult as the views are mostly looking down from higher ground.
Notes	The overall aim is to protect the rural character of the area, which plays an important role in separating Harrogate from Pannal. The area is sensitive to development that would result in coalescence.
Likely Level of Landscape Effects	Moderate adverse effects. The Clubhouse/changing rooms, stands and parking areas would be out of character in this rural location without appropriate and extensive landscape mitigation and avoidance of development in more sensitive parts of the site. However pitches might be more appropriate.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: HS6: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	South of Harrogate, off A61 Leeds Road <u>Area 58 Middle Crimple Valley</u>
Description	The wider landscape forms part of the diverse, well-wooded Crimple Valley landscape south east of Harrogate. There are gently undulating valley sides comprising rectangular fields of improved grassland bound by an eclectic mix of hedges, walls and fences with individual trees.
Landscape and Green Belt Designations	C9 Special Landscape Area R11 Right of Way
Physical Sensitivity	The site comprises a series of irregular grassland fields to either side of the Crimple Beck or the River Crimple. The site has many features of landscape interest including the Harrogate Ringway footpath that follows the well-wooded beck and well-established hedgerows with tall trees.
Visual Sensitivity	The site is generally concealed by rising land to northwest and good woodland cover. The site occupies the valley floor and is fairly well contained because of its low-lying location and abundance of tree cover, particularly along the River Crimple. The site is visible from Leeds Road and the Harrogate Ringway footpath and from higher ground to the east at Follifoot Ridge and Follifoot Road. The area is highly valued by local residents because of its network of public footpaths and bridleways making this area easily accessible.
Existing Urban Edge	The site is very rural in character and despite its position between the two settlements of Harrogate and Pannal; it feels very much part of the open countryside.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 25. The site provides an attractive rural setting for Harrogate and Pannal and it is highly valued at the local level. 26. There are public rights of way to take into account including the Harrogate Ringway Footpath, which passes directly through the site. 27. The site supports attractive landscape features including the meandering Crimple Beck with waterside vegetation and open meadows that contribute to the pastoral character of the valley floor. These landscape features are consistent with the landscape character type of the Crimple Valley to the east and west. Loss of the site to development would affect these features and the ability of the site to remain as a green 'rural corridor'. 28. The proposed access is likely to impact upon some of the roadside trees and their removal would result in exposure of the site to views from higher ground at Follifoot Ridge to the east. 29. The parking (50 cars) could be accommodated and could adopt a low-key informal design using natural materials where possible. The dense hedgerows and good tree cover would provide some additional visual mitigation but parking would still have adverse effects on the unspoilt character of the site. Parking to the northwest of the beck would not be supported as this would require a vehicle bridge crossing the Crimple Beck. Parking located to the front of the site could be obtrusive where roadside vegetation is removed as this would add to the perceived coalescence between Harrogate and Pannal. 30. The proposal will not include perimeter security fencing.


<p>Potential for Mitigation</p>	<ol style="list-style-type: none"> 1. There is limited scope for mitigation since hedgerow and tree cover is already very good. 2. The need for a bridge crossing the River Crimple would be one of the most harmful effects and should be of pedestrian scale only. 3. Positioning the club house close to existing garden centre would assist with integration providing the two areas of development are separated by structure planting. 4. The dense hedgerows and good tree cover could provide some visual mitigation for the proposed car park providing it is well located and not exposed to views from Leeds Road and the east. 5. The clubhouse building could be more easily integrated than the parking areas because there is potential to provide a building to suit the rural character of the surroundings. The building could be contemporary or innovative providing it is skilfully and sensitively handled and could reflect positively on the town's image if well executed. 6. The predominantly dark skies of this 'rural corridor' increases site's sensitivity to new lighting. Mitigation would be difficult as the views are mostly looking down from higher ground.
<p>Notes</p>	<p>The overall aim is to protect the rural character of this green 'rural corridor' which plays an important role in separating Harrogate from Pannal. The area is sensitive to development that would result in coalescence.</p>
<p>Likely Level of Landscape Effects</p>	<p>Moderate adverse effects. The clubhouse/changing rooms and parking would be out of character in this rural location without appropriate design and extensive landscape mitigation, and avoidance of development in more sensitive parts of the site. Sports pitches could be more appropriate.</p>
<p>Likely level of effects, where:</p>	
<p> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour </p> <div style="text-align: right; margin-top: 10px;">  </div>	

SITE REFERENCE: HS10 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	North east of Harrogate, off Kingsley Drive <u>Area 55 Bilton Triangle</u>
Description	The site is part of a wider triangular-shaped area of land known as the Bilton Triangle that 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.
Landscape and Green Belt Designations	C1 – Green Wedge (Small Part) SG3 – Outside Development Limit R11 – Rights of way
Physical Sensitivity	The site comprises an irregular shaped area of grassland in the Bilton Triangle. There are open rural views to the north east comprising the attractive well-wooded landscape of Nidd Gorge. Views back towards the urban edge comprise the school, housing along Kingsley Drive and Kingsley Farm, which are raw and unshielded by planting. The site rises gradually towards the west and there are some attractive hedgerows supporting numerous oaks, willows and hawthorn.
Visual Sensitivity	The site has open views to the north and east. Birch woodland along the railway screens some views from the north. The site falls east towards the River Nidd with the highest west part being exposed to most views. Existing trees and hedgerows provide some levels of screening and enclosure.
Existing Urban Edge	The area forms part of an important green link between the town and the open countryside. It is also used as a shortcut for children walking to and from school and by locals and dog walkers.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 31. The site provides an important green link between the town and open countryside and it is highly valued at the local level. 32. There are public rights of way to take into account, which pass directly through the site. 33. The parking (50 cars) could be accommodated but may be incongruous to the open character of the area as it would require structure planting as mitigation. The existing hedgerows and tree cover could provide some visual mitigation and they could be supplemented with new planting. Parking to the north of the site would not be supported as this would encroach upon the open countryside. Parking should be located close to the central southern part of the site to avoid the most visually sensitive parts. 34. The proposal will not include perimeter security fencing. 35. Development would retain a key recreation and amenity space but should continue to provide access from the urban area to the open countryside for the town's people and not just sports land use. 36. The proposed clubhouse/changing rooms should be carefully designed and sited to enable mitigation with new tree planting. The south western part of the site would be the most suitable location. 37. New planting should not result in loss of openness and views to the Nidd Valley.
Potential for Mitigation	<ol style="list-style-type: none"> 1. The field boundaries have been subjected to neglect and should be improved. Retention of all hedgerows, trees and footpath links is essential. There are a wide variety of grassland spaces including areas of wet grassland that may be of nature conservation interest and should be protected. 2. New planting should be used along the urban edge to soften views of housing, the school and Kingsley Farm.


	3. The clubhouse building could be more easily integrated than the parking areas. The building could be contemporary or innovative providing it is skilfully and sensitively handled and could attract new members if well executed.
Notes	It is important to maintain a substantial green link with Harrogate town centre and enhance the wooded character typical to wider the areas.
Likely Level of Landscape Effects	The site is well used by locals for walking and access to the wider countryside. Slight adverse effects providing appropriate and extensive landscape mitigation is included. Avoid development in more visually sensitive parts of the site.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: HS11 (OPTION A) JULY 2012	
Location/HBC Landscape Character Area	Northeast of Harrogate, west of Longlands Farm. <u>Area 55 Bilton Triangle</u>
Description	The site is part of a wider triangular-shaped area of land known as the Bilton Triangle that 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.
Landscape and Green Belt Designations	C10 - Green Wedge (most part) SG3 - Outside Development Limit
Physical Sensitivity	The site comprises a large open arable field with some grassland in the southwest corner. The disused Harrogate to Ripon railway passes along the northeast boundary and a further disused railway line passes along the west boundary. The railway lines are well wooded and provide substantial separation of the large field from the urban edge.
Visual Sensitivity	The site is visually contained by the housing and the disused railway lines. Although the residential edge to the west is well wooded, the site can be seen through gaps in the trees. There are no long distant views since the land rises to the south and provides screening and enclosure
Existing Urban Edge	The site appears separate from the urban edge because of the wooded railway corridors. There are also three large areas of woodland outside the site boundary to the north, west and south that enhance the rural character of the area.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development of this site will result in the loss of a large open field but would provide additional recreation space. It is a popular place for local dog walking, pedestrians and cyclists and this should be retained. 2. There are public rights of way to take into account, which would have views over the site. 3. The existing night time light levels are relatively low. The potential impacts of lighting would mainly be intrusive in views from close range from the public rights of way. The effects of lighting on the wider area would be less intrusive because of the degree of enclosure provided by vegetation along the railway and the rising land to the south. 4. The proposed access is likely to impact upon the disused railway line to the west. 5. The scale of parking (100-350 cars) would be intrusive as the parking numbers are excessive for a rural location. Parking located to the south of the site would be particularly harmful since the land rises and would require structure planting; which would be at odds with the open landscape character of the area. 6. The proposal will not include perimeter security fencing but if fencing was required it would be obtrusive since the site is so open. The colour should be light and the design a lightweight weld mesh to be least harmful. 7. Extensive regrading would be required to achieve level pitches and the banking would require planting as mitigation.
Potential for Mitigation	The following comments should be noted: <ol style="list-style-type: none"> 1. Any development should maintain a substantial green link through the site to incorporate the disused railway and further enhance the wooded character of the urban edge. 2. Retain the recreational and amenity value of the area and protect

	<p>important views into and out of the town.</p> <ol style="list-style-type: none"> 3. The proposed clubhouse/changing rooms and spectator stand would be out of character in this rural location without appropriate landscape mitigation comprising extensive planting. The site is however is visually well contained and the existing planting along the railway could provide a backdrop. 4. This is an area where lighting levels are relatively low (apart from the nearby school site) and the lighting to the sports ground and training pitch could adversely affect the rural character of the area as the columns are likely to be 25 to 30m high. 5. The buildings should be contained to western and northern edge of site where the wooded backdrop provides some level of visual mitigation. Buildings should be well designed to reflect the rural character of the area. 6. The proposed car park (100-350 cars) would be an urban feature-intrusive on the open character of the area, although existing and new woodland planting could provide some visual mitigation but may impact upon views. 7. The site may require perimeter fencing for security and this will impact on the open character of the 'Green Wedge' designation. Fencing would also adversely affect the amenity value of this key recreation and amenity space and may affect potential for public access to this area. If designed with structure planting, then effects could be reduced. 8. The clubhouse building could be more easily integrated than the parking areas and the spectator stand because there is potential to provide an appropriate building. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could attract new members if well executed.
Notes	This is an important open area that deeply penetrates the urban edge of Harrogate. The land is important in helping to define the shape of the town and provide a clearly defined boundary between the neighbourhoods of Bilton to the west and Starbeck and Kingsley Drive to the southeast.
Likely Level of Landscape Effects	Development would result in moderate adverse effects.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour <div style="text-align: right; margin-top: 10px;"></div>	

SITE REFERENCE: HS12: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Urban edge, west edge of Harrogate, off Burley Bank Road and Penny Pot Lane. <u>Area 22 Menwith and Penny Pot Grassland</u>
Description	The wider landscape comprises the simple undulating plateau landscape that lies between the valley systems of Oak Beck and Nidderdale. The landform is large scale and generally flat. Lack of woodland cover means that the landscape remains open with extensive views.
Landscape and Green Belt Designations	SG3 Outside Development Limit
Physical Sensitivity	The site comprises a medium sized irregular shaped parcel of land consisting of fields of semi-improved grassland and arable crops. The fields are mostly divided by hedgerows with some small trees. The hedgerows are generally hawthorn.
Visual Sensitivity	The landform is predominantly flat as the site forms part of a wider plateau between the valley systems of Oak Beck and Nidderdale. Lack of woodland means the site remains open to the north, although Penny Pot Lane is densely wooded providing some enclosure to the south.
Existing Urban Edge	The site is detached from the urban edge. It occupies a visible and prominent location on approach to Harrogate from the Nidderdale AONB. Although the area is easily accessible by road it feels remote. This is a simple relatively unspoilt landscape with very little influence from the urban edge of Harrogate.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development of this site will result in the loss of a large open expanse of plateau landscape. 2. The proposed car park (50 cars) could be incongruous to the rural character of the area. Existing woodland cover along Penny Pot Lane would provide some visual mitigation as a backdrop but the site would remain exposed in views to the north until structure planting has established. 3. The new club house should be well designed to reflect the rural character of the area and be located close to Penny Pot Lane behind the existing tree belt. 4. The proposal will not include perimeter security fencing. 5. There are public rights of way to take into account, which would have views over the site from the north and the west. 6. The development should avoid coalescence with the barracks site. New structure planting should be provided to separate the two areas.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Any development should maintain a substantial green link through the site to link the public rights of way in a north-south direction. 2. Any planting should further enhance the style and wooded character of Penny Pot Lane. 3. The buildings and parking should be contained to southern edge of site where the wooded backdrop provides some level of visual mitigation. 4. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on Harrogate if well executed.

Notes	The site has the potential to provide improved recreational opportunities and improve the green space linkages between the town centre and open countryside. The site also has the opportunity to contribute to a wider green infrastructure strategy for the District.
Likely Level of Landscape Effects	This is an elevated exposed transitional landscape that is highly visible and as a result is sensitive to change through the expansion of existing development and new development. Sports development would be out of character in this rural location without appropriate landscape mitigation and avoidance of development in more sensitive parts of the site.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	

SITE REFERENCE: HS14 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	North west of Harrogate, off Cornwall Road <u>Area 59 Harlow Hill</u>
Description	The wider landscape comprises the Harlow Hill area that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important line between town and country.
Landscape and Green Belt Designations	C9 – Special Landscape Area R11 – Rights of Way SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a series of irregular shaped fields of varying size including a small central sports ground located towards the eastern part of the area. The fields are mainly established grassland enclosed by hedgerows and dry stone walls with some areas containing wild flower swards and recent tree planting. The woodlands at Birk Crag provide an attractive backdrop to the north, elsewhere tree cover is sparse.
Visual Sensitivity	There are expansive views from the site northeast towards Killinghall Moor and Penny Pot Lane including distant views of Norward Edge, Beamsley Beacon and Simons Seat.
Existing Urban Edge	Despite being close to the urban edge, the field has a distinct rural character. The site forms part of a highly exposed ridge at the edge of town and feels very much part of the open countryside of Harlow Hill.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development of this site will result in the loss of a series of open fields that provide a rural setting to the settlement and the conservation area. 2. It is a popular place for local dog walking. There are public rights of way to take into account that pass through the site. 3. The proposed car park (50 cars) could be incongruous to the rural character of the area. New woodland cover would be required as visual mitigation and this would be at odds with the open character of the area. 4. The assessment has not allowed for perimeter security fencing. 5. The site provides an attractive rural setting for The Duchy and is highly valued at the local level. The prevailing character of the site is that it 'brings' the countryside 'right up' to the edge of town. 6. The site provides an important link between town and country and recreation both formal and informal are important here. 7. The proposed access is likely to impact upon the dry stone wall and roadside trees. 8. The proposed clubhouse/changing rooms and parking areas would be openly visible from Cornwall Road due to lack of tree cover. 9. The potential impacts on the wider area would be harmful, affecting views towards the edge of the settlement from higher ground to the north and west.

	<p>10. Parking to the rear of the site would require some structure planting as screening and this would be at odds with the regular open landscape pattern of the area. Parking located to the front of the site would be particularly obtrusive and out of character with the urban edge, which is in residential land use.</p> <p>11. Some regrading would be required to achieve level pitches and the banking would be visible from the public rights of way and public highway.</p> <p>12. Pitch orientation is likely to lead to loss of field boundaries.</p>
Potential for Mitigation	<p>11. Retention of all boundary hedgerows, ditches and hedgerow trees is critical.</p> <p>12. Any development should be set back from the highway to retain the open character of the site on approach to the town.</p> <p>13. Because of the open and exposed nature of the site there is limited scope for screening. There may be potential for additional planting of the hedgerow boundaries to take account of wider views from the north and west but this is unlikely to provide adequate cover.</p> <p>14. The proposed clubhouse/changing rooms and parking would out of character in this rural location.</p>
Notes	<p>The site is well used by locals for walking and areas of tree planting and wild flower meadows have been implemented to enhance the recreational and amenity value of the area.</p> <p>This is an important open area that deeply penetrates the urban edge of Harrogate. The land is important in helping to define the shape of the town and provide a clearly defined boundary between the neighbourhoods of Killinghall to the north and Harlow Hill to the south.</p>
Likely Level of Landscape Effects	<p>High adverse effects. This is a highly exposed site in an open location well used by locals that also provides a rural setting for the conservation area. The site is so visually exposed that planting as mitigation would have little effect.</p>
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	



SITE REFERENCE: HS15: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Urban edge, southwest of town centre. Off Beckwith Head Road, Lady Lane and Whinney Lane. <u>Area 60 Upper Crimple Valley</u>
Description	The wider landscape comprises the Crimple Valley west of Pannal and Harrogate. Tree cover is good with individual trees scattered along field boundaries. Small blocks of woodland and clumps of trees help to integrate the urban edge at lower elevations close to Harrogate.
Landscape and Green Belt Designations	C9 Special Landscape Area. SG3 Outside Development Limit (Potential Alterations)
Physical Sensitivity	It is an attractive landscape with rural pastoral qualities. The fields are mainly grassland (possibly some unimproved) managed for livestock and form part of a system of small fields typical of early enclosure that is key to the area's distinctiveness. The boundary/screen planting to Cardale Business Park provides an attractive wooded backdrop, but planting is not entirely typical to the landscape character of the area.
Visual Sensitivity	170.00 AOD and rising to the east towards Castle Hill near Pannal Ash. There are long distance views from Rigton High Moor. The site occupies part of locally higher ground that is visible from wider areas to the west where tree cover is sparse allowing open views. A public right of way borders the southeast boundary of the site.
Existing Urban Edge	The site is clearly detached from the urban edge and supports a distinct rural character. The landscape is high quality and very attractive.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This is an important area designated for its exceptional quality landscape and the important setting it provides to the town. Any inappropriate development is likely to adversely affect the strong landscape structure and preserved consistency of the area. 2. There are high levels of intervisibility between the site and the surrounding countryside to the south and west. The development would adversely affect views from the open countryside towards the edge of settlement. Development would result in significant encroachment into open countryside and affect the attractive rural setting of the town. 3. The prevailing character of the site is that it supports a diverse range of high quality landscape features. There are also public rights of way to take into account including the Harrogate Ringway Footpath. 4. The site supports mature outgrown hedgerows, individual mature trees, irregular fields, dry stone walls and undulating topography that contribute to the unspoilt pastoral character of the area. These landscape features are consistent with the landscape character type to the south (Crimple Valley) and loss of the site to development could affect these features and the ability of the site to remain designated as Special Landscape Area. 5. The proposed access is likely to impact upon Lady Lane, which is a small narrow rural lane. 6. The parking (50 cars) would have adverse effects on the rural character of the area. Parking to the rear (north) of the site would be difficult as the land rises sharply. Parking at the front part of the site would require some structure planting as screening and this would be at odds with the open character of the area. 7. The proposal will not include perimeter security fencing. 8. Extensive regrading would be required to achieve level pitches and

	<p>the banking would be visible from Lady Lane, Beckwith Head Road and the outlying countryside.</p> <p>9. The landscape pattern would be adversely affected since the placement of sports pitches is likely to require removal of field boundaries. The landscape pattern is small scale and irregular with undulating topography, which would not fit with the formal proposals for sports use.</p> <p>10. The proposed single storey clubhouse/changing rooms would be visible above the hedgerows at close range and also visible from the wider landscape to the west, east and south of the site in distant views.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. Limited potential for mitigation since the site tilts away from the urban edge and is highly visible in the wider landscape. This is a remote rural site with distinct character. Quiet rural lanes bordered by dry stonewalls are key features and the aim is to reinforce landscape pattern in this area, and to maintain the wildlife value of this edge of Harrogate. 2. Retention of all hedgerows and trees is critical. 3. Any buildings and parking areas should be located close to the urban edge with extensive structure and screen planting to mitigate views towards the town. 4. Any development should be set back from the highway to retain the open character of the area.
Notes	The impacts on the views must be considered and the landscape setting of the town is highly important since the site lies within Special Landscape Area.
Likely Level of Landscape Effects	High adverse effects. Forms part of locally higher ground and visible from wider areas to the west. Development would only be appropriate if other factors are strongly in favour.
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	



SITE REFERENCE: HS16: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Urban edge, southwest of town centre. Off Whinney Lane. <u>Area 60 Upper Crimple Valley</u>
Description	The wider landscape comprises the Crimple Valley west of Pannal and Harrogate. Tree cover is good with individual trees scattered along field boundaries. Small blocks of woodland and clumps of trees help to integrate the urban edge at lower elevations close to Harrogate.
Landscape and Green Belt Designations	C9 Special Landscape Area. SG3 Outside Development Limit (Potential Alterations)
Physical Sensitivity	It is an attractive landscape with rural pastoral qualities. The fields are mainly grassland (possibly some unimproved) managed for livestock and form part of a system of small fields typical of early enclosure that is key to the area's distinctiveness. The shelterbelt /screen planting to Cardale Business Park provides an attractive wooded backdrop, but planting is not entirely typical to the landscape character of the area.
Visual Sensitivity	The site occupies part of locally higher ground known as Castle Hill that is visible from wider areas to the west where tree cover is sparse allowing open views. There are long distance views from Rigton High Moor. Two public rights of way pass across the site.
Existing Urban Edge	The site is clearly detached from the urban edge and supports a distinct rural character. The landscape is high quality and very attractive.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This is an important area designated for its exceptional quality landscape and the important setting it provides to the town. Any inappropriate development is likely to adversely affect the strong landscape structure and preserved consistency of the area. 2. There are high levels of intervisibility between the site and the surrounding countryside. The development would adversely affect views from the open countryside towards the edge of settlement. 3. Development would result in significant encroachment into open countryside and affect the attractive rural setting of the town. 4. The prevailing character of the site is that it supports a diverse range of high quality landscape features. There are also public rights of way to take into account. 5. The site supports mature outgrown hedgerows, individual mature trees, irregular fields, dry stone walls and undulating topography that contribute to the unspoilt pastoral character of the area. These landscape features are consistent with the landscape character type to the south (Crimple Valley) and loss of the site to development would affect these features. 6. The proposed access is likely to impact upon Whinney Lane, which is a small narrow rural lane. 7. The parking (50 cars) would have adverse effects on the rural character of the area. Parking to the rear (north) of the site would be difficult as the land rises sharply. Parking at the front part of the site would require some structure planting as screening and this would be at odds with the small scale intimate pattern of the area. 8. The proposal will not include perimeter security fencing. 9. Extensive regrading would be required to achieve level pitches and the banking would be visible from the outlying countryside to the south. 10. The landscape pattern would be adversely affected since the placement of sports pitches would require removal of field

	<p>boundaries, including some distinctive mature tree belts. The landscape pattern is small scale and irregular with undulating topography, which would not fit with the formal proposals for sports use.</p> <p>11. The proposed single storey clubhouse/changing rooms would be visible above the hedgerows at close range and also visible from the wider landscape to the west and south of the site in distant views.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. Limited potential for mitigation since the site tilts away from the urban edge and is highly visible in the wider landscape. This is a remote rural site with distinct character. 2. Quiet rural lanes bordered by dry stonewalls are key features and the aim is to reinforce landscape pattern in this area, and to maintain the wildlife value of this edge of Harrogate. 3. Retention of all hedgerows and trees is critical. 4. Any buildings and parking areas should be located close to the urban edge but would require extensive structure and screen planting to mitigate views towards the town. 5. Retention of all boundary hedgerows, ditches and hedgerow trees is critical to preserve the small scale irregular landscape pattern of the area. 6. Because of the sloping and exposed nature of the site there is limited scope for structure planting apart from improvements to existing hedgerows. 7. The proposed car park (50 cars) could adopt a low-key informal design using natural materials where possible, but would be difficult to conceal in this type of landscape.
Notes	The impacts on the views must be considered and the landscape setting of the town is highly important since the site lies within Special Landscape Area.
Likely Level of Landscape Effects	High adverse effects. Forms part of locally higher ground and visible from wider areas to the west. Development would only be appropriate if other factors are strongly in favour.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: HS17 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	South of Harrogate, off Whinney Lane <u>Area 60 Upper Crimple Valley</u>
Description	The site forms part of the wider Crimple Valley landscape that abuts Harrogate's southwest urban edge. The valley is slightly steeper than the Middle Crimple Valley and relatively shallow.
Landscape and Green Belt Designations	C9 – Special Landscape Area C15 – Outside Development Limit
Physical Sensitivity	The site comprises Castlehill Farmhouse and various barns and outbuildings, with a series of outlying fields that extend mainly to the south of the farm complex. The fields are mainly grazed and the topography falls south away from the urban edge towards Syke House Farm. The grassland is generally overgrazed and poor in quality and the hedgerows are mostly closely trimmed with numerous gaps supported by timber fencing.
Visual Sensitivity	The site lies at an exposed part of the urban edge from where there are long distant views out to the west towards Beckwith and Sandwith Moor.
Existing Urban Edge	The site projects outwards from the urban edge into attractive open countryside, however the built development and small areas of woodland at Castlehill Farm and the Police Training Centre provide a degree of mitigation and containment.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. There are high levels of intervisibility between the site and the surrounding countryside. The development would adversely affect views from the open countryside towards the edge of settlement. 2. There are public rights of way to take into account. 3. The proposed access is likely to impact upon Whinney Lane, which is a small narrow rural lane. 4. The parking (50 cars) would have adverse effects on the rural character of the area. Parking at the front (southwest) part of the site would require some structure planting as screening but this would be at odds with the open character of the area where woodland cover is already sparse. 5. The proposal will not include perimeter security fencing. 6. Extensive regrading would be required to achieve level pitches and the banking would be visible from the outlying countryside, public highway and public rights of way. 7. The landscape pattern would be adversely affected since the placement of sports pitches would require removal of field boundaries. The landscape pattern is irregular with undulating topography, which would not fit with the formal proposals for sports use. 8. The proposed single storey clubhouse/changing rooms would be visible above the hedgerows at close range and also visible from the wider landscape to the west and south due to the exposed

	topography of the site.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Any buildings and parking areas should be located toward the eastern (urban) edge of the site where structure and screen planting would be more appropriate. 2. All areas of existing vegetation, including hedgerows, should be retained as mitigation to preserve the small scale irregular landscape pattern of the area. 3. To enhance the wooded setting of the farm/steading there should be further planting along the Whinney Lane Boundary. 4. Because of the sloping and exposed nature of the site and sparse woodland cover in the area there is limited scope for woodland structure planting since it would be out of character. 5. Regeneration and management of hedgerows would be an accepted form of mitigation. 6. The existing urban edge is already highly visible and detracts from the rural character of the area. New appropriate tree planting could assist with softening of the setting of the settlement.
Notes	Development should be confined to eastern part of site where landform and the existing police training centre would provide some degree of mitigation.
Likely Level of Landscape Effects	There would be some adverse effects, but providing that all woodland/ hedgerows are retained and new appropriate screen planting is offered then the effects would be reduced.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: H18 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	South west of Harrogate, off Yew Tree Lane <u>Area 60: Upper Crimple Valley</u>
Description	The site forms part of the wider Crimple Valley landscape that abuts Harrogate's southwest urban edge. The valley is slightly steeper than the Middle Crimple Valley and relatively shallow.
Landscape and Green Belt Designations	R1 – Right of Way C9 – Special Landscape Area SG3 – Outside Development Limit (Part) R1 – Existing Recreation Open Space
Physical Sensitivity	The site comprises a medium sized rectangular parcel of land situated right at the urban edge. PROW to north and south of site, including Harrogate Ringway. It is currently used as a police training facility known as NPIA. There is a large main building comprising various extensions to an original detached dwelling constructed around 1940.
Visual Sensitivity	Trees along the beck provide some screening. The site is visually contained by existing housing to the east boundary but elsewhere is exposed to surrounding countryside along the west, north and south boundaries. The outlying landscape to the south and west of the site rises sharply to 160.00 ADD, which provides screening and enclosure from mid and distant views
Existing Urban Edge	The site projects from the urban edge, but the northern part is already developed, comprising the main house, Portakabin classrooms, outbuildings and parking areas. The southern part of the site comprises formal playing fields and a swimming pool building (redundant).
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. The site is already developed around three boundaries and the landscape comprises short mown grassland with areas of ornamental planting. The extensions to the main headquarters are unattractive and highly visible from PROW and lanes to the north and also from the landscape to the south. 2. There is intervisibility between the site and the outlying countryside to the south. 3. There are also public rights of way to take into account including the Harrogate Ringway Footpath, which would have some views over the site. These views would be from lower lying land to the south and would be filtered to some extent by existing tree cover. 4. The parking (50 cars) would not have significant adverse effects on the rural character of the area due to the tree cover and level of built enclosure that already exists. Parking would require some additional structure planting but this would not be at odds with the landscape character of the site and surrounding area. 5. The proposal will not include perimeter security fencing. 6. Some regrading would be required to achieve level pitches at the north western part of the site but structure planting could be provided on the exposed areas of embankment.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Planting to mitigate views from Harrogate Ringway to south would be required along the southern boundary. 2. The site is almost flat at the northern part and occupies a high plateau, which is visible from as far as Spacey Houses. Built development along the plateau would not be acceptable. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is

	<p>critical.</p> <p>4. The buildings could be located towards the north western end of the site providing the historical setting and context of the existing buildings is not compromised. Locating the buildings towards the north eastern end of the site would not be supported as this is the most exposed part of the site.</p> <p>5. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled and reflects the historic character of the existing buildings at the police training centre.</p>
Notes	The site slopes gradually to the south and all existing trees and shrubbery should be retained and enhanced as new structure planting to mitigate views from the open countryside.
Likely Level of Landscape Effects	Slight adverse effects providing new buildings are not placed in the higher central parts of the site, providing the existing house retains formal gardens to the front and that all trees and shrubberies are retained.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: HS19 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	South of Harrogate, adjoining Leadhall Lane and Church Lane. <u>Area 58 Middle Crimple Valley</u>
Description	The site forms part of the wider, well-wooded Crimple Valley landscape. The area provides an important green 'rural corridor' abutting right up to the edge of Harrogate.
Landscape and Green Belt Designations	C9 – Special Landscape Area SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a series of irregular shaped grassland fields that slopes towards a small tributary watercourse flowing to Stone Rings Beck. There is a PROW along the northeast boundary on the opposite side of the beck. Between the north eastern end of the site and Leadhall Lane there is a dense shelterbelt comprising large forest trees including oak and ash.
Visual Sensitivity	The site is visually contained by tree cover to the north; however it is visible from the PROW and the public highway to the south and east.
Existing Urban Edge	The site is separated from the urban edge because of the dense woodland cover that defines its northwest/northeast boundaries. The steeply sloping topography also encloses the site from the southwest/southeast.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. The site supports many attractive landscape characteristics. Trees alongside the watercourse contribute significantly to the setting of the field and provide an attractive backdrop to views from Church Lane. 2. Development would result in significant encroachment into open countryside and affect the attractive rural setting of the settlement. 3. The landscape pattern is small scale and irregular with undulating topography, which would not fit with the formal proposals for sports use. 4. The proposed single storey clubhouse/changing rooms would be visible from public vantage points including Church Lane and the public right of way to the south east. 5. The site is rural, unspoilt and tranquil in character and the change of use for sports use would cause detrimental harm to that character. 6. The proposed car park (50 cars) would be incongruous to the rural character of the area and would be difficult to conceal in this type of landscape. Access would be difficult onto Church Lane because of level differences and impaired visibility. 7. The proposal will not include perimeter security fencing. 8. The site provides an attractive rural setting for the Harrogate and is highly valued at the local level. 9. There are high levels of intervisibility between the site and the landscape to the south and the development would adversely affect views from open countryside back towards the settlement. 10. The prevailing character of the site is that it 'brings' the countryside 'right up' to the edge of town. There are also public rights of way to take into account.

	<ol style="list-style-type: none"> 11. The site supports mature trees, outgrown hedgerows and undulating topography that contribute to the unspoilt pastoral character of the area. These landscape features are consistent with the landscape character type to the south of the site and the development would affect these features. 12. The proposed access is likely to impact upon Church Lane, which is a narrow rural lane with poor visibility. 13. The parking (50 cars) would have adverse effects on the rural character of the area. Parking to the rear (North West) of the site would require additional structure planting as screening and this would be at odds with the open pastoral character of the area. Parking located to the southern part of the site would be particularly obtrusive in that it would significantly project into open countryside. 14. Extensive regrading would be required to achieve level pitches and the banking would be visible from the south of the site.
Potential for Mitigation	<ol style="list-style-type: none"> 1. There is limited potential for mitigation since the site is highly exposed to the open countryside. 2. Retention of all boundary hedgerows, ditches and hedgerow trees would be critical and the formal sports use does not lend itself to the irregular and sloping nature of the site. 3. The clubhouse could not be easily integrated because of the sloping and exposed nature of the site. A sports building would appear at odds with the unspoilt residential character of the area.
Notes	Although close to the urban edge, the site remains attractive and unspoilt by virtue of its surrounding landscape features. The field is highly sensitive because of the high quality landscape features and because it provides a very attractive setting to the town.
Likely Level of Landscape Effects	Development of this site would result in the loss of a series of highly attractive grassland fields right at the urban edge. The fields contain many exceptional landscape features around its boundaries that could be adversely affected by any development and loss of these features could not be mitigated.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: HS22 (OPTION A) JULY 2012	
Location/HBC Landscape Character Area	Northeast of Harrogate, west of Longlands Farm. <u>Area 55 Bilton Triangle</u>
Description	The site is part of a wider triangular-shaped area of land known as the Bilton Triangle that 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.
Landscape and Green Belt Designations	C10 - Green Wedge (most part) SG3 - Outside Development Limit
Physical Sensitivity	The site comprises a large open arable field with some grassland in the southwest corner. The disused Harrogate to Ripon railway passes along the northeast boundary and a further disused railway line passes along the west boundary. The railway lines are well wooded and provide substantial separation of the large field from the urban edge.
Visual Sensitivity	The site is visually contained by the housing and the disused railway lines. Although the residential edge to the west is well wooded, the site can be seen through gaps in the trees. There are no long distant views since the land rises to the south and provides screening and enclosure
Existing Urban Edge	The site appears separate from the urban edge because of the wooded railway corridors. There are also three large areas of woodland outside the site boundary to the north, west and south that enhance the rural character of the area.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development of this site will result in the loss of a large open field but would provide additional recreation space. It is a popular place for local dog walking, pedestrians and cyclists and this should be retained. 2. The existing night time light levels are relatively low. The effects of lighting would however be reduced by the degree of enclosure provided by vegetation, railway embankments and the rising land to the north. 3. The scale of parking (100-350 cars) would be incongruous with the rural character of the area as the parking numbers are high. Parking located to the eastern part of the site would be particularly obtrusive since it would encroach into open countryside. Parking to the west of the site would be more acceptable and benefit from the existing tree cover as a dark backdrop. 4. The proposal will not include perimeter security fencing but if fencing was required it should be set back from the site boundary with some structure planting as softening. Fencing could be designed to blend with the vegetation and rising land. The colour should be dark with a light weld mesh design. 5. Fencing could affect potential for public access to this area. 6. Extensive regrading would be required to achieve level pitches and the banking would be visible from the west boundary on approach to the site.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Any development should maintain a substantial green link through the site to incorporate the disused railway and further enhance the wooded character of the urban edge. 2. Retain the recreational and amenity value of the area and protect important views into and out of the town. 3. The proposed clubhouse/changing rooms and spectator stand would be out of character in this rural location without appropriate

	<p>landscape mitigation. The site is however is visually well contained and the wooded backdrop could be used.</p> <ol style="list-style-type: none"> 4. This is an area where lighting levels are intrinsically low (apart from the nearby school site) and the lighting to the sports ground and training pitch could adversely affect the rural character of the area as the columns are likely to be 25m – 30m high frames. 5. The lighting structures and fencing could be located so they are partially screened by the buildings, vegetation or rising land. It may be appropriate to use a dark colour as they would mostly be seen against a backdrop of vegetation or rising land, which would soften their visual impact. 6. Buildings should be contained to western and northern edge of site where the wooded backdrop provides some level of visual mitigation. 7. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 8. The clubhouse building could be more easily integrated than the parking areas and the spectator stand. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	This is an important open area that deeply penetrates the urban edge of Harrogate. The land is important in helping to define the shape of the town and provide a clearly defined boundary between the neighbourhoods of Bilton to the west and Starbeck and Kingsley Drive to the southeast.
Likely Level of Landscape Effects	Development would result in moderate adverse effects.
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	



SITE REFERENCE: HS11 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Northeast of Harrogate, west of Longlands Farm. <u>Area 55 Bilton Triangle</u>
Description	The site is part of a wider triangular-shaped area of land known as the Bilton Triangle that 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.
Landscape and Green Belt Designations	C10 - Green Wedge (most part) SG3 - Outside Development Limit
Physical Sensitivity	The site comprises a large open arable field with some grassland in the southwest corner. The disused Harrogate to Ripon railway passes along the northeast boundary and a further disused railway line passes along the west boundary. The railway lines are well wooded and provide substantial separation of the large field from the urban edge.
Visual Sensitivity	The site is visually contained by the housing and the disused railway lines. Although the residential edge to the west is well wooded, the site can be seen through gaps in the trees. There are no long distant views since the land rises to south and provides screening and enclosure
Existing Urban Edge	The site appears separate from the urban edge because of the wooded railway corridors. There are also three large areas of woodland outside the site boundary to the north, west and south that enhance the rural character of the area.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development of this site will result in the loss of a large open field but would provide additional recreation space. 2. It is a popular place for local dog walking, pedestrians and cyclists and this should be retained and incorporated into any new scheme. 3. The proposed car park (50 cars) could adopt a low-key informal design using natural materials where possible. New woodland cover could provide some additional visual mitigation as well as the backdrop provided by the existing woodland. 4. New buildings should be located towards the western boundary. 5. The proposal will not include perimeter security fencing. 6. Regrading would be required to achieve level pitches and the banking would be visible from the west boundary. Structure planting would be required to reduce the impacts of the banking and this should blend into the site boundary.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Any development should maintain a substantial green link through the site to incorporate the disused railway and further enhance the wooded character of the urban edge. Retain the recreational and amenity value of the area and protect important views into and out of the town. 2. The proposed clubhouse/changing rooms would require planting as landscape mitigation. The site is however is generally visually well contained and planting should only be used as softening. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 4. There should be planting to take account of views from the public right of way. 5. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary

	approach could reflect positively on the town's image if well executed.
Notes	This is an important open area that deeply penetrates the urban edge of Harrogate. The land is important in helping to define the shape of the town and provide a clearly defined boundary between the neighbourhoods of Bilton to the west and Starbeck and Kingsley Drive to the southeast.
Likely Level of Landscape Effects	Development would result in slight adverse effects.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: KS1 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	North of the town centre, off Boroughbridge Road <u>51 Knaresborough Reclaimed Gravel Pits</u> <u>52 North Knaresborough Improved Grassland</u>
Description	The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder.
Landscape and Green Belt Designations	TPO - Individual trees forming part of hedgerow SG3 - Outside Development Limit
Physical Sensitivity	The site comprises a small to medium sized tract of land consisting of large fields of mainly cereal crops with hedgerow boundaries. Large woodlands 'off-site' to the north and west at Coney Garth provide some screening and enclosure.
Visual Sensitivity	50.0 AOD and gradually rising to the west to Coney Garth. The site lies at an open and exposed location at the urban edge, but is contained somewhat by woodland and topography.
Existing Urban Edge	The site is rural in character and appears part of the open countryside surrounding the settlement.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is set right at the northern edge of Knaresborough and provides an attractive setting to the settlement. Development could appear as an encroachment into the open countryside and could conflict with the rural character of the area. 2. The new clubhouse would be a key concern in that it would be sited in an open field with limited established vegetation at the edges to mitigate impacts. Prior to the establishment of any new planting the building would be intrusive. Good design using high quality materials is therefore essential. 3. The site would not require perimeter fencing for security. 4. The existing car showroom is a large-scale building and the development could lead to cumulative adverse effects with the introduction of the new club house building, 5. The mature oak in the south east corner of the site should not be affected. 6. The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open landscape. Parking would be best placed to the rear (west) of the site but would require structure planting - this would not be at odds with the wooded character of the area. The land rises to the west and parking would be intrusive until the planting had become fully established. Parking located to the front (east) of the site would be particularly obtrusive on approach to the settlement and should be avoided. 7. Overhead power lines are a landscape detractor in north-eastern part of the site, as is traffic noise from the Boroughbridge Road. 8. Impact on setting of Scriven Conservation Area and nearby SINC should be considered. 9. This is an important approach to the town from the north (A1) and any inappropriate development is likely to adversely affect the visitor's 'first impression' of Knaresborough. 10. Some regrading would be required to achieve level pitches and the banking would be visible from the south and Knaresborough Road.

	<p>The banking should be planted and well integrated with the site boundary.</p> <p>11. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate. More planting would be essential along the south and east boundaries.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. The new club house would require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the setting of the settlement. 2. The site is very important for the landscape setting of Knaresborough and views of the church of St John the Baptist and new planting should not impact on these views. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the open character on approach to the town. 4. The buildings should be located towards the western part of the site to avoid cumulative impacts with the existing car showroom. 5. New woodland planting could be used to improve the approach to the settlement and also reduce the impacts of the existing car showrooms. 6. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	The aim is to provide better access to the countryside and the gravel pits from the town for recreational purposes so sports would not be totally incongruous in this area.
Likely Level of Landscape Effects	The site would be visible from Coney Heath Special Landscape Area to north and west and any future development will lie in open and exposed broad flat landscape that would be highly visible. The landscape has limited capacity to absorb development and is important to the setting of Knaresborough. Moderate adverse effects.
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	




SITE REFERENCE: KS2 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Northeast of town centre, off Water Lane and Breary Flat Lane. <u>Area 51 Knaresborough Reclaimed Gravel Pits</u>
Description	The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder.
Landscape and Green Belt Designations	SG3 - Outside Development Limit
Physical Sensitivity	The site comprises a medium sized irregular shaped parcel of land comprising a residential property known as Willowfield. The site also consists of an open flat grassland field bounded by good species rich hedgerows of various heights, but most are outgrown and contain some tall trees. The field is similar in character and pattern to the surrounding area and integrates well with its countryside location. There are four reclaimed gravel pits (SINCS) that lie to the north and east, Farnham South Lake, Decoy Fields, Lingerfield and Farmire.
Visual Sensitivity	45.0 AOD. Although the site is flat and low-lying, it is visually prominent at the edge of the town. The site occupies an open area that is visible from Water Lane and any buildings would be potentially visible from the public footpaths that pass across the site. The field is also visible from parts of the urban edge, being in such close proximity to other housing. The site supports some outgrown hedgerows including some tall trees especially along Breary Flat Lane that helps to screen and visually enclose the site from the northeast.
Existing Urban Edge	Although the site is low lying and contained by outgrown hedgerows, it projects from the urban edge beyond the dense built up area. Breary Flat Lane has unspoilt rural qualities and is used by dog walkers and locals due to proximity to the Knaresborough urban edge. The site projects beyond the urban edge and appears part of the countryside surrounding the town. The area appears remote with no other visible development in some views.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is set right at the edge of Knaresborough and provides an attractive area for recreation. 2. The new clubhouse would be a key concern in that it would be sited in an open field location with limited established vegetation at close range to mitigate impacts. Good building design using high quality materials would be essential. 3. The site would not require perimeter fencing for security. 4. The proposal for a car park (potentially up to 50 spaces) would be a concern in such a sensitive landscape with limited access. 5. Impact on the nearby SINC should be considered. 6. The site supports well established hedgerows and mature trees that contribute to the rural character of the area. These landscape features are consistent with the landscape character of the surrounding area and the development should not affect these features. 7. The proposed access is likely to impact upon the roadside trees and hedgerow and the rural character of the narrow lanes. 8. The parking would require some structure planting as screening.
Potential for Mitigation	<ol style="list-style-type: none"> 1. The retention of hedgerows and hedgerow trees would assist with

	<p>some integration.</p> <ol style="list-style-type: none"> 2. Overgrazing by horses has impacted on landscape character of area; however Breary Flat Lane and Water Lane are popular and used by locals for walking and dog walking. This area provides important access to the countryside. 3. The area has potential to be used as a recreational resource due to its proximity to local schools. Potential exists to improve recreational access to gravel pits (whilst having regard for special wildlife value). 4. The new club house building would require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the landscape character of the area. 5. The design of the club house building could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	The area is an important recreational resource for locals and is an attractive local area right at the edge of town so sports use would not be entirely inappropriate in this location.
Likely Level of Landscape Effects	Moderate adverse effects. This is a small-scale landscape with a combination of attractive landscape features, such as outgrown species rich hedgerows and woodland areas. Any new development would result in adverse effects on the rural landscape character of the area. The site is surrounded on all four sides by pleasant and open countryside and is visible from lanes and public rights of way. The area is important for the setting of Knaresborough and provides an important link to the countryside for town's people and opportunities exist to improve connections.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: KS3 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	East of Knaresborough, off Hay A Park Lane <u>Area 67 Goldsborough and Ribston Park</u>
Description	The wider landscape comprises a moderate to large-scale area north of the River Nidd. Landform gently undulates and gradually rises to the west. Land use is diverse, with arable fields, woodland and parkland.
Landscape and Green Belt Designations	SG3 – Outside Development Limit (Potential Alterations)
Physical Sensitivity	The site comprises an elongated narrow parcel of land alongside the Harrogate to York railway line. Pylons detract from an otherwise unspoilt area.
Visual Sensitivity	Tree and hedgerow cover restricts views and results in a partially enclosed landscape. The gently rolling topography also serves to divide the area into relatively small visual units and so reduces the impacts of any development.
Existing Urban Edge	The site is clearly detached from the urban edge by the existing railway embankment and woodland cover.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is set beyond the edge of settlement. 2. The new clubhouse would be a key concern and the new building could be intrusive. Good design using high quality materials and respect for the rural character of the area would be essential. 3. The site would not require perimeter fencing. 4. The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open landscape. Facilities could be shared with the existing club. Parking would require some structure planting as screening. Parking located to the front (north) of the site would be particularly obtrusive without screen planting. 5. Overhead power lines are a landscape detractor.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Native woodland planting could be used to integrate the development and would be in keeping with landscape character. There is concern that the site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there may be little scope for structure/screen planting to mitigate. 2. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the rural character of the area. 3. Because of the narrow and elongated nature of the site there is limited scope for structure planting. There may be potential for use of the railway embankment to provide a backdrop for the new building. 4. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.


Notes	The aim of the area is to conserve and enhance the diversity of the landscape pattern.
Likely Level of Landscape Effects	Moderate adverse effects. Hedgerow and tree cover provide some mitigation. The district's 'Green Infrastructure' strategy could help integrate proposals in this location.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	

SITE REFERENCE: KS6 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	East of Knaresborough, off York Road. <u>Area 67 Goldsborough and Ribston Park</u>
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 and individual tree cover is sparse beyond the village edge and parkland.
Landscape and Green Belt Designations	SG3 Outside Development Limit (Potential alterations).
Physical Sensitivity	The site comprises a medium sized tract of land to the east of Highfield Farm, Highfield House and Highfield Cottage on the outskirts of Knaresborough. The land consists of arable fields currently planted with cereal crops. The York-Leeds railway line defines the northern boundary and to the east the site boundary is defined by the watercourse and woodland. Woodland is generally concentrated along the watercourse to the south, known as The Rampart. Where there are hedgerows they are neglected and fragmented and tree cover is sparse. Elsewhere timber post and rail/wire fencing defines field boundaries.
Visual Sensitivity	Landform at 40.0 AOD and falling gradually south to River Nidd. The York-Leeds railway line cuts the site off from open countryside to the north and the site is contained by vegetation along the watercourse and the by-pass to the south. There are medium to long distant views from the site over the open flat countryside towards the north and the east where tree cover is sparse. There are also attractive views towards Knaresborough from the outlying countryside, which should be protected. Holy Trinity Church is a particularly important landmark in these views.
Existing Urban Edge	The site is far removed from the urban edge and occupies a rural location.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Development would appear incongruous with the rural landscape character of the area. 2. The new clubhouse would be a key concern in that it would be sited in open countryside in a remote location. The new building could be intrusive. Good design using high quality materials would be essential. 3. The site would not require perimeter fencing. 4. The existing woodland could assist with integration of the new building. 5. The proposal for a car park (potentially up to 50 spaces) would be a concern in such a rural landscape. Parking to the north of the site would require structure planting as screening. Parking should be located to the southern part of the site, which has the benefit of existing woodland screening. 6. Some regrading would be required in the southern part of the site and this may impact upon the landscape setting of the watercourse.
Potential for Mitigation	<ol style="list-style-type: none"> 1. The watercourse that passes to the south of the site could be enhanced as part of a wider 'Green Infrastructure' corridor objective. Significant areas of structure planting would be required to mitigate views from the north and the east and this would at least help to strengthen the existing woodland matrix of the area. The planting would not mitigate the high adverse effects of any development in the short term.


	<ol style="list-style-type: none"> 2. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 3. The buildings should be located towards the southern part of the site providing the relationship with the watercourse is not compromised. 4. The clubhouse building could be more easily integrated than the parking areas if located at the southern end of the site. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	The aim is to strengthen woodland planting in the area to improve the setting of the settlement of Knaresborough.
Likely Level of Landscape Effects	Moderate adverse effects with appropriate and effective landscape mitigation.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: RS1 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	North of Ripon, off the A6108 <u>Area 77 North of Ripon Farmland</u>
Description	The wider landscape comprises a moderate to large scale area. This agricultural landscape is gently rolling and open with extensive views. The area is balanced with large open fields punctuated by farmsteads and woodland blocks.
Landscape and Green Belt Designations	SG3 – Outside Development R11 – Rights of Way
Physical Sensitivity	The site comprises a small to medium sized irregular shaped grassland field used for cereal crop production. There is a tall hedgerow to the highway boundary, new trees to the south boundary and an extensive wooded backdrop to the north. This site lays one field displaced from the urban edge of Ripon within an agricultural area managed for livestock and arable production. To the north of the site is a small watercourse that runs east into the River Ure. There is extensive woodland associated with this watercourse and it forms a distinctive boundary to the site. The field is generally flat but the land rises beyond to the west. Because of its rural unspoilt qualities, this site contributes positively to the attractive landscape setting and approach to the city. Although existing tree cover to the north does provide some capacity for screening, the site is sensitive to development because of its attractive landscape qualities and open aspect to the south and its intervisibility with the edge of the settlement.
Visual Sensitivity	There are extensive views from higher ground around North Lees and North Stainley, but the views would be largely contained by the woodland to the north. There are also long distant views to the northwest, including potential views from the public right of way that passes to the east of Straw House Farm. A public right of way passes immediately to the south of the site.
Existing Urban Edge	The site is rural in character and detached from the urban edge by intervening fields and hedgerows.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is set right at the northern edge of Ripon and contributes to the attractive landscape setting of the city. The site has a strong character because of its open agricultural qualities that contrast with the wooded parts to the north. Although the landscape pattern is medium to large scale the presence of woodland cover means that the landscape remains intimate. 2. The new clubhouse would be the key concern in that it would be sited in an open field with limited established vegetation at the edges of the site to mitigate impacts (apart from the large woodland to the north). Prior to the establishment of any boundary screen planting the new club house would be intrusive especially in views from the public right of way. 3. The choice of planting along the boundaries could be constrained by the close proximity of the buildings/pitches due to the small size of the site. 4. There are large-scale buildings at High Common Farm to the east of the site but they are agricultural buildings and the intended sports use could appear incongruous with these buildings. 5. There would need to be access directly onto the A6108 and presuming that the access will be designed to adoptable standards, visibility spays will require loss of the boundary hedgerow and roadside trees. The hedgerow and trees contribute to the attractive landscape character and approach to Ripon.

	<ol style="list-style-type: none"> 6. The proposal will not include perimeter security fencing. 7. Some regrading would be required to achieve level pitches and the banking is likely to be visible from the public right of way.
Potential for Mitigation	<ol style="list-style-type: none"> 1. There is limited potential for further mitigation since the site is visually well contained by topography and woodland cover. 2. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate the impacts. More planting would be essential along the south, west and east boundaries. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the rural character on approach to the city. 4. The existing woodland could be used as a backdrop for any new buildings. 5. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	Urban sprawl into the countryside should be resisted in this area, especially where highly visible to protect the northern rural approaches to the city.
Likely Level of Landscape Effects	Moderate adverse effects. Development could encroach upon the rural attractive characteristics of the area and approach to Ripon without an appropriate level of structure planting.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	

SITE REFERENCE: RS1 (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	North of Ripon, off the A6108 <u>Area 77 North of Ripon Farmland</u>
Description	The wider landscape comprises a moderate to large scale area. This agricultural landscape is gently rolling and open with extensive views. The area is balanced with large open fields punctuated by farmsteads and woodland blocks.
Landscape and Green Belt Designations	SG3 – Outside Development R11 – Rights of Way
Physical Sensitivity	The site comprises a small to medium sized grassland field used for cereal crop production. There is a tall hedgerow to the highway boundary, new trees to the south boundary and an extensive wooded backdrop to the north. This site lies at the urban edge of Ripon within an agricultural area managed for livestock and arable production. To the north of the site is a small watercourse that runs east into the River Ure. There is extensive woodland associated with this watercourse and it forms a distinctive boundary to the site. The field is generally flat but the land rises beyond to the west. Because of its rural unspoilt qualities, this site contributes positively to the attractive landscape setting and approach to the city. Although existing tree cover to the north does provide some capacity for screening, the site is sensitive to development because of its attractive landscape qualities and open aspect.
Visual Sensitivity	There are extensive views from higher ground around North Lees and North Stainley, but the views would be largely contained by the woodland to the north. There are also long distant views to the northwest, including potential views from the public right of way that passes to the east of Straw House Farm. A public right of way passes immediately to the south of the site.
Existing Urban Edge	The site is rural in character and detached from the urban edge by intervening fields and hedgerows.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is set right at the northern edge of Ripon and provides an attractive setting to the city. The site has a strong character because of its open agricultural qualities that contrast with the wooded parts beyond the site. Although the landscape pattern is medium to large scale the presence of woodland cover means that the landscape remains intimate. 2. The new clubhouse and spectator stand would be the key concern in that they would be sited in an open field with limited established vegetation at the edges to mitigate impacts (apart from the large woodland). The spectator stand would be close to the site boundary and potentially highly visible from the public right of way and public highway. 3. Prior to the establishment of any boundary screen planting the new buildings would be intrusive. The choice of trees along the boundaries would be constrained by the close proximity of the pitches and new buildings. 4. The site could require perimeter fencing for security that would impact on the rural character of the area and the amenity value of the public right of way. The fencing could be setback from the site boundary with structure planting as mitigation but it would be difficult to conceal from the public right of way. The site is considered too small for adequate offsetting of the fence from the boundary. 5. There are large-scale buildings at High Common Farm to the east of the site but they are agricultural buildings and considered


	<p>appropriate to the rural area, in contrast to the intended sports use for the site.</p> <ol style="list-style-type: none"> 6. The proposal for a car park (potentially up to 130 spaces) would be a concern in such an open field. 7. The proposal includes for a training pitch with flood lighting. The predominantly dark skies increases site's sensitivity to new lighting. The woodland to the north would provide some degree of screening, but mitigation elsewhere would be difficult as the small size of the site limits the areas of structure planting. 8. Some regrading would be required to achieve level pitches and the banking would be visible from the public right of way. 9. There would need to be access directly onto the A6108 and presuming that the access will be designed to adoptable standards, visibility spays will require loss of the boundary hedgerow and roadside trees. The hedgerow and trees contribute to the attractive landscape character and approach to Ripon. 10. More planting would be essential along the south, west and east boundaries but the site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the rural character on approach to the city. 2. The buildings could be located towards the rear (north) of the site. The existing woodland could be used as a backdrop. 3. The clubhouse building could be more easily integrated than the parking areas and the spectator stand. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	Urban sprawl into the countryside should be resisted in this area, especially where highly visible to protect the northern rural approaches to the city.
Likely Level of Landscape Effects	High adverse effects. Development would encroach upon the rural attractive characteristics of the area and approach to Ripon.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	
	

SITE REFERENCE: RS2 (OPTION B)	
Location/HBC Landscape Character Area	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>
Description	The wider landscape is large scale in arable production. There is scattered diverse development and tree cover and hedgerows are intermittent affording long distant views extending to the Kilburn White Horse on the edge of the North York Moors National Park in the east and to the west to the Nidderdale Moors.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a small to medium sized irregular parcel of land used for cereal crop production. There are no field boundaries except to the western edge, which provides some screening. There are some trees along the boundary to Hutton Bank that provide enclosure of the site in views from the southeast.
Visual Sensitivity	The site is well contained by woodland and rising land to the northeast and Hutton Hill Farm gives some enclosure along the southwest boundary.
Existing Urban Edge	The site is clearly detached from the urban edge and occupies an open countryside location.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is within an open landscape with little surrounding woodland. Development would appear as an encroachment into the open countryside without extensive and appropriate planting as landscape mitigation. 2. The new clubhouse would be a concern in the open landscape and careful siting is required to ensure topography and new planting provide the most effective form of mitigation. Prior to the establishment of any boundary screen planting the new building would be intrusive and the design would need to be high quality using materials appropriate to the rural character of the area. 3. There are some large-scale commercial buildings at Hutton Hill Farm to the southeast of the site and the new buildings should not be sited in close proximity to avoid cumulative visual effects. Structure planting should provide separation between the two sites. 4. The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open landscape. 5. The proposal will not include perimeter security fencing. 6. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting. More planting would be essential along the west and south boundaries.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Extensive large-scale tree planting would be required to screen the new buildings and parking areas, and this could impact on the openness of the area. Small woodland blocks may be more appropriate to soften views. Reinstatement and enhancement of


	<p>existing hedgerows would also be required.</p> <p>2. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.</p>
Notes	Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.
Likely Level of Landscape Effects	Moderate adverse effects. New buildings should be confined to south-western part of site close to Hutton Hill Farm. Buildings should be appropriately designed to respect the rural character of the area. Planting mitigation is essential.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: RS2 (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>
Description	The wider landscape is large scale in arable production. There is scattered diverse development and tree cover and hedgerows are intermittent affording long distant views extending to the Kilburn White Horse on the edge of the North York Moors National Park in the east and to the west to the Nidderdale Moors.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a small to medium sized irregular parcel of land used for cereal crop production. There are no field boundaries except to the western edge, which provides some screening. There are some trees along the boundary to Hutton Bank that provide enclosure of the site in views from the southeast.
Visual Sensitivity	The site is well contained by woodland and rising land to the northeast only and Hutton Hill Farm gives some enclosure along the southwest boundary.
Existing Urban Edge	The site is clearly detached from the urban edge and occupies an open countryside location.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is within an open landscape with little surrounding woodland. Development would appear as an encroachment into the open countryside without extensive and appropriate planting as landscape mitigation. 2. The new clubhouse and spectator stand would be a concern in the open landscape and careful siting is required. Prior to the establishment of screen planting the new buildings would be highly intrusive. Their design should be high quality using materials appropriate to the rural character of the area. 3. The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 4. The site could require perimeter fencing for security that would impact on the rural character of the area and approach to the settlement. The fencing should be set back from the site boundary with structure planting but this may be constrained by the limited size of the site. 5. There are some large-scale commercial buildings at Hutton Hill Farm to the east of the site. To ensure cumulative visual effects do not arise structure planting would be required along the south boundary. 6. The proposal for a car park (potentially up to 130 spaces) would be a concern in such an open landscape. 7. This is an area where lighting levels are intrinsically low. The effects of lighting on the wider area could be intrusive because of the open nature of the site. 8. The proposal will not include perimeter security fencing but if required it should be set back from the boundary with new structure

	<p>planting.</p> <p>9. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting.</p> <p>10. Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. Extensive large-scale tree planting would be required to screen the new buildings and parking areas and this could impact on the openness of the area. Small woodland blocks may be more appropriate to soften views. More planting would be essential along the west and south boundaries. 2. Reinstatement and enhancement of existing hedgerows would also be required. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 4. The lighting structures and fencing would not have existing vegetation or rising land to soften their visual impact and would be intrusive until planting had fully established. 5. The clubhouse building could be more easily integrated than the parking areas and the spectator stand. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	The predominantly dark skies to the north increases site's sensitivity to new lighting. Mitigation would be difficult as the small size of the site limits the areas of structure planting and existing vegetation cover is non-existent.
Likely Level of Landscape Effects	Moderate adverse effects. New buildings should be confined to southwestern part of site close to Hutton Hill Farm and be appropriately designed to respect the rural character of the area. Planting mitigation is essential to reduce effects of cumulative impacts with Hutton Hill Farm.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	

SITE REFERENCE: RS3 (OPTION B)	
Location/HBC Landscape Character Area	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>
Description	The wider landscape is large scale in arable production. There is scattered diverse development and tree cover and hedgerows are intermittent affording long distant views extending to the Kilburn White Horse on the edge of the North York Moors National Park in the east and to the west to the Nidderdale Moors.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a medium sized irregular shaped parcel of land used for cereal crop production. There are low hedge field boundaries to the north western and southern edges, otherwise no features of notable landscape value.
Visual Sensitivity	The site is well contained by woodland and rising land to the northeast and the edge of settlement, which is well wooded, gives some enclosure along the southwest boundary.
Existing Urban Edge	The site is detached from the urban edge and projects into open countryside.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is within an open landscape with little surrounding woodland. Development would appear as an encroachment into the open countryside without extensive and appropriate landscape mitigation. 2. The new clubhouse would be a concern in the open field and careful siting would be required. Prior to the establishment of any boundary screen planting the new building would be intrusive and the design should use high quality using materials appropriate to the rural character of the area. 3. The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 4. The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open landscape. 5. The southeast part of the site lies just outside a key cathedral view on approach to the city. 6. The parking (50 cars) could be accommodated but would have adverse effects on the rural character of the area. Parking would require some structure planting as screening and this would be at odds with the open landscape character of the area. Parking located to the front (west) of the site would be particularly obtrusive on approach to the settlement. 7. The proposal will not include perimeter security fencing.
Potential for Mitigation	<ol style="list-style-type: none"> 1. Extensive large-scale tree planting would be required to screen the new buildings and parking areas and this would impact on the openness of the area. Small woodland blocks may be more appropriate to soften views. Reinstatement and enhancement of


	<p>existing hedgerows would be required. More planting would be essential along the northwest and east boundaries with an aim to reinstate original field boundaries.</p> <ol style="list-style-type: none"> 2. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the boundary to retain the open character of the landscape. 3. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed.
Notes	Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.
Likely Level of Landscape Effects	Moderate adverse effects. New development should be confined to southwestern part of site close to edge of settlement. Buildings should be appropriately designed to respect the rural character of the area. Planting mitigation is essential.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour <div style="text-align: right; margin-top: 10px;"></div>	

SITE REFERENCE: RS3 (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>
Description	The wider landscape is large scale in arable production. There is scattered diverse development and tree cover and hedgerows are intermittent affording long distant views extending to the Kilburn White Horse on the edge of the North York Moors National Park in the east and to the west to the Nidderdale Moors.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a medium sized irregular shaped parcel of land used for cereal crop production. There are low hedge field boundaries to the north western and southern edges, otherwise no features of notable landscape value.
Visual Sensitivity	The site is well contained by woodland and rising land to the northeast only and the edge of settlement, which is well wooded, gives some enclosure along the southwest boundary.
Existing Urban Edge	The site is detached from the urban edge and projects into open countryside location.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. This site is within an open landscape with little surrounding woodland. Development would appear as an encroachment into the open countryside without extensive and appropriate landscape mitigation. 2. The new clubhouse and spectator stand would be a concern in the open field. Prior to the establishment of any boundary screen planting the new buildings would be highly intrusive. Their design would need to be high quality using materials appropriate to the rural character of the area. 3. The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 4. The site could require perimeter fencing for security that would impact on the rural character of the area. The fencing would need to be set back from the boundary with structure planting, but would be difficult to conceal as the site is so open in character. 5. The proposal for a car park (potentially up to 130 spaces) would be a concern in such an open landscape. 6. The proposal includes lighting. This is an area where lighting levels are intrinsically low. 7. The southeast part of the site lies just outside a key cathedral view on approach to the city and lighting could be a detractor in night time views of the cathedral. The effects of lighting on the wider area could also be intrusive, but there is a degree of enclosure provided by vegetation and the rising land to the north. 8. Parking located to the front (west) of the site would be particularly obtrusive on approach to the settlement. Parking elsewhere would require structure planting as screening and this would be at odds


	<p>with the open landscape character of the area.</p> <p>9. The proposal will not include perimeter security fencing but if required it should be set back from the boundary behind the structure planting. Fencing would be generally difficult to conceal because of the open and exposed nature of the site.</p>
Potential for Mitigation	<ol style="list-style-type: none"> 1. Extensive large-scale tree planting would be required to screen the new buildings and parking areas and this could impact on the openness of the area. Small woodland blocks may be more appropriate to soften views. Reinstatement and enhancement of existing hedgerows would also be required. Additional planting would be essential along the northwest and east boundaries. 2. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. Any development should be set back from the highway to retain the open character of the area. 3. The buildings could be located towards the northwest or northeast parts of the site to make best use of topography and existing settlement pattern. There should however be new substantial woodland as a backdrop for any new buildings. 4. The clubhouse building could be more easily integrated than the parking areas and the spectator stand. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the town's image if well executed. 5. The predominantly dark skies increases the site's sensitivity to new lighting. Mitigation would be difficult because of the open nature of the site and the potential impact on cathedral views.
Notes	Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.
Likely Level of Landscape Effects	Moderate adverse effects. New development should be confined to southwestern part of site close to edge of settlement. Buildings should be appropriately designed to respect the rural character of the area. Planting mitigation is essential.
Likely level of effects, where:	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p>	



SITE REFERENCE: RS4 (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	West of Ripon, off Galphay Lane <u>Area 44 Aldfield to Studley Vale Fringe Farmland</u>
Description	The wider landscape comprises land to the west of Ripon and north of Fountains Abbey and Studley Royal World Heritage Site (WHS). It is moderate in scale with gently undulating to flat landform. Individual trees in hedgerows are typical and several woodland blocks.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a small rectangular shaped parcel of land adjacent to the Ripon Cricket Club site. The site slopes to the east towards the River Ure. Footpaths in the immediate vicinity include a footpath on the opposite side of Studley Road at Rose Bridge that leads to the WHS. This is considered to be a strategic public footpath in landscape terms in that it connects the WHS with Ripon. There are framed views from St Mary’s Church in Studley Royal to Ripon Cathedral and the footpath closely follows the alignment of these framed views.
Visual Sensitivity	This site lies within an agricultural landscape of large arable fields with fragmented hedge boundaries. This is a moderate scale landscape with a gently undulating to flat landform. Individual trees in fields are typical and visually these link with parkland of the WHS. Overall the area is very important to the landscape setting of the WHS.
Existing Urban Edge	The site is significantly detached from the urban edge and rural in character.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Of specific concern is the close proximity of the site to the Fountains Abbey and Studley Royal World Heritage Site (WHS) and the protection of its landscape setting. The land to the east is also designated Special Landscape Area. 2. There is very little development in the area, the main settlements being Aldfield and Studley Royal with only a few scattered farmsteads and houses between. Of particular note is that there are no large-scale buildings that are detractors in this landscape. 3. The new clubhouse would be a key concern in that it would be sited in an open field with limited established vegetation at the edges to mitigate impacts (apart from the large woodland to the east). The building would be potentially highly visible from the public highway and public right of way. 4. The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open rural landscape. The increase in vehicle movements would also affect the tranquil qualities of the area. 5. This is an important approach connecting Ripon to the WHS and any inappropriate development is likely to adversely affect the visitor’s experience of Ripon as a tourist destination. 6. The parking (50 cars) to the rear (west) of the site would require extensive structure planting as screening and this would be at odds with the open pastoral landscape pattern of the valley side. Parking located to the front (east) of the site would be particularly obtrusive and impact upon the rural character of Galphay Lane. 7. The proposal will not include perimeter security fencing. 8. The site slopes towards the east and some regrading would be required to achieve level pitches. The banking would be visible from Galphay Lane and intrusive.

<p>Potential for Mitigation</p>	<ol style="list-style-type: none"> 1. There is limited potential for mitigation since the site requires retention of features that enhance its parkland/agricultural character and this would be contrary to sports use. 2. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate the impacts. Extensive new planting would in any event be inappropriate to the open pastoral character of the valley side. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 4. A clubhouse building could not be easily integrated on this site. Any form of building would appear incongruous in this area.
<p>Notes</p>	<p>This site is set right at the western edge of Ripon and provides an attractive setting to the WHS and the city. The site has a strong character because of its open pastoral qualities that link with the WHS.</p>
<p>Likely Level of Landscape Effects</p>	<p>High adverse effects. The current proposals would be inappropriate in layout, scale and design to the rural character of the area, would not respect the landscape setting of the World Heritage Site and would not protect key views and footpath links to and from the World Heritage Site and in particular towards Ripon Cathedral.</p>
<p>Likely level of effects, where:</p>	
<p> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour </p> <div style="text-align: right; margin-top: 10px;">  </div>	

SITE REFERENCE: RS4 (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	West of Ripon, off Galphay Lane <u>Area 44 Aldfield to Studley Vale Fringe Farmland</u>
Description	The wider landscape comprises land to the west of Ripon and north of Fountains Abbey and Studley Royal World Heritage Site (WHS). It is moderate in scale with gently undulating to flat landform. Individual trees in hedgerows are typical and several woodland blocks.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a small rectangular shaped parcel of land adjacent to the Ripon Cricket Club site. The site slopes to the east towards the River Ure. Footpaths in the immediate vicinity include a footpath on the opposite side of Studley Road at Rose Bridge that leads to the WHS. This is considered to be a strategic public footpath in landscape terms in that it connects the WHS with Ripon. There are framed views from St Mary’s Church in Studley Royal to Ripon Cathedral and the footpath closely follows the alignment of these framed views.
Visual Sensitivity	This site lies within an agricultural landscape of large arable fields with fragmented hedge boundaries. This is a moderate scale landscape with a gently undulating to flat landform. Individual trees in fields are typical and visually these link with parkland of the WHS. Overall the area is very important to the landscape setting of the WHS.
Existing Urban Edge	The site is significantly detached from the urban edge and rural in character.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Of specific concern is the close proximity of the site to the Fountains Abbey and Studley Royal World Heritage Site (WHS) and the protection of its landscape setting. The landscape to the east is also designated a Special Landscape Area. 2. There is very little development in the area, the main settlements being Aldfield and Studley Royal with only a few scattered farmsteads and houses between. Of particular note is that there are no large-scale buildings as detractors in this landscape. 3. The new clubhouse and spectator stand would be a significant concern in that it would be sited in an open field with limited established vegetation at the edges to mitigate impacts (apart from the large woodland to the east). The buildings would be close to the site boundary and potentially highly visible from the public highway and public right of way. 4. The site could require perimeter fencing for security, which would have a significant detrimental impact on the landscape character of the area, even if the fencing were to be set back from the boundary with structure planting. 5. The proposal for a car park (potentially up to 130 spaces) would be a concern in such an open rural landscape. 6. The new spectator stand is essentially an urban feature and would conflict the area’s rural character. 7. Any associated lighting would be a serious concern to the protection of the landscape setting to the WHS. This is an area where lighting levels are intrinsically low and the lighting would adversely affect the rural character of the area. 8. The increase in vehicle movements would also affect the tranquil qualities of the area.


	<ol style="list-style-type: none"> 9. This is an important approach connecting Ripon to the WHS and any inappropriate development is likely to adversely affect the visitor's experience of Ripon as a tourist destination. 10. The existing night time light levels are intrinsically low. The potential impacts of lighting would be intrusive on the wider area and at close range because of the degree of site exposure. 11. The proposed access is likely to impact upon the rural character of Galphay Lane with the introduction of signage and road markings etc. 12. Parking located to the front of the site would be particularly obtrusive on the rural character of the lane. Parking to the rear of the site would require extensive structure planting, which would be at odds with the open pastoral landscape pattern of the valley side. 13. The proposal will not include perimeter security fencing but if fencing was required even if set back from the boundary it would appear intrusive and out of character. 14. Extensive regrading would be required to achieve level pitches and the banking would be visible from Galphay Lane and appear intrusive.
Potential for Mitigation	<ol style="list-style-type: none"> 1. There is limited potential for mitigation since the site requires retention of features that enhance its parkland/agricultural character and this would be contrary to sports use. 2. The site is small to medium and would be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate the impacts. Extensive new planting would in any event be inappropriate to the open pastoral character of the area. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 4. The buildings could not be easily integrated because of the open nature of the site. 5. The predominantly dark skies increases site's sensitivity to new lighting. Mitigation would be difficult because of the open and exposed nature of the site.
Notes	This site is set right at the western edge of Ripon and provides an attractive setting to the WHS and the city. The site has a strong character because of its open pastoral qualities that link with the WHS.
Likely Level of Landscape Effects	High adverse effects. The current proposals would be inappropriate in layout, scale and design to the rural character of the area, would not respect the landscape setting of the World Heritage Site and would not protect key views and footpath links to and from the World Heritage Site and in particular towards Ripon Cathedral.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour <div style="text-align: right; margin-top: 10px;"></div>	

SITE REFERENCE: RSS (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	South of city, off Harrogate Road <u>Area 46 South Ripon Farmland</u>
Description	The wider landscape is moderate to large scale and reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising tendered agricultural fields scattered with individual farmsteads.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a medium sized parcel of land adjacent to the Ripon by-pass. The area is divided into two cereal fields crossed by an access track. There are no significant landscape features.
Visual Sensitivity	The site is well contained on three boundaries by dense woodland and topography, allowing open views across countryside to the east towards Greystones Farm.
Existing Urban Edge	The site is clearly detached from the urban edge by the by-pass and associated screen planting.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Effect on key views of the cathedral would be the main concern. The southeast part of the site lies within a key cathedral view on approach to the city. Buildings could not impinge on view lines. 2. The new clubhouse would be sited in an open field location, but there is a large woodland to the southeast to act as a backdrop in mitigation. 3. The club house would be potentially visible from the public right of way to the southeast prior to the establishment of any boundary screen planting. 4. The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 5. The proposal for a car park (potentially up to 50 spaces) would be a concern but the close proximity to the bypass planting would help with integration to a small degree. Parking would require some structure planting as screening but this could be integrated with the bypass planting and not appear too incongruous. 6. The proposed access is likely to impact upon the roadside trees. Access onto the A61 and the bypass will open up views into the site, which is currently hidden from view. 7. The proposal will not include perimeter security fencing.
Potential for Mitigation	<ol style="list-style-type: none"> 1. The site is visually well contained by topography and woodland cover. New woodland planting would not be detrimental and could be designed to link with existing blocks and increase woodland cover in the landscape. 2. There would need to be access directly onto the A61 and presuming that the access will be designed to adoptable standards, visibility splays will require loss of the boundary planting and roadside trees. Replacement planting would be required to ensure the site remains hidden from view. More planting would also be essential along the east boundary. 3. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 4. Any development should be set back from the highway behind a woodland screen to retain an attractive approach to the settlement.

	<p>5. There should be planting to the southeast boundary to take account of views from the public right of way.</p> <p>6. The clubhouse building could be more easily integrated than the parking areas. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the city's image if well executed.</p>
Notes	The aim is to protect and enhance key views of the cathedral and conserve and enhance landscape pattern.
Likely Level of Landscape Effects	Moderate adverse effects. The proposals would not significantly affect landscape pattern. Cathedral views could be affected by built form resulting in moderate adverse effects.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	



SITE REFERENCE: RSS (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	South of city, off Harrogate Road <u>Area 46 South Ripon Farmland</u>
Description	The wider landscape is moderate to large scale and reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising tendered agricultural fields scattered with individual farmsteads.
Landscape and Green Belt Designations	SG3 – Outside Development Limit
Physical Sensitivity	The site comprises a medium sized parcel of land adjacent to the Ripon by-pass. The area is divided into two cereal fields crossed by an access track. There are no significant landscape features worthy of retention.
Visual Sensitivity	The site is well contained on three boundaries by dense woodland and topography, allowing open views across countryside to the east towards Greystones Farm.
Existing Urban Edge	The site is clearly detached from the urban edge by the by-pass and associated screen planting.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Effect on key views of the cathedral is the main concern. 2. The new clubhouse and spectator stand would be sited in an open field but there is large woodland to act as a backdrop to the southeast. 3. The buildings would be potentially visible from the public right of way to the southeast. Prior to the establishment of any boundary screen planting the new buildings could be intrusive if not carefully designed and located. 4. The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 5. The site could require perimeter fencing for security that could impact on the rural character of the area without screen planting as softening. 6. The proposal for a car park (potentially up to 130 spaces) would be a concern in this rural landscape. Parking located to the front (highway boundary) of the site would be particularly obtrusive where roadside vegetation is removed. Parking to the rear (east) of the site would require structure planting as screening but this could be integrated with the existing woodland surrounding the site. 7. The southeast part of the site lies within a key cathedral view on approach to the city and lighting could be a detrimental in night time views. Buildings and planting should also be low and not impinge on view lines. 8. This is an important approach to the town and any inappropriate development is likely to adversely affect the visitor's 'first impression' of Ripon. 9. The proposed access is likely to impact upon the roadside trees. Removal of the trees would result in the proposed clubhouse/changing rooms, parking areas and spectator stand being visible from the A61. 10. The proposal will not include perimeter security fencing but if required it should be set back from the highway behind the existing tree belt. Fencing to the rear (east) of the site could be obtrusive on views from the public right of way and would require screen planting.

<p>Potential for Mitigation</p>	<ol style="list-style-type: none"> 1. New woodland planting would not be out of character and could be designed to link with existing blocks and benefit tree cover in the area. 2. Tree planting and lighting should not impact on important views of the cathedral. 3. The site is visually well contained by woodland cover and further woodland planting would not be out of character. 4. There would need to be access directly onto the A61 and presuming that the access will be designed to adoptable standards, visibility splays will require loss of the boundary planting and roadside trees. Replacement planting would be required to ensure the site remains hidden from view. 5. Additional planting would be essential along the east boundary to reduce impacts on the open countryside. 6. Retention of all boundary hedgerows, ditches and hedgerow trees is critical. 7. There should be planting to the southeast boundary to take account of views from the public right of way. 8. The lighting structures and fencing could be located so they are mitigated by the buildings or woodland/bypass planting. It may be appropriate to use a dark colour as they would mostly be seen against a backdrop of vegetation, which would soften their visual impact. 9. The location of the buildings should make best use of vegetation and existing woodland could be used as a backdrop. 10. The clubhouse building could be more easily integrated than the parking areas and the spectator stand. The design could be contemporary or innovative providing it is skilfully and sensitively handled. A contemporary approach could reflect positively on the city's image if well executed. 11. Views to the cathedral increases site's sensitivity to new lighting but the woodland to the south could provide a high degree of screening.
<p>Notes</p>	<p>The aim is to protect and enhance key views of the cathedral and conserve and enhance landscape pattern.</p>
<p>Likely Level of Landscape Effects</p>	<p>Moderate adverse effects. The proposals would not significantly affect landscape pattern. Cathedral views could be affected by lighting resulting in moderate adverse effects.</p>
<p>Likely level of effects, where:</p>	
<p>● Slight adverse effect – relatively few landscape constraints</p> <p>● Moderate adverse effect – some adverse effects but could be mitigated</p> <p>● High adverse effect – only appropriate if other factors are strongly in favour</p> <div style="text-align: right; margin-right: 50px;">  </div>	

SITE REFERENCE: RS9: (OPTION B) JULY 2012	
Location/HBC Landscape Character Area	Urban area, northeast of city centre, off North Road.
Description	The site lies well within the built up urban area of Ripon and not within any designated Landscape Character Area.
Landscape and Green Belt Designations	SG3 - Within Development Limit HD11 - Townscape and Environmental Improvement Area HD3 - Within Conservation Area (small part).
Physical Sensitivity	The site comprises the former Auction Mart site and contains some derelict areas with pens and sheds and includes an open grassland field to the south. There are some woodland areas adjacent to the site's western boundary. The redundant sheds, buildings and hard standing areas may be a potential habitat for bats/invertebrates. Some interesting ground flora at boundary areas of site and also associated with hedgerows. There is a good hedgerow running east/west through centre of site and some areas of willow scrub along the east boundary. Also good hedgerows to south and east boundaries. Some edges of the site are open with direct views of site from adjacent housing areas.
Visual Sensitivity	20.00 AOD and rising to small local hill in open field to south. The site is visually well contained by housing and boundary vegetation.
Existing Urban Edge	The site is well integrated with the urban edge and despite not being publicly accessible there are signs of local use for walking and some informal footpaths.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 1. Formal proposals for sports use could fit with this site and the proposed single storey clubhouse/changing rooms and car park could be readily accommodated. 2. The proposal will not include perimeter security fencing. 3. Station Hotel and the Farm shop are already a detractor to the character of the site and there is potential to improve the street frontage along North Road. 4. Parking to the front (north) of the site would require some structure planting as screening to improve views from the public highway. Parking located to the rear (south) of the site would also benefit from screening to reduce impacts on the residential amenity of the area.
Potential for Mitigation	<ol style="list-style-type: none"> 1. There are good views south to the Cathedral and it is important to retain a low development line to respect these views. There are also attractive views of St Mary Magdalen's Chapel at site boundary to the east and it is important to retain and enhance these views across the site and protect the setting of this historic asset. 2. Retention of all boundary and internal hedgerows, ditches and hedgerow trees is critical. 3. The buildings could be located towards the northern part of the site to suit the surrounding urban grain. 4. The clubhouse building could be well integrated. The design could be contemporary and innovative providing and could reflect positively on the town's image if well executed. 5. Retain central hedgerow running through site east to west and also willow scrub and woodland to east. 6. Retain east-west links across the site for recreation following existing

	<p>hedgerow.</p> <p>7. Provide wider links north to River Ure as part of District Green Infrastructure network.</p>
Notes	In general this site provides an open setting to this part of Ripon and should be maintained as an open site to retain existing views of Cathedral and St Mary Magdalen's Chapel.
Likely Level of Landscape Effects	Slight adverse effects.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	









SITE REFERENCE: RS9: (OPTION C) JULY 2012	
Location/HBC Landscape Character Area	Urban area, northeast of city centre, off North Road.
Description	The site lies well within the built up urban area of Ripon and not within any designated Landscape Character Area.
Landscape and Green Belt Designations	SG3 Within Development Limit HD11 Townscape and Environmental Improvement Area HD3 Within Conservation Area (small part).
Physical Sensitivity	The site comprises the former Auction Mart site and contains some derelict areas with pens and sheds and includes an open grassland field to the south. There are some woodland areas adjacent to the site's western boundary. The redundant sheds, buildings and hard standing areas may be a potential habitat for bats/invertebrates. Some interesting ground flora at boundary areas of site and also associated with hedgerows. There is a good hedgerow running east/west through centre of site and some areas of willow scrub along the east boundary. Also good hedgerows to south and east boundaries. Some edges of the site are open with direct views of site from adjacent housing areas.
Visual Sensitivity	20.00 AOD and rising to small local hill in open field to south. The site is visually well contained by housing and boundary vegetation.
Existing Urban Edge	The site is well integrated with the urban edge and despite not being publicly accessible there are signs of local use for walking and some informal footpaths.
Anticipated Landscape Effects	<ol style="list-style-type: none"> 5. Formal proposals for sports use could fit with this site and the proposed two storey clubhouse/changing rooms and car park could be readily accommodated. 6. The spectator stand could however have a detrimental impact upon the residential amenity of the surrounding area and the ability of the site to provide an unrestricted green linkage from north to south. 7. The proposal will not include perimeter security fencing, but if required the design should be a light weight weld mesh to reduce impacts on neighbouring residential areas. 8. Station Hotel and the Farm shop is already a detractor to the character of the site and there is potential to improve the street frontage along North Road. 9. Parking to the front (north) of the site would require some structure planting as screening to improve views from the public highway. Parking located to the rear (south) of the site would also benefit from screening to reduce impacts on the residential amenity of the area.
Potential for Mitigation	<ol style="list-style-type: none"> 8. There are good views south to the Cathedral and it is important to retain a low development line to respect these views. There are also attractive views of St Mary Magdalen's Chapel at site boundary to the east and it is important to retain and enhance these views across the site and protect the setting of this historic asset. 9. Retention of all boundary and internal hedgerows, ditches and hedgerow trees is critical. 10. The buildings could be located towards the northern part of the site to suit the surrounding urban grain. 11. The clubhouse building could be well integrated but the spectator






	<p>stand may be visually intrusive and lead to over development of the site.</p> <p>12. The design of the club house could be contemporary and innovative and could reflect positively on the town's image if well executed.</p> <p>13. Retain central hedgerow running through site east to west and also willow scrub and woodland to east.</p> <p>14. The site should provide wider links north to south to River Ure as part of District Green Infrastructure Strategy.</p>
Notes	In general this site provides a green setting to this part of Ripon and should be maintained as an open development to retain existing views of Cathedral and St Mary Magdalen's Chapel.
Likely Level of Landscape Effects	Moderate adverse effects. The introduction of the spectator stand may affect the open character of the area and inhibit green linkages across the site as part of the District's wider Green Infrastructure Strategy.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Slight adverse effect – relatively few landscape constraints ● Moderate adverse effect – some adverse effects but could be mitigated ● High adverse effect – only appropriate if other factors are strongly in favour 	








Outdoor Sports Provision Ecological Assessment

Harrogate




Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other	Cat	Conclusions	Traffic Light
HS2	H8 H8(1)	North of Skipton Road	Some good hedges and mature roadside trees	Potential for bat roosting, foraging and commuting. associated with trees and hedges	Arable and improved pasture	Cow Beck Corridor to east is more sensitive	A	Lighting and visibility splays could adversely impact on bats. Buffering and survey and mitigation may be required. Avoid impacts on Cow Beck corridor. Potential for additional tree-planting	
							B	Retain and buffer hedges and mature trees. Potential for additional tree-planting	
HS6	RL2073 RL2012	West of Leeds Road Pannal	Mature trees? Tree lined river crimple and hedgerows	Potential for bats, otter, water vole and white-clawed crayfish	Arable and pasture	River Crimple Corridor. Including trees and meadows	A	Development would require significant buffer and enhancement of River Crimple Corridor – riparian woodland and meadows	
							B	Buffer and enhance River Crimple Corridor– riparian woodland and meadows	
HS10	H4a H4b H100 H102 H3020	Kingsley Drive	Hedgerows and Trees	Potential for bat roosting, foraging and commuting. associated with trees and hedges	Arable and pasture		B	Retain and buffer hedges and mature trees. Potential for additional tree-planting especially NW of Kingsley Farm	
HS11	H4c	Bilton Triangle W.	Treed margins to disused railway	Potential bat roosting and	Arable with wide Field	Beck along n.w.	A	High level of disturbance (light pollution, traffic etc. to sensitive	


Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other	Cat	Conclusions	Traffic Light
		of Longlands Farm	tracks along boundaries and beck to n.w.	commuting along disused railway lines. Ground nesting birds on arable and set-aside (e.g. skylark, lapwing)	margins (BAP priority habitat)	boundary		SINC , wooded cycle-track sides and arable field margins	
							B	Retain and enhance field margins Including setaside management. Buffer cycletracks (wildlife corridors)	
HS12	H3007	West of AFC	Roadside shelter belts	Potential bat commuting along shelterbelt. Ground nesting birds	Improved pasture		B	Retain roadside shelter belts and other field boundaries. Develop wildflower field margins and strengthen shelter belt woodland.	
HS14	H37	Cornwall Rd to Crag Lane	Trees and hedgerows	Potential bat roosting and commuting Ground nesting birds e.g. lapwing	Improved pasture (amenity pitch)	Adjacent SINC and LNR at Birk Crag. Pinewoods adjacent	B	Retain existing trees and hedgerows Buffer Birk Crag Woodland, Pinewoods, and trees along Crag Lane. Opportunity for additional native tree planting	
HS15	H27 H27(1) H3008 (part)	Land S. of Cardale Park	Some important mature trees and hedgerows. Some with TPOs	High Potential for bat roosting, foraging and commuting associated with some trees and hedges	Pasture. Some fields with relatively species rich sward. Partially improved		B	Retain trees and hedges. Buffer high potential bat roosts (mature trees) and commuting routes (hedgerows). Avoid fields with richer sward. Retain and enhance wildflower field margins. Gap up hedges, native tree planting in field corners.	
H16	H77 (incl) H3008 (part)	SW of Beckwith Rd.	Some important mature trees and hedgerows. Some with TPOs	High Potential for bat roosting, foraging and commuting. associated with	Pasture. Some fields with relatively species rich sward.	Former SINC in NE corner. Trees, hedges and remnants of	B	Small-scale field system would be difficult to integrate into sports development including re-grading. Retain trees and hedges. Buffer high potential bat roosts	

Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other	Cat	Conclusions	Traffic Light
				trees and hedges	Partially improved	species-rich grassland.		(mature trees) and commuting routes (hedgerows). Avoid fields with richer sward. Retain and enhance wildflower field margins.	
H17	H3005 H3018	SE of Whinney Lane	Some mature trees and hedgerows along boundaries and associated with farmstead	Potential for bat roosting, foraging and commuting. associated with trees and hedges and farm buildings		Beck	B	Retain and buffer hedges and mature trees. Potential for additional tree-planting especially along beck.	
H18	H4007	Police Training Centre	Some existing boundary and field trees and along beck-side	Potential for bat roosting, foraging and commuting. associated with trees and hedges and buildings	Amenity grassland	Beck	B	Retain and buffer hedges and mature trees. Potential for additional tree-planting especially along beck.	
HS19	H3004 H3017	Leadhall Lane to Church Lane	Some important mature trees and hedgerows.	High Potential for bat roosting, foraging and commuting. associated with trees and hedges and beck	Improved Pasture	Tributary of Stone Rings Beck	B	Topography steep and re-grading unacceptable towards beck. Retain trees and hedges. Flatter near Church Lane. Buffer high potential bat roosts (mature trees) and commuting routes (hedgerows and beckside). Develop wildflower field margins. Gap up hedges, native tree planting in field corners.	
HS22	H4c H3001	Bilton Triangle n. of railway	Treed margins to disused railway tracks along boundaries and	Potential bat roosting and commuting along disused railway	Arable with wide Field margins (BAP priority)	Includes Bilton Petrol Dump SINC with wet and	A	High level of disturbance (light pollution, traffic etc. to sensitive SINC , wooded cycle-track sides and arable field margins	



Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other	Cat	Conclusions	Traffic Light
			beck to n.w.	lines. Ground nesting birds on arable and set-aside (e.g. skylark, lapwing)	habitat)	neutral grassland and scrub. Beck along n.w. boundary	B	Retain and enhance SINC. Retain and enhance field margins Including set-aside management. Buffer cycle-tracks (wildlife corridors) and SINC.	









Knaresborough



Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other (incl. water)	Cat	Conclusions	Traffic Light
KS1	K7 (part)	Land west of Borough bridge Road	Low hedgerows with a few significant trees	GCN in wider vicinity Nesting birds of arable and hedges Potential bats in trees	Arable	Proximity of Farnley Lake South SINC	B	No major adverse impacts if hedgerows and trees retained. May be opportunity for some habitat improvements (incl. wetland) linking to SINC to north	
KS2	K1003 K3002	Land south of water Lane	Important hedgerows along Water Lane include a few trees	GCN pond Hazelheads Lane and historic record near culvert. Nesting birds in hedges Buildings at water Lane could support bats	Improved pasture	Proximity to Hay-a-Park SSSI. Ditch along water lane and culverted inlet to SSSI	B	Impact of access, traffic, parking, disturbance on SSSI could be an issue. (SSSI classed as unfavourable condition possibly due to disturbance). Possible opportunity to incorporate wetland habitat creation. Retain Hedgerows	
KS3	K2a K1004 (part)	Land south of Hay-a-Park Lane	Low hedgerows. Scrub along railway corridor	Nesting birds in hedgerows & scrub, arable farmland.	Arable and semi-improved	Frogmire Dike Proximity to	B	Impact of access, traffic, parking, disturbance on SSSI could be an issue. Site links Manse Farm	

Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other (incl. water)	Cat	Conclusions	Traffic Light
				Otter may commute via Frogmire Dike	pasture	Hay-a-Park SSSI		development towards SSSI. (SSSI classed as unfavourable condition possibly due to disturbance). Opportunity to buffer and enhance wetland around Frogmire Dike and improve hedgerows.	
KS6	K2008	Land east of Highfield Farm	Woodland to south. Includes important trees. Hedgerows	Bats and birds may be associated with trees, woodland and hedges. Ground-nesting birds.	Arable Improved pasture	Stream and pond associated with woodland to south.	B	Access would need to be compatible with retention and buffering of beck corridor, pond and woodland. Retain hedgerows	

Ripon

Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other (incl. water)	Cat	Conclusions	Traffic Light
RS1	R3002	West of Palace Road	Trees along N & NE edges of site Good avenue of trees along Palace Road to immediate E of site. Recently planted belt of trees along S edge of site' footpath along S edge of site. Medium height	GCN known from rear of Springfield Close. Potential birds of arable farmland and surrounding hedges	Arable	Small Beck to northern boundary of site Locally, part of an effective green wedge into the north of the City between Kirby Road	B	Existing trees and hedges should be protected and retained. The stream to the northern and the footpath to the southern boundaries should be buffered from development.	
							C	Existing trees and hedges should be protected and retained. The stream to the northern and the footpath to the southern boundaries should be buffered from development.	

Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other (incl. water)	Cat	Conclusions	Traffic Light
			hedge along E edge			and Palace Road.		Lighting to avoid trees and beck on site periphery.	
RS2		North of A61, NE Ripon	Early mature trees along road frontages. Small hedge along Hutton Lane	Potential birds of arable farmland	Arable		B	Retain roadside trees and hedges. Instate native trees and hedges along site boundaries	
							C	Retain roadside trees and hedges. Instate native trees and hedges along site boundaries. Lighting to avoid roadside trees.	
RS3		South of A61, NE Ripon	Small hedge along A61 road frontage	Potential birds of arable farmland	Arable		B	Retain roadside trees and hedges. Instate native trees and hedges along site boundaries	
							C	Retain roadside trees and hedges. Instate native trees and hedges along site boundaries	
RS4		West of Galphy Lane	Trees along disused hedge-line form s. site boundary. Small hedge forms northern site boundary	Potential birds of arable farmland, hedges and trees Potential for bats in mature trees of southern boundary	Arable		B	Retain existing trees and hedges. Instate hedges along site boundaries	
							C	Retain existing trees and hedges. Instate native hedges along site boundaries. Lighting to avoid mature trees	
RS5	R4b (part)	South of the Bypass/Harrogate Road	Trees along A61 and screening along bypass. Small wood on boundary with Bellwood	Potential birds of arable farmland, hedges and trees. Potential for bats to utilise boundary trees and hedges.	Arable	Ensure no impact on Quarry Moor SSSI	B	Retain existing trees and hedges. Instate native hedges along site boundaries.	
							C	Retain existing trees and hedges. Instate native hedges along site boundaries. Lighting to avoid mature trees and hedges.	

Site	DPD Site Ref	Site Name	Trees & Hedgerows	Protected Species	Sward	Other (incl. water)	Cat	Conclusions	Traffic Light
RS9	R10	Ripon Auction Mart	Mature secondary Woodland to the west of the site. Overgrown hedges with developing belts of trees separating the site from adjacent gardens to the east and south. Areas of scrub developing around the edges of the sight include bramble and Buddleia. Central hedge now removed.	Bat roosts have been confirmed at 1. Station Hotel 2. A tree central to the site Nesting birds likely to utilise vegetation around edges of site.	Neglected pasture and Brownfield		B	Bat roosts require mitigation. More species-rich ruderal vegetation could be retained around margins	
							C	Bat roosts require mitigation. Lighting needs care to avoid impact on bats. More species-rich ruderal vegetation could be retained around margins.	

SITE REFERENCE: HS2; LAND NORTH OF SKIPTON ROAD (A59)	
Designations	Special Landscape Area
Site Features	<p>The site is of a number of agricultural fields north of Skipton Road opposite open public space that runs alongside Jennyfield housing estate.</p> <p>Cow Dyke Farm farmstead and 'Southfield' bungalow are near eastern edge of site. To the west at the main road junction is a renovated and extended house.</p> <p>There are low hedge boundaries, scattered boundary trees among hedges. Drainage ditch and a good tree line along southern edge of site. Fairly strong tree line along eastern edge of site.</p> <p>Land falls to the south.</p>
Topography and Views	<p>Southern fields fall gently towards A59 and to east. Larger fields to the north half of site rise more steeply. Their north edge forms the horizon as seen from Skipton Road.</p> <p>Low lying fields along A59 are less open due to boundary features being more dense. Views north limited by topography of site. Principal views are across site to north and across site from southeast corner.</p>
Landscape Context	<p>Dense suburban development hemmed in by landscaping and plantation to south. Dry stone wall along A59.</p> <p>North, east and west: agricultural fields with low hedge boundary and scattered boundary trees. Strong tree lines to both sides of A59.</p>
Settlement Context	<p>The A59 provides a strong boundary to settlement, south of the road is dense 20th century suburbia, to the other sides is open countryside scattered with farmsteads.</p>
Buildings in the Context of the Site	<p>Cow Dyke Farm is a traditional farm group with farmhouse, cottage and barn forming a lath. Attached barn to northwest creates an L shaped plan to group. Two storey stone buildings, slate roofs. Locally distinctive. Detached single storey outbuildings behind farmhouse form other two sides of four-sided farmyard. Of some local distinction. Later brick and metal sheds outside of farmyard group not locally distinctive. Southfield is an early twentieth century bungalow. Render, gable & hipped tile roofs. Not locally distinctive.</p> <p>Houses to the south are two storey brick and artificial tile roofs. Broad shallow gables. Not locally distinctive.</p> <p>The house at the roundabout and public house opposite are of stone and have traditional roofs. Locally distinctive.</p>
Constraints Type A	<p>The two storey club building and attached stand is likely to be detrimental to the setting of the farmstead of Cow Dyke Farm. There is concern that the car parking area will be extensive (practically the size of a park and ride) and if floodlighting of the pitch is planned, presumably the car park will also be lit, which would be further detrimental to the appearance of the development.</p>
Constraints Type B	<p>The single storey club building should be set a little away from the southern boundary. The plan form of the building should ensure that gable widths are not excessive and roof spans of traditional scale. Parking would require landscaped mitigation.</p>
Notes	<p>Type A is likely to have a detrimental impact on the historic environment and local character, whereas Type B might be able to be accommodated without harm. However see Landscape Comments.</p>
Likely level of effects where:	

- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character


A

B


SITE REFERENCE: HSG: LAND WEST OF LEEDS ROAD, PANNAL	
Designations	Special Landscape Area. Site adjoins Pannal Conservation Area on S edge. Site within setting of Grade II Listed St Robert's Church
Site Features	<p>Site is bisected by Crimple Beck – its banks are at different levels and both have significant self-sown tree cover. Mature trees dotted along NW boundary, five freestanding mature trees towards NW edge of site, plus other mature trees dotted along field boundaries within site. Two freestanding mature trees by Ringway Footpath. Mixed species treeline along Leeds Road and railway.</p> <p>Site is bisected by 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, Hillside Road and Milton Road. Fences to railway and Leeds Road. Vehicle access to nursery, footpath access elsewhere.</p>
Topography and Views	Site occupies part of the valley floor, with Crimple beck in the centre of the site, incised into the valley floor. W of Beck gentle fall from W to E, with more steeply sloping land to immediate west. Flat land to S, N and E, but the E bank of the Beck is higher than the W bank. Good views from within site up valley sides to fringes of Harrogate and Pannal. Good views along Crimple valley to E. Good views into site from Crimple Meadows / Main Street by Church. Good views from site of Church and churchyard. Tree lined banks of Crimple provide screen between E & W portions of site.
Landscape Context	'Edge-of town' landscape. Pasture, but very well used for walking / amenity by locals. Open edge to S along Pannal, edge of Harrogate fringed by dense belts of trees. Significant area of woodland to W at former quarry site. Openness of valley floor limited due to wooded banks of Crimple, and embankments of A61.
Settlement Context	<p>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.</p> <p>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.</p>
Building Materials	<p>St Roberts Church – C14th-C19th stone church in Gothic and Gothic Revival style. Locally distinctive landmark building.</p> <p>Pannal Green – brown brick and panel two storey terraced houses, mid-C20th. Shallow gabled forms with artificial tile roofs. Not locally distinctive.</p> <p>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.</p> <p>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.</p>
Constraints Type A	<p>A type-A use would require c.3 – 4ha. of land. The site is 16.4ha.</p> <p>The lack of access on the W side of the Crimple and the strongly harmful impact on the setting of the Church of siting the football ground here mean that the E side of the Crimple (which is estimated to be around 4ha in size) is the only acceptable option in terms of the impact on heritage assets is concerned. On this basis the site is given a 'red' impact, but a revised site</p>

	<p>boundary including only land to the E of the Crimple would be acceptable. Were the facility to be sited to the E of the Crimple, the floodlit pitch and stand should be sited as close to the southern edge of the site or railway line as possible in order to reduce its impact on the area's openness. The parking should be to the immediate north of this, on reinforced grass as far as possible. The floodlit training pitch should be at the north edge of the site where it would be seen in context with the buildings and structures at the café / garden centre. The riverside should be left as natural as possible with appropriate additional landscaping where required. Consideration should be given to placing no boundary feature along the W side given the height of the riverbank and the natural character of the riverside area.</p>
<p>Constraints Type B</p>	<p>A type-A use would require c.5-6ha. of land. The site is 16.4ha. The lack of vehicular access to the land on the W side of the Crimple coupled with the harm that development on the open section of valley floor to the NE of St Roberts Church would harm its setting, it is suggested that the different uses of the site are located in two discrete areas: the senior pitches, clubhouse and car park should be sited on the E side of the Crimple, as close to the southern edge of the site / railway line as possible. This way the impact on the area's openness would be minimised. The junior pitches (and related changing rooms) could be sited alongside the existing primary school grounds (optionally using the school car park). The junior pitches would be seen in context with the school playing field and an open boundary to the E & N would help the site to blend with the adjacent pasture. This splitting of the pitches between two locations would maintain the character and appearance of the setting of the Church, Conservation Area, and Ringway footpath.</p>
<p>Notes</p>	
<p>Likely level of effects, where:</p>	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	<p>A B</p>


SITE REFERENCE: HS12: LAND WEST OF ARMY FOUNDATION COLLEGE	
Designations	None
Site Features	<p>The site is bounded to the south by Penny Pot Lane, and to the east by Burley Bank Road. The land gently falls to the northeast.</p> <p>White House Farmstead is on Burley Bank Road is immediately next to the site. Just south of the farmhouse is an open drain. The field south of the farm is quite level. North of White House Farm buildings is Pinemoor Caravan Park, which enjoys views to the north.</p> <p>North of the site is Heather House Farm, previously known as Moor Farm. To the west of the farm is a recycling depot. East of Burley Bank Road is MOD housing and sports field. South of Penny Pot Lane is the Army Foundation College.</p> <p>There are low stone walls to much of the Burley Bank Road boundary, which is augmented by a leylandii hedge to screen the caravans, and the remainder of the boundaries compose of low hedges. Some hedgerow trees can be seen in the caravan site. The south boundary is not a strong hedgerow, but Penny Pot Lane is bounded by trees on both sides.</p>
Topography and Views	Land falls to the north. Due to the existing trees along Penny Pot Lane and the houses of Burley Bank, views are limited to those to the north and northwest.
Landscape Context	The site is in open countryside, notwithstanding the Army Foundation College to the south and MOD housing to the east. Field boundaries are generally hedgerows, but drystone walls are also evident.
Settlement Context	The site is set apart from the edge of Harrogate, but is in the context of the MOD sites.
Buildings in the Context of the Site	<p>There is a variety of buildings east of Burley Bank Road, the housing in the northern area and southeast corner is two storey of simple roof form, constructed of brick with concrete tiled roofs or render with rosemary tiles. There are lower buildings that are wider on plan, some with low roof pitches and many with flat roofs. They are constructed of a variety of walling materials. No buildings on this site reflect the vernacular.</p> <p>Buildings of the Army Foundation College vary, but those near the site are the small guardroom building and the quadrangle of tall almost square on plan blocks. These buildings are of brick and do not reflect the vernacular.</p> <p>White House (farmhouse) is of heritage interest, with the exception of C20 PVCu windows, it is a good quality Victorian house of stone with Welsh slate roof, having tabling to the gables and ridge end stacks. There are also two farm buildings of interest, a barn north of the farmhouse, which is of stone and a lower building on the opposite side of the yard that unfortunately has an asbestos cement roof. None of the other buildings are worthy of retention. Heather House Farm, too has some traditional buildings.</p>
Constraints Type B	<p>Land to the south of White House should be kept clear of any development in order to maintain a generous setting. Additionally land should be retained north of the caravan site to protect amenity and also ensure that the farmstead is not visually isolated from the open countryside.</p> <p>The good trees on and around the site to be protected. Hedgerows are to be augmented and landscape design is to ensure that buildings on the exposed parts of the site are screened from long distance views.</p> <p>Any clubhouse should be sited close to the farm buildings, whilst not impacting on the amenity of the farmhouse. Its plan form should be designed so as to ensure gable widths are not excessive and roof spans of traditional scale. Parking should not be in highly visible areas, and landscaped.</p>

Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	


SITE REFERENCE: HS14: LAND BETWEEN CORNWALL ROAD AND CRAG LANE	
Designations	East edge of site borders Harrogate Conservation Area
Site Features	<p>Pinewood Farmstead is near the southwest corner of the site. The remainder of the site is agricultural fields and near Cornwall Road playing fields associated with nearby school. Wire and post fence around playing fields.</p> <p>The dwelling at Pinewood Farm is rendered bungalow, it has a plain red tile roof with dormers, and a flat roofed extension. It appears to be interwar, but might be a little later. It is not locally distinctive. Neither are the barns, which appear to be clad in profiled cement fibre sheets above blockwork.</p> <p>A path runs from Cornwall Road to Crag Lane through the site alongside a drain. Alongside the southern boundary is a path from the recreation ground in Pine Woods to Crag Lane. The Ringway footpath runs through area to north of site north of the Birk Crag Girl Guide Hut, which is next to the site boundary.</p> <p>Northeast of Cornwall Road is the edge of the Duchy Estate. Irongate Bridge Reservoir is east of Cornwall Road. Opposite the reservoir site adjacent to the southeast of the site is the bottling plant. A large building screened by a tree belt. Pine woods provide continuous tree cover from Valley Gardens through to Crag Lane.</p> <p>To the southwest of the site across Crag Lane is Harlow Carr Kennels, access to the Harrogate Arms PH and also The Bungalow. These are set down from Crag Lane and have little visual impact on the site. Northwest of the site is Birk Crag House, beyond which running parallel to the site is Oak Beck. The site falls towards the north and beyond the site, land falls steeply to the beck. This steep valley side is a woodland.</p> <p>Stone boundary wall fronted by drainage ditch to Cornwall Road. Within the site there are scattered but substantial trees alongside this boundary.</p> <p>There are trees alongside most of the northwest boundary and a line of trees / hedge running east-west through the site alongside the path.</p> <p>Field accesses from Cornwall Road, track to playing fields from Cornwall Road.</p>
Topography and Views	<p>Site falls gently from south to north, with much steeper slope down to Oak Beck to the north.</p> <p>Site is open with long distance views towards Hampsthwaite to NW, woodland at Harlow Moor to southwest and Harlow Carr to west. Good views across site from Cornwall Road (identified in draft Harrogate Conservation Area Appraisal)</p>
Landscape Context	Open pastoral landscape with low hedge boundaries, trees scattered along field boundaries. Low stone walls with hedge boundaries to Duchy housing estate.
Settlement Context	Urban fringe site with well-spaced, well treed mature suburb to east.
Buildings in the Context of the Site	<p>North of Cornwall Road: Render and brick two-and-a-half storey detached houses with clay tile gabled roofs in the Duchy. Not locally distinctive per se, but typical of this part of the conservation area.</p> <p>The bottling plant is roofed in profile decking hipped at the northeastern end. The majority of the building is clad – a large building that is not locally distinctive and will be hidden from most views when the tree belt has grown.</p> <p>The Bungalow on Crag Lane is of stone, it has a hipped roof finished in concrete tiles, and metal windows typical of its era. Not locally distinctive. Neither is the house next to the kennels, its walls clad in timber and tile at high level. The kennels are of timber with flat roofs and the reception building is of timber with pitched roof finished in felt shingles.</p>

Constraints Type B	<p>The openness of the landscape means that development on this site would intrude into the countryside. Long distance views would be impacted from Cornwall Road and the footpath to the south.</p> <p>Trees within site and around perimeter would need to be retained and strengthened. A new building and car park sited close to the bottling plant would require substantial screening with tree planting. The plan form of the building should ensure that gable widths are not excessive and roof spans of traditional scale.</p> <p>The buildings at Pinewood Farm are of no historic or architectural interest and could be demolished.</p>
Notes	<p>Application has been made (31st July committee) for replacement dwelling at Pinewood Farm. See also the application/approval for an additional car park for Harlow Carr.</p>
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	


SITE REFERENCE: HS15: LAND SOUTH OF CARDALE BUSINESS PARK	
Designations	Special Landscape Area Adjacent to two grade II listed buildings; Lund House (known as Manor House) and Barn
Site Features	<p>The site is bounded to the west by Beckwithhead Road, and to the south is Lady Lane. Beyond the roads is open countryside, with the exception of the dwelling Shieling and Penine Stables to the west. To the southeast behind trees is a listed house with development of converted buildings, and beyond open countryside. Also a dwelling, The Cottage, sits very close to the southwest boundary. North of the site is Cardale Business Park. There is strong tall screen planting to conceal large buildings here.</p> <p>The site contains Jackland House Farm and Watergate House. The farmhouse gabled stone built vernacular c18th yeoman farmhouse. Steeply pitched tabled slate roof. L-shaped barn / outbuilding group includes coursed rubble gabled buildings with pantile and stone slate roofs. Some brick elevations. Simple vernacular forms. Buildings described so far all locally distinctive. Later brick and corrugated sheet extensions and farm buildings not locally distinctive.</p> <p>Watergate House is a two storey detached house with snecked stonework and artificial pantile roof. Broad shallow gables. Not locally distinctive.</p> <p>The rest of the site is open pastoral fields. Reasonably flat site with gentle falls towards southwest from Cardale Park, but rising again from Jackland House Farm.</p> <p>The site is bounded with coursed stone wall with triangular coping along Beckwith Head Road and part way along Lady Lane. The rest of Lady Lane has fence and hedge boundaries. Within the site, the west field boundary is of coursed stone, but other field boundaries are typically hedged. There are a number of hedgerow trees. Trees around the field west of Watergate House, particularly alongside Lady Lane contribute strongly to the setting of the buildings.</p> <p>Drainage ditch running north to south</p> <p>Right of Way bordering SE edge of site alongside the trees and properties known as Woodlands and The Cottage. Within the site near this footpath is a derelict flat roofed brick building.</p>
Topography and Views	Site near the edge of a fairly flat raised area of land. Significant falls to the west and south allowing fairly long distance views, particularly to the west and southwest.
Landscape Context	<p>The site forms part of locally higher ground in this area of rolling pastoral countryside with a mix of stone, fence and hedge boundaries. Strong tree lines provide relief to pasture. Occasional, scattered farmsteads.</p> <p>The strong tall screen planting to conceal large buildings at Cardale Park provides a decisive edge to the built up area. Views to north very limited.</p>
Settlement Context	The site is at the outer edge of Harrogate seen in the context of the adjacent business park. Dense landscape buffer to perimeter of site.
Buildings in the context of the Site	<p>Cardale Park: has a variety of built form, there are some smaller office buildings, some large laboratories to the east (very well-screened), and also facing Beckwithhead Road larger office blocks. Three storey office blocks clad in brick and or glazing. Mix of hipped and flat roofs. Not locally distinctive.</p> <p>Manor House (listed as Lund House): late c18th detached stone farmhouse, two and a half storey with lower two storey rear wing. Simple gabled forms with stone slate roofs. Formal south facing principal elevation. The U-plan stone with stone slate roof farm buildings sensitively converted to dwellings, retain traditional openings and character. Locally distinctive.</p>

	<p>Woodlands is in keeping with the older buildings. The Cottage is a two-storey rendered cottage with slate roof. It is attractive although due to the C20 windows is not locally distinctive.</p> <p>Pennine View Stables: Modern mock-vernacular house, non-local stone with slate roof. Gabled forms, stepped roofline with principal two storey house and lower single storey elements. Not locally distinctive.</p>
Constraints Type B	<p>Site isolated from the rest of Harrogate and would be outside of a decisive edge provided by the landscaping at Cardale Park. Any development on here would be poorly related and poorly integrated with the rest of the town. The result would be an intrusion into a strongly rural area with a pastoral character.</p> <p>Existing farmhouse and traditional farm buildings should be retained and an adequate setting retained. The later barns could be demolished, possibly a small sports club could replace these and hence seen in the context of existing farmstead, however car park would require screening.</p> <p>Setting of Listed Buildings south east of the site must be respected. The amenity of the houses close to the site here should be protected.</p> <p>Existing trees and boundary walls and hedges should be retained, wherever possible.</p> <p>The western end of the site is particularly prominent in the landscape. North east end of the site less prominent in the landscape due to the screening by hedges and trees, and much more suited for development than the western end.</p> <p>The plan form of the building should ensure that gable widths are not excessive and roof spans of traditional scale. Parking would require substantial landscaped mitigation.</p>
Notes	There is concern that 8 pitches would not be accommodated in light of the constraints.
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character <div style="text-align: right; margin-top: 10px;">  </div>	

SITE REFERENCE: HS16: LAND TO SOUTHWEST OF BECKWITH ROAD	
Designations	A number of trees and groups are protected by preservation order.
Site Features	<p>The site is open pastoral fields. The site has only a short boundary to its east with Whinney Lane. North of the site is Cardale Business Park. There is strong tall screen planting to conceal large buildings here. East of the site is housing. South and west of the site is open countryside.</p> <p>There are a variety of buildings in the northeast part of the site near Whinney Lane. An outbuilding near Ash View is cobble of some age, but has a profiled cement fibre roof that is detrimental to its appearance. Beside this is a timber shed, Anderson shelter and further west is a dutch barn clad in corrugated sheeting.</p> <p>A footpath runs down from the north of the site turning eastwards. To the south of the site is a footpath on the track alongside the site boundary.</p> <p>The Site is reasonably flat falling very gently to the southwest.</p> <p>Within the site, field boundaries are typically hedged. There are a number of hedgerow trees. The trees alongside the footpath running from the north offer considerable visual amenity.</p>
Topography and Views	Site near the edge of settlement is a fairly flat raised area of land. Significant falls to the west and south allowing fairly long distance views, particularly to the west and southwest.
Landscape Context	<p>The site forms part of locally higher ground in this area of rolling pastoral countryside with a mix of stone, fence and hedge boundaries. Strong tree lines provide relief to pasture. Occasional, scattered farmsteads.</p> <p>The strong tall screen planting to conceal large buildings at Cardale Park provides a decisive edge to the built up area. Views to north and east are very limited.</p>
Settlement Context	The site is at the outer edge of Harrogate seen in the context of the adjacent business park, (dense landscape buffer to perimeter of site) and housing to the east.
Building Materials	<p>Cardale Park: has a variety of built form, there are some smaller office buildings, some large laboratories (well-screened by tree belt) and also facing Beckwithhead Road larger office blocks. Three storey office blocks clad in brick and or glazing. Mix of hipped and flat roofs. Not locally distinctive.</p> <p>Housing east of the site is unusual in this rural context. Four Victorian/Edwardian terraces create a small estate. They are of stone with slate roofs, those to Whinney Lane have pitched dormers. North of these is Holly Tree Cottage and attached row. These are C18 having stone tabling and kneelers. The eaves is much lower than the terraces, and despite the C20 windows are locally distinct. North of this row are interwar semi-detached houses, brick to the ground floor and pebble dash above. Hipped roofs are finished in slate. Beyond these are late C20 houses in brick with concrete tiled roofs. Not locally distinct.</p> <p>Housing on Beckwith Road, northeast of the site are C20 houses in brick with concrete tiled roofs. Not locally distinct.</p> <p>Housing east of Whinney Lane is two storey. Materials include red brick and half-timbering, with artificial slate and pantile roofs. None are locally distinctive.</p> <p>Farm houses and buildings in the area south of the site are of stone, most with stone slate roofs, some of slate and a few pantiled.</p>
Constraints Type B	<p>Existing trees and boundary walls and hedges should be retained, wherever possible, particularly those along footpath running from north of the site.</p> <p>The southern end of the site is particularly prominent in the landscape. The</p>

	<p>area just below the laboratories is much more suited for development than the western end. The plan form of the building should ensure that gable widths are not excessive and roof spans of traditional scale. Parking would require substantial landscaped mitigation.</p>
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	

SITE REFERENCE: HS17: LAND SOUTHEAST OF WHINNEY LANE	
Designations	Special landscape Area TPO trees adj. Part of E edge of site.
Site Features	<p>The site consists of open field with Castle Hill Farm in the northern third of site. The site is bounded to the east by housing, the south by the Police Training Centre and to the other sides by open countryside.</p> <p>The main range of the farm consists of the original farmhouse and barn in laithe layout. The buildings are of stone. The house roof is gabled and finished in slate with lower courses in stone. There is a later, taller, deeper hip slate roofed domestic addition. Various lean-tos and additions to barn element. Stone walling, mix of stone slate and corrugated sheet roofs to agricultural buildings.</p> <p>A garden area to east of farmhouse with good cluster of mixed species trees. The principal drive flanked by two trees at roadside. Good line of trees along Whinney Lane to SW of drive. Good, dense low hedge boundary along Whinney Lane to NE of drive entrance.</p> <p>NE boundary: various suburban fences. SE & SW boundaries: wire and post fences.</p> <p>Southeast part of site has two sports pitches to Ashville College, separated from each other, Castlehill Farm and Police Training College by short but very steep embankments. Rights of way run E-W though the middle of this part of the site.</p> <p>A footpath runs alongside the southwest boundary, beyond which is Syke House Farm and Summerbeck.</p> <p>TPO tree line behind Barnwell Crescent. Fence boundary to Police Training College, hedge boundary to W.</p> <p>The land falls to the south.</p>
Topography and Views	<p>The site is in an area traditionally known as Castle Hill, which has open long distance views to the SW, S and SE. Almscliffe visible SW along Whinney Lane. Looking across site to SE from Whinney Lane, woodland at Rudding and power station near Selby visible in the distance.</p> <p>The site occupies an elevated position on the edge of open countryside, but the sense of openness and rurality of the site is undermined by the harsh urban edge of the housing to the NE and E and the sprawling Police Training College to the S.</p> <p>Hilly pastoral Pennine countryside to W, flatter, more open pastoral countryside to the SE. .Good views across site into rural landscape from right of way which emerges between Barnwell Crescent and Brinklow Way.</p> <p>Topography and lack of landscaping means there is no screen between site and rear of Police Training College Building – college looks ‘plonked’ in landscape without any consideration for landscaping. The Police Training College significantly undermines the openness and rurality of views to the S of the site, through these views are still of value.</p>
Landscape Context	<p>Castle Hill is at the cusp of suburbia and pastoral countryside, and the foothills of the Pennines and gentler topography leading to the vales.</p> <p>Fields in both directions of the site a bounded by dense low hedges with dispersed, patchy lines of trees along some field boundaries.</p>
Settlement Context	<p>The site is at the outer edge of the fringe of Harrogate. To the east is suburban development and to the south is a college complex.</p>
Buildings in the Context of the Site	<p>Southwest of the site on Whinney Lane are the Squinting Cat and Summerbeck/Sykes House Farm. All buildings are of stone, two with stone slate roofs and the other roofed in slate, the pub being substantially</p>


	<p>extended, but none –the-less all exhibit the vernacular. A small timber (poultry?) hut is just outside the south boundary of the site.</p> <p>Housing east of the site is two storey. Materials include red brick and half-timbering, with artificial slate and pantile roofs. None are locally distinctive.</p> <p>Police Training College; Three and two-and-a-half storeys. Gabled slate roofs. Stone faced apart from N elevation (facing site) which is red brick. Some elements (eg principal office building chapel etc) are locally distinctive, but the majority is not. Elsewhere on the site various broad gabled and flat roofed single storey buildings clad in various factory made sheet claddings. Not locally distinctive.</p>
<p>Constraints Type B</p>	<p>Opportunity to improve on poor urban edge provided presently.</p> <p>Farmhouse and traditional farm buildings ought to be retained and area south of the farm to be kept free from development.. Need to retain hedge and tree line to Whinney Lane and cluster of trees E of farmstead. Good landscaped edge needed to soften boundary with countryside. Sufficient space must be left around the TPO'ed trees.</p> <p>Footpaths should be retained. Opportunity to provide route / footpath linking path at top of Castle Hill with existing rights of way on site.</p> <p>Amenity of houses must be considered when siting the club building and car park. The plan form of the building should ensure that gable widths are not excessive and roof spans of traditional scale.</p>
<p>Notes</p>	
<p>Likely level of effects, where:</p>	
<p>● Development is unlikely to have a detrimental impact on the historic environment or on local character</p> <p>● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable</p> <p>● Development of this site would adversely impact on the historic environment and/or local character</p> 	

SITE REFERENCE: HS18: LAND AT NATIONAL POLICE TRAINING CENTRE, YEW TREE LANE, HARROGATE	
Designations	N/A
Site Features	To the N of the site buildings associated with the Police Training Centre operations, inc. 4 pairs of semi-detached residential dwellings; North Lodge; a 3 storey stone built house, formally Kensington House; a series of temporary classrooms; a redundant swimming pool building; sports ground and sports pitches; sports pavilion; mature trees and dense hedgerow. The avenue of cherry trees is over-mature. PROW runs alongside and parallel with the N boundary of the site. Trees demarcating historic field boundaries remain within and bordering the site and these should be retained.
Topography and Views	Views across undulating landscape to the SW and down the valley to the S across a wooded beck. There is a level change in the northern half of the site compared with the southern half. The level of the sports pitches has been raised. Views are evident to the S and to the SW.
Landscape Context	Undulating rural pastoral landscape. Special Landscape Area (SLA). To the N and W are open fields bound by hedgerows and hedgerow trees. Well-wooded beck to the S. Mature trees within the site should be retained. Memorial garden to the N and a spinney of trees to the W and SW. Trees demarcating historic field boundaries remain within and bordering the site and these should be retained.
Settlement Context	<i>For example, outside, at fringe/edge, area of loose knit housing etc.</i> Undulating rural pastoral landscape. Suburban development to the E. Detached properties accessed via private drives with gardens front and back. To the NW the landscape is peppered with individual farmsteads.
Building Materials	Suburban houses to the E and S, predominantly brick. Buildings associated with Ashville school to the NE, in stone.
Constraints Type B	The former headmaster's house to the NW beyond but immediately adjacent to site boundary, was built in 1840 as a private residence and is an attractive stone built property of significance, which has presence at close range and indeed the wider landscape. The property is an undesignated heritage asset under the terms of NPPF. Similarly, the memorial library, built in mid 1920s, is of commemorative and aesthetic significance. The 3 storey property, formally Kensington House, at the entrance to the Training Centre and adjacent to the NE corner of the site, is contemporary with the former headmaster's house- both of which appear on the 1890 Ordnance Survey map. North Lodge, which served Kensington House, appears in 1910. Kensington House and North Lodge are undesignated heritage assets. The setting of all of the undesignated heritage assets adjacent to the site should be duly respected in development of the site. Built form development on the site should be located to the S of the site where the land level is lower to minimise the visual impact of development in the wider landscape. Some regrading of the sports pitches will be necessary to return the land to a more natural level. Open space provision or sports pitches should be made in the E of the site- the stone gate piers and iron gates and the large mature ash tree in the SE corner of the site to the N of the bungalow adjacent to the site should be retained. Mature trees on the site should be retained and augmented with further tree planting to provide a reasonable backdrop to proposed development. Car parking should be provided to the S of the site on lower ground. The conifers in the foreground of the library are inappropriate and should be removed.
Notes	
Likely level of effects, where:	

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B

SITE REFERENCE: HS19: LAND BETWEEN LEADHALL LANE AND CHURCH LANE	
Designations	Special Landscape Area
Site Features	<p>No buildings on site. Very strong lines of trees and undergrowth along boundary to Leadhall Lane & NE edges of site and the NE boundary of Rossett Manor. Thus there is a good tree line and enclosure to Leadhall Lane, and densely wooded bank to Stone Rings Beck. Footpath along NE edge of site north of Beck, running parallel to it. Gentle fall from NW to SE of site, apart from steeper banks along Beck.</p> <p>Suburban domestic fence boundary to rear of Throstle Nest Drive, mix of stone walling and hedge to the boundary with Rossett Manor.</p> <p>Majority of site is open pastoral fields with low hedge / post and rail fence boundaries. Lines and intermittent lines of trees along field boundaries and former field boundaries gives the site a parkland character.</p> <p>Low hedge boundary to Church Lane, and principal elevation of Rossett Manor visible from the southern part of the site.</p>
Topography and Views	<p>Gently sloping valley to Stone Ring Beck, which has cut down into the land, giving steep, wooded banks.</p> <p>Good views across site and into adjacent countryside S and SE from footpath. Tree cover & undergrowth limits views from Leadhall Lane to glimpses. Slightly better visibility from footpath.</p> <p>Line of trees along boundary of Rossett Manor, Leadhall Lane and alongside Beck limits views to the north.</p> <p>Good views across site from Church Lane. Field adjoining lane is the flattest part of the site.</p>
Landscape Context	<p>Site forms a good edge to a rural landscape which adjoins low density, well treed suburbia. Amount of space about buildings has allowed significant groups of mature trees to grow and dominate the skyline. Dense tree cover along banks of Stone Rings Beck and its tributaries.</p> <p>Rossett Hall site is very un-intensively used and reads as part of the countryside rather than part of the urban area. South and southwest is strongly rural.</p>
Settlement Context	<p>Large, well-spaced detached houses in large plots. Low density suburbia. Rossett Lodge set in very large grounds which are landscaped to provide screening trees to NE, NW & SW boundaries, but provide open views across countryside to SE.</p>
Building Context	<p>Leadhall Lane: one- and two-storey brick and render dwellings. Mix of gabled and hipped roofs, slate and clay tile. Not locally distinctive per se, but typical of the south side of Harrogate.</p> <p>Elsewhere: mix of detached two storey gabled dwellings and some bungalows (Firs Grove) from various decades of the 20th century. Mix of clay tile and artificial slate roofs, Brick and render and stone dwellings. Not locally distinctive.</p> <p>Rossett Manor: substantial, but somewhat plain mid-C20th detached house. Brick with gabled red clay tile roofs, off centre projecting gable bay. Not locally distinctive, but of high group value with its contemporary ancillary buildings which are all stone or brick at lower floor level, with roughcast above.</p> <p>Church Lane: 5&7 are a pair of Edwardian stone built semi-detached houses, with hipped slate roofs and vertically proportioned windows. The remainder of the houses on Church Lane near the site are two-storey brick or stone and render dwellings. Mix of gabled and hipped roofs, slate and clay tile. Not locally distinctive per se, but typical of the south side of Harrogate.</p>

Constraints Type B	<p>Would need to retain and provide landscape buffer for the footpath and wooded banks of Stone Rings Beck, which should be retained as is.</p> <p>Breaks in the tree line along Leadhall Lane should be avoided / minimised, as this is a strong townscape feature.</p> <p>Landscape screen buffer needed to give a soft edge between the site and adjacent countryside.</p> <p>Junction with Leadhall Lane or Church Lane would need to be carefully designed, minimising the break in the tree line and not being over engineered. Area south of Rossett Manor should be left open. Building should be sited in northern part of the site and orientated so as to allow filtered views from Leadhall Lane through the existing trees. Gable depths and building roof spans to be narrow.</p>
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	

SITE REFERENCE: KS1: LAND WEST OF BOROUGHBRIDGE ROAD	
Designations	Setting of CA.
Site Features	Open fields used for grazing and crops. TPO in SE corner of site.
Topography and Views	Large fields with hedge boundaries. Large woodland 'off-site' to the NW at Coney Heath. Land rises towards Coney Heath in the NW.
Landscape Context	Hedgerows and hedgerow trees cross the site from E-W delineating individual fields. Dense hedgerow borders Boroughbridge Road to the E. Dumb Pots Lane to the W flanked by dense hedgerow.
Settlement Context	Overhead power lines in NE corner. Telegraph poles position within the site. Traffic noise from A59 to the E. Site borders the rear gardens associated with residential properties on Greengate Lane. Development peters out along the E side of Boroughbridge Road signalling transition into open countryside.
Building Materials	Open Countryside. 2 Storey brick built semi's on Greengate Lane. Bungalows border SW corner of site. Car Sales borders SE corner of site.
Constraints Type A/B/C	Beyond urban edge of Knaresborough. Open countryside important to the setting of Knaresborough. Impact on setting of Scriven CA. Development of this site would be highly visible. Provision of club house and car parking should be provided to the S of the site adjacent to the urban edge in order to relate to the built form rather than divorced from it in open countryside. Car parking provision should be well landscaped in order to mitigate the appearance of parked cars.
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	B

SITE REFERENCE: KS2: LAND SOUTH OF WATER LANE, KNARESBOROUGH	
Designations	None
Site Features	Open field. Bordered by hedges and hedgerow trees on all sides. Detached 2 storey brick built dwelling and outbuildings to the NW. Assortment of post and rail enclosures to the NW of the site. Public footpath crosses the site from NW-SW. Tree group at termination of former railway line in SW corner. Mature trees along southern boundary in SW corner. Footpath borders southern boundary between new housing development and site boundary.
Topography and Views	Gentle undulations across the site but generally low-lying and flat area. Land rises to the former railway embankment to the SW.
Landscape Context	Rural. Open countryside.
Settlement Context	Open fields to the W and N. Standing water to the E. Derelict buildings of Sweet Bits Farm now vandalised with graffiti to the NE. Recent dense housing development to the S.
Building Materials	Modern housing development- mixed to S.
Constraints Type B	Water Lane and Breary Flat Lane are very narrow, single track lanes flanked by hedgerows. Access could be gained from new development to the S. Important open field for recreational use, dog walkers etc. Beyond urban edge. Encroachment on open countryside. Provision of a club house and car parking should be adjacent to the urban edge to relate to existing built form rather than detached from it. Parking provision should be well landscaped to lessen the visual impact of parked cars.
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	B

SITE REFERENCE: KS6: LAND EAST OF HIGHFIELD FARM, KNARESBOROUGH	
Designations	On approach to settlement, no formal designations.
Site Features	Highfield Farm, House and Cottage are within the the site, adjacent to the W boundary. The farm buildings are not of interest. The dwellings are early 1900, but have been altered and some extended. They are rendered, the cottage has pantiled roof and others have slate/grey tiles. Whilst these dwellings are not of particular architectural merit, they have some local historic value. There is a pond in the SE corner of the site and a number of trees along the beck that runs parallel with A59, which screen the site.
Topography and Views	Trees along the SE boundary screen the site from the A59. Hedgerow limits views onto site from York Road until road rises to allow views across the hedge. The site is clearly visible form the railway. Views of the town including Trinity Church can be seen from within the site away from the hedgerow. Views to and from the Eastfield Estate are limited by hedgerow and trees beside the dike.
Landscape Context	Open character on the edge of town. Hedgerows to field boundaries. Trees alongside dikes. Also there is a small group of trees NE of Manse Farm buildings and a number of trees to the S of the farmstead. Hedgerows between fields and along York Road and either side of Hay-a-Park Lane, which passes N to S through the site. Frogmire Dike along W boundary and beck running from corner near Manse Farm to York Road. This and the hedgerow/trees form a strong boundary to development. Landform undulating, hollow formed near beck. Railway line N of the site, level crossing at Hay-a-Park Lane, embankment in NE corner. Pylons and overhead cables.
Settlement Context	Manse Farmstead is to the SW of the site. The farm buildings appear to be just before 1900. The buildings are of brick, the largest barn has Welsh slate roof and the other agricultural buildings have pantiled roofs. A Dutch type barn infilling one of the yards is not of value. Whilst the brick buildings are not of high architectural merit, they are of local historic value. There are dwellings at the junction of Hay-a-Park Lane and York Road to the SW of the site, one named Halfway Cottage. The farmhouse is quite attractive, and the other houses are not of merit. Eastfield is a typical 1970s estate, characterised by a hierarchy of roads culminating in cul-de-sac. Houses do not face the major access road, but are generally parallel to the others. Generally detached and semi-detached houses, there are a few terraces, set a drive width from one another. Opposite the site are permanent caravan sites, there are a few bungalows set well back from the road.
Building Materials	The buildings on and immediately around the site are more reflective of the vernacular, but not all are not good examples. Housing in the area is mainly two storey of simple form, other dwellings are bungalows. Walling materials are brick and render, roofs of slate, pantiles and concrete tiles.
Constraints Type B	Edge of settlement, houses on E boundary, O/H wires, beck and dike. Highfield Farmhouse, house, and/or cottage and the immediate setting should be retained if practicable. Access off York Road. Trees to be retained and those along the A59 should be reinforced. Hedgerows to site boundaries to be protected and the others to field boundaries to remain where possible. Development should enhance the edge of Knaresborough. Site divorced from urban edge on the N side of York Road. Impact on setting of farmstead.
Notes	
Likely level of effects, where:	

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- Development of this site would adversely impact on the historic environment and/or local character

B

SITE REFERENCE: RS1: LAND WEST OF PALACE ROAD	
Designations	Adjoins parkland curtilage of a Grade II Listed Building (Spring Hill School)
Site Features	<p>Site is a large arable field with no buildings on it.</p> <p>Trees along N & NE edges of site which forms the bank of a small beck (sharp but short slope from field down to beck).</p> <p>Good avenue of trees along Palace Road to immediate E of site.</p> <p>Recently planted belt of trees along S edge of site adjoining 'Ripon Sanctuary' footpath which forms S edge of site.</p> <p>Medium height hedge along E edge, two telegraph poles on E edge off site, linked by overhead wire.</p>
Topography and Views	<p>Site fairly flat, as is the surrounding area – only a gentle roll to the landscape. Quite long distance (but unremarkable) views W across site into arable fields from Palace Road and ROW.</p> <p>Views to N screened by tree plantations along S edge of Spring Hill School site (formerly the Episcopal Palace of the Bishops of Ripon). Views to E from site limited by hedges and avenue of trees.</p>
Landscape Context	Site and field to S are a 'finger' of the gently rolling arable landscape around Ripon. Fairly large fairly flat fields with hedge boundaries and clusters / lines of trees at field boundaries. Area to E / SE of site is strongly suburban with large garden plots bounded by high hedges and trees.
Settlement Context	<p>N: large detached buildings set in substantial parkland. None of buildings address Palace Road and are concealed from view. Substantial tree belts to perimeter of site.</p> <p>E: High Common Farm: compact grouping of traditional farm buildings set well back from Palace Road, concealed from view by high hedges and trees.</p> <p>SE: 53-63 Palace Road: Detached suburban houses set well back from the road behind fairly deep gardens bounded by high boundary hedges. Fairly deep gardens to rear. Decent spaces between neighbouring buildings. Sylvan character.</p>
Building Materials	<p>High Common Farm and Spring Hill School buildings all hidden from view from the highway.</p> <p>Palace Road: mid-C20th brick suburban houses with red clay tile roofs. Hipped roof forms.</p> <p>High hedge boundaries with lower post and rail fences to dwellings.</p>
Constraints Type B	<p>The clubhouse / parking should be sited in the SE corner of the site with the two adult pitches to the immediate west.</p> <p>High hedge boundaries to screen parking area from E & S, retain rest of boundaries as existing. Rest of existing hedge boundary and avenue of trees to road could be retained.</p> <p>The site and building would have the least impact on the setting of the LB and the character of the area this way.</p> <p>The N / NW edge of the site should be left as unaltered as possible with open low key landscaping.</p>
Constraints Type C	<p>The required area for this facility is c.8ha, and the site in question is c.7.7ha. The provision of a type-C facility would therefore leave little or no room for landscaping to mitigate the impact of the proposed development on the setting of the listed building and its curtilage. Openness of site within LB setting means harmful impacts may not be mitigated.</p> <p>Clubhouse, parking and floodlights should be concentrated along southern edge of site with high boundary fence <u>behind</u> the existing planting adjoining the footpath.</p>

	<p>High hedge boundary to road to mitigate impact of buildings and parking. Northern side of site should be as uncluttered and as open as possible. Consideration should be given to alternative fencing along north and west sides of site to minimise impact.</p>
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character 	B
<ul style="list-style-type: none"> ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable 	B
<ul style="list-style-type: none"> ● Development of this site would adversely impact on the historic environment and/or local character 	C

SITE REFERENCE: RS3: LAND SOUTH OF A61, HUTTON BANK	
Designations	None. Bishop Mount, its grounds and The Lodge are considered to be non-designated heritage assets. Impact on setting of Grade II Listed Sharow Church
Site Features	Site is part of two large arable fields. No buildings on site. Open boundaries apart from low hedges and fences to Berry Dene, Hutton Hill and Hutton Hill Cottages. No trees within site. Telegraph line and posts running N-S to N of Berry Dene.
Topography and Views	Gently rolling topography with long distance view, especially to the south towards Sharow. St John's Church at Sharow is a landmark in views across site from A61. Topography gently rises to north with RS2 slightly higher than RS3. Good views across site to east from Berrygate Lane.
Landscape Context	Site reads as part of the predominantly arable field system and does not readily relate to any nearby settlements. Large fields with open or hedged boundaries. Area has a strongly rural character especially given the sporadic nature of development and the generally large curtilages to dwellings. Tree cover limited to gardens though there is a pronounced woodland screen across fields to SE of site (covered by TPO)
Settlement Context	Bishop Mount: large country villa with large private grounds bounded by high brick wall. Good tree cover. House set well back from road in centre of site. South facing. Hutton Mount: as Bishop Mount but in smaller plot. Good tree cover, south facing house. Hutton Hill Farm: small three-sided fold of traditional farm buildings dominated by later rolled metal industrial sheds. Vegetation limited to short lines of trees along E and N boundaries. Concrete / gravel surface predominantly. Buildings in two groups: one very close to road, other at N end of site. Hutton Hill: Detached house set back from road. Medium curtilage made large by surrounding 'second curtilage' of open grass with regularly spaced perimeter trees. Hutton Hill Cottages: pair of interwar semi-detached houses set at angle to A61, three large modern agricultural sheds behind in parallel formation. Berry Dene & Trent House: semi-detached houses set back from Berrygate Lane behind small enclosed gardens. Small gardens, but good tree cover.
Building Materials	Berry Dene & Trent House: typical interwar semi-detached houses. Brick with hipped slate roofs. Bay windows. Not locally distinctive. Hutton Hill: large detached interwar house. Brick with slate roof that is hipped apart from feature gable. Not locally distinctive. Low hedge boundaries apart from low brick walls to front. Hutton Hill Cottages: Interwar semi-detached cottages. Brick with hipped slate roof. Flat elevations. Not locally distinctive. Low hedge boundary. The Lodge: Small interwar detached lodge. Brick with tile roof, some Arts and Crafts detailing. Not locally distinctive per se but a non-designated heritage asset. Behind high brick boundary wall with stone coping. Bishop Mount: Victorian detached villa. Red and white brick with overhanging slate roof. Used for much of C20th as the Episcopal Palace of the Bishops of Ripon. Locally distinctive. Behind high brick boundary wall with stone coping. Hutton Mount: Early C19th house. Brick with gabled slate roof. Outbuildings.

	<p>Locally distinctive. Post and rail fence boundary</p> <p>Hutton Hill Farm: three-sided fold of two storey barn and single storey farm buildings. C19th. Brick with hipped pantile roofs. Altered, but nonetheless locally distinctive. Gabled bare metal and coated industrial sheds on site not locally distinctive. Mix of hedge and palisade fence boundaries.</p>
Constraints Type B	<p>Type B facility requires 5-6ha. Of land. Site is 9.9ha, therefore there is scope to minimise impact on setting of heritage assets</p> <p>Access limited to A61 due to the narrowness of Berrygate Lane.</p> <p>Clubhouse and parking would have least impact on setting of Bishop Mount & St John's Church if they were site between Hutton Hill and Hutton Hill Cottages. Siting the clubhouse and car park opposite Hutton Hill Farm could also have an acceptable impact, particularly if use is made of views down the hill to the church.</p> <p>Topography suggests pitches would be best site towards west end of site, but the area should retain an open, simple rural character.</p> <p>Low to medium hedge boundary to screen parking. Parking should also be broken up by landscaping to minimise its impact.</p>
Constraints Type C	<p>Type B facility requires c.8ha. Of land. Site is 9.9ha, therefore there is limited scope to minimise impact on setting of heritage assets</p> <p>Floodlights, likely to each harm the setting of the designated and undesignated heritage assets. Impact on St Johns Church very difficult to mitigate given that site is elevated above it. Particular care would need to be taken with where the illuminated spaces and high structures would be sited in order to reduce impact on the setting of the Church.</p> <p>Topography suggests that principal pitches and hence stand/clubhouse and fencing would be opposite curtilage of Bishop Mount / The Lodge. Harmful 'cheek by jowl' impact due to limited potential for landscape mitigation.</p> <p>Possibility of siting parking and clubhouse near adjacent buildings to minimise impact and leave W end of site more open.</p> <p>Access limited to A61 due to the narrowness of Berrygate Lane.</p>
Notes	
Likely level of effects, where:	
<ul style="list-style-type: none"> ● Development is unlikely to have a detrimental impact on the historic environment or on local character ● Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable ● Development of this site would adversely impact on the historic environment and/or local character 	B C

SITE REFERENCE: RS9: RIPON AUCTION MART	
Designations	Most of the site is bounded by Ripon Conservation Area. St. Magdalen's Chapel to the east of the site is Listed.
Site Features	Existing buildings on site are animal sheds of no merit. The PH to the north of the site and adjacent shop unit has little architectural merit. Existing hedge across the site and other lengths of boundary hedge are worthy of retention. Willows to east boundary. Land falls to south; site is significantly lower than North Road. Small woodland outside western side of site.
Topography and Views	Views of cathedral to the south. Buildings on North Road significantly higher than site. Good views across site to St Magdalens Chapel, which is elevated above the site.
Landscape Context	Low front garden walls, some with railings over. Street trees on North Road. Hedges as above.
Settlement Context	The area is characterised by terraces, which are set parallel to the road behind the front gardens, except the south facing Almshouses. Spaces between the sides of the buildings are not large. Plot depths are generous, except those on Magadelen's Close, which are an atypical layout.
Building Materials	Housing is of two types: the Victorian style of generous proportions, in brick with stone details, slate roofs often with rooms in the roof space, and C20 housing that is not so tall, has lower pitched tiled roofs, and are predominantly brick with horizontal emphasis. Low brick wall boundaries with stone copings common.
Constraints Type B	Type B facilities require c.5-6 ha. Of land. Site is only 2.5ha, therefore amount of facilities on site would have to be significantly scaled down. 2 senior and 2 junior pitches might be the maximum possible provision, but the topography of the site may prevent even this scale of provision. Site would need to be enlarged to include Station pub and land to either side to provide a suitable road access. Siting the clubhouse / parking on the site of the existing buildings on the site would maintain or possibly enhance the setting of the conservation area and listed church. Opportunity to improve landscaped edges to site. Open space should remain around the church, which should read as the dominant feature of the site. Views across the site to the Cathedral should be retained.
Constraints Type B/C	Type c facilities require c.8 ha. of land. Site is only 2.5ha, therefore amount of facilities on site would have to be significantly scaled down or it may prove impossible to provide the principal required facilities, particularly when the site's sloping topography is taken into account. Site would need to be enlarged to include Station pub and land to either side to provide a suitable road access. Floodlights likely to harm setting of Magdalens Church and long distance views of Cathedral. Amenity of adjacent houses may well be an issue re: the impact of light, activity and noise.
Notes	
Likely level of effects, where:	

- Development is unlikely to have a detrimental impact on the historic environment or on local character
- Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable
- Development of this site would adversely impact on the historic environment and/or local character

B

C