

HARROGATE DISTRICT SITES & POLICIES DPD

Review of Local Landscape Designations: Green Wedges

September 2011

PLANNING DIVISION

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NON-TECHNICAL SUMMARY

National planning policy makes clear that local landscape designations such as Green Wedges and Special Landscape Areas should only be maintained where it can be clearly shown that criteria based planning policies cannot provide the necessary protection. Justification for retaining local landscape designations should be rigorously considered and any designations based on a formal and robust assessment of the qualities of the landscape concerned.

In Harrogate District Special Landscape Areas and Green Wedges are currently protected by Policy C9 and C10 of the Harrogate District Local Plan and are shown on the Proposals Map.

The Council are in the process of drafting policies that will replace those in the Local Plan. This review forms part of the evidence base for those policies with regard to Green Wedge designations.

Review of Local Landscape Designations: The 2008 Review

The Draft Review of Local Landscape Designations (referred to as the 2008 Review throughout this report) was produced as a background paper to the public consultation on the Local Development Framework that took place in January/February 2008.

In essence the 2008 Review sought to determine:

- a) whether Green Wedges and Special Landscape Areas should be maintained as part of the development plan context for the District; and
- b) if so, whether any boundary changes to the designations are justified.

The 2008 Review represented work in progress and set out preliminary findings. In relation to Green Wedges it was suggested the designation should remain as a means of protecting the open land that contributes to the character of Harrogate Town. However in some areas where the case for designation appeared less strong the review suggested that further work would be required to test the suitability of these areas.

Green Wedges: The 2011 Review

The 2011 Review is more detailed and updates the 2008 Review. It makes specific judgements about whether individual fields and smaller parcels of land would be suitable including some extensions to the current boundaries and some new areas. The overall the findings remain broadly consistent with the 2008 Review in that Green Wedges should remain an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

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Introduction

- 1.1 The protection of landscape in and around the main towns in Harrogate District has been a key component of local development plan policy over many years. The Harrogate District Local Plan (as saved) contains policies to protect the following local landscape designations:
 - Special Landscape Areas
 - Green Wedges
 - Amenity Open Space
- 1.2 The designation of these areas has played an important role in helping to protect the character and setting of Harrogate, Knaresborough and Ripon.
- 1.3 The Harrogate District Core Strategy Development Plan Document (DPD) (adopted February 2009) sets out the vision and broad policies for the development and conservation of the District. The Council is currently working on the preparation of the Harrogate District Sites and Policies DPD, which will set out more detailed development management policies and land allocations to deliver the Core Strategy. Once adopted (scheduled for 2013) the Sites and Policies DPD together with the Core Strategy will replace the Local Plan.
- 1.4 A key element of the Core Strategy's vision for the District is that the built and natural environment should be protected and enhanced. Policy EQ2 of the Core Strategy identifies the measures that are considered necessary to achieve this. Draft Policies EQ7 and IN2 of the Sites and Policies DPD will set out more detail regarding landscape protection and improving green infrastructure.
- 1.5 Although the Government recognises that there are areas of landscape outside nationally designated areas that are particularly highly valued locally, current planning guidance contained in Planning Policy Statement 7 (PPS7) requires local planning authorities when updating their development plans to rigorously review existing local landscape designations. In doing so, authorities are required to ensure that such designations are based on a formal and robust assessment of the landscape concerned.
- 1.6 In 2008 the Council consulted on the Draft Review of Local Landscape Designations. The 2008 Review set out interim findings in relation to Special Landscape Areas and Green Wedges and made suggestions regarding those areas considered to meet the criteria for designation and those areas where the case for designation was considered less robust.
- 1.7 This 2011 Review builds upon the work undertaken and consulted on in 2008. It provides a robust independent assessment of Green Wedges in Harrogate to determine whether there is justification for retaining them.
- 1.8 The 2011 Review of Special Landscape Area designations around the settlements of Harrogate, Knaresborough and Ripon are set out in a separate report. Both Reviews form part of the evidence base for the Sites and Policies DPD.

Planning Policy Context: Green Wedges

Current Planning Policy

Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)

- 2.1 PPS7 accepts that there are areas of landscape outside nationally designated areas that are particularly highly valued locally. PPS7 also makes clear that local landscape designations such as Special Landscape Areas should only be maintained where it can be clearly shown that criteria based planning policies cannot provide the necessary protection. PPS7 requires that the justification for retaining existing local landscape designations should be rigorously considered and any designations based on a formal and robust assessment of the qualities of the landscape concerned for example using tools such as a landscape character approach.
- 2.2 This review provides a robust assessment of the Green Wedges in Harrogate to determine whether there is justification for retaining them.

Harrogate District Local Plan (Adopted 2001, Selective Alteration 2004, Saved Policies 2007)

- 2.3 Policy C10 affords long term protection to the following Green Wedges:
- a) Oakdale Valley
 - b) Pine Woods and Valley Gardens
 - c) Bilton Triangle
 - d) Hookstone Valley
- 2.4 The full policy wording is set out in Appendix A.

Harrogate District Core Strategy (Adopted February 2009)

- 2.5 Core Strategy Policy EQ2 (The Natural and Built Environment and Green Belt) (shown in Appendix A) states that *'Where criteria based planning policies cannot provide the necessary protection, local landscape designations will be identified to protect those 'green wedges' in Harrogate town which are an important part of its character and distinctiveness.'*

Emerging Planning Policy

Harrogate District Sites and Policies Development Plan Document (DPD)

- 2.6 The Council is currently preparing the Harrogate District Sites and Policies DPD scheduled for adoption in 2013. This document will contain development management policies and site allocations to deliver the Core Strategy. Once adopted the Sites and Policies DPD document together with the Core Strategy will replace the Local Plan.

- 2.7 Since the publication of the 2008 Review there has been an increasing recognition of the importance of green infrastructure. National and regional policy and work undertaken at the regional and sub regional level recognises the benefits of well planned green infrastructure for improving peoples quality of life, the environment, and the economy.
- 2.8 At the regional level Natural England have identified a hierarchy of Green Infrastructure corridors. At the sub regional level the Leeds City Region Green Infrastructure Strategy identifies green infrastructure priorities and projects. The Council is building on this existing evidence base to produce the Harrogate District Green Infrastructure Strategy, which will identify specific opportunities for improving green infrastructure, particularly in and around the main urban areas.
- 2.9 Draft Policy IN2 of the Harrogate District Sites and Policies DPD sets out the Council's approach to improving green infrastructure including the need to afford long term protection to Green Wedges. This policy encourages good quality green infrastructure as part of all new development, and in particular to improve and create networks of green infrastructure. The Green Wedge designations are an important mechanism for enhancing and maintaining Green Infrastructure corridors especially where there is pressure for development.
- 2.10 Draft Policy EQ7 sets out the Council's approach to landscape protection generally.
- 2.11 To view the most up to date position on the Sites and Policies DPD and the wording of Policies IN2 and EQ7 please visit www.harrogate.gov.uk/ldf and click on the Sites and Policies DPD link.

Green Wedge Methodology

2008 Review

- 3.1 The 2008 Review provides interim findings in relation to Green Wedges using the methodology contained in Appendix B. The review includes a landscape analysis and evaluation for each existing Green Wedge designation based on both field survey work and desktop analysis. Factors such as land use, landscape components, openness, topography and the nature of urban edges are recorded and their physical relationship and importance to Harrogate are noted. The review makes outline recommendations regarding the extent of each Green Wedge boundary.

2011 Review

- 3.2 The 2011 Review adopts the same methodology from the 2008 Review, which is based on existing 'saved' policy criteria set out below:

A number of open areas of land have been identified as contributing to the character of the Harrogate. They are important in:

- a) *Preventing the urban area becoming one undifferentiated built-up area within its overall boundaries;*
 - b) *Safeguarding the special character of the town as manifest in the system of open spaces which link the town centre with the open countryside; and*
 - c) *Affording public access and the potential for public access to extensive open spaces and ultimately the countryside beyond.*
- 3.3 Clearly since the publication of the 2008 Review emerging policy on the importance of Green Infrastructure Corridors at District level is a matter alone that should carry significant weight in current decision making on Green Wedges. There are also two other significant factors, which have been given due consideration in the process of compiling the current study:
1. The need to define clearer boundaries on the proposals maps for improved clarification all round; and
 2. Future land use scenarios proposed within the Harrogate District Sites and Policies (DPD).
- 3.4 Following the 2008 Review consultation with development control officers has identified the importance of providing clarity for applicants and officers regarding the areas that fall within a Green Wedge designation. Officer's experience is that the current areas shown on the proposals map create uncertainty about the extent of the land protected as Green Wedge because the boundaries are open ended.

- 3.5 The current study therefore identifies specific parcels of land defined by a firm line depicting a closed boundary. Taking into consideration existing policy criteria for Green Wedges and the scope of emerging policy, land within Green Wedges that is not situated between the main built up areas will not be included. Land that is entirely surrounded by open countryside that does not form a clear and distinct division between two built up areas will not remain within the designation.
- 3.6 The following section sets out the recommended boundaries for the Green Wedge designations within Harrogate.

Recommended Changes: Harrogate, Knaresborough and Ripon

IN2a: Oakdale Valley (currently C10a)

Landscape Context:

- 4.1 This Green Wedge is a gently rolling tract of open countryside comprising mostly the Oakdale Golf Course and fields bound by hedges and individual trees. The woodland to the south of the area following Oak Beck Valley is one of the most important of the town's woodlands because it extends from open countryside to the east into the heart of the town. The Harrogate Ringway footpath lies to the south and follows the Oak Beck Valley.

Recreation Value:

- 4.2 This area provides for a high level of recreational facilities within easy reach of residents in the town centre. The area also provides access to open space and the countryside through the Harrogate Ringway strategic footpath and the Oakdale Golf Course. The woodlands of the Oak Beck Valley are prominent in the landscape and provide clearly defined boundaries between the neighbourhoods of Jennyfields to the north and The Duchy Estate to the south. The area retains important views into and out of the town. There are open views across the area in key locations, especially towards Killinghall and views towards the Nidderdale AONB.

Summary:

- 4.3 This Green Wedge provides a valuable area of open land, which links the town centre with the open countryside and contributes to the rural character of Harrogate. There is good public access to the extensive open areas and to the countryside beyond. The area is well wooded and has a strong landscape structure that serves to break up the urban areas into smaller defined areas. The area is easily accessible and supports a good network of public footpaths through a pleasant landscape.

Overall Recommendations:

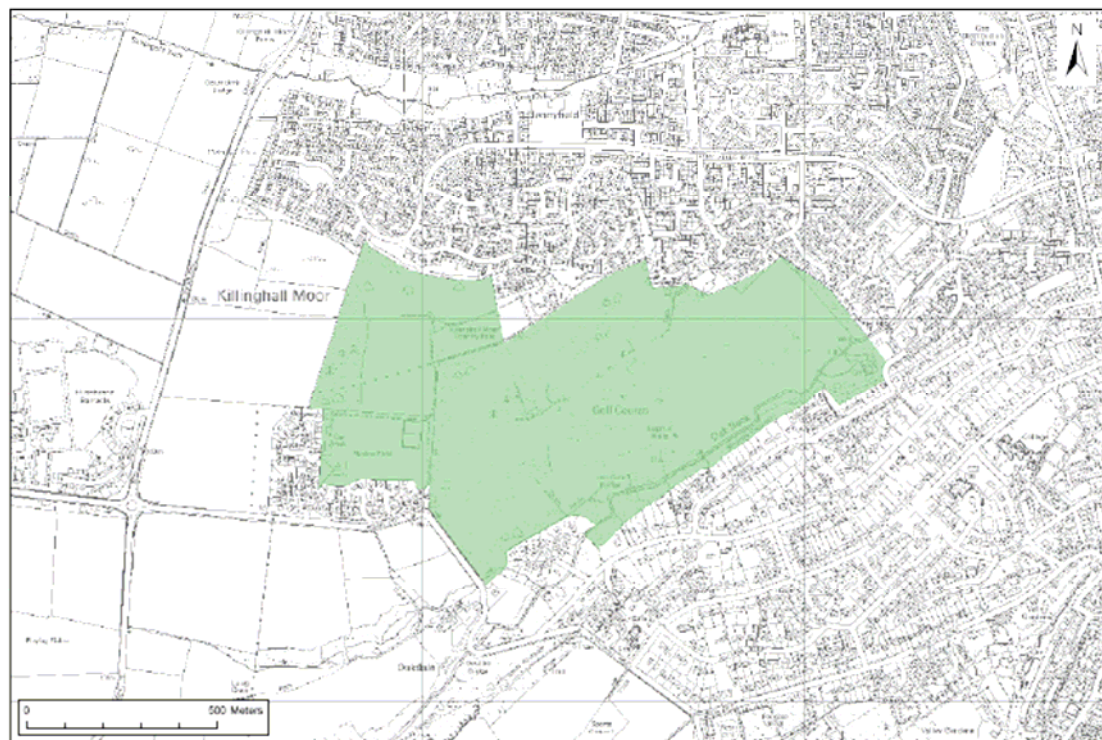
- 4.4 Retain as Green Wedge since the area provides a system of open spaces, which provide a strategic east to west corridor, ultimately linking the northern edge of the town centre with the open countryside to the west. Consider two possible options for extension since the area has the potential to shape the growth of the urban area in a way that is sympathetic to the character of the town. The first is option IN2a(1) and the second is Option IN2a(2) and the reason for the extension is to maintain and enhance access to the open land and link ultimately the countryside beyond. The aim is to provide additional areas for informal recreation and to take account of the most recent boundary to the Jennyfields housing area.

- 4.5 The southern boundary from Oakdale Glen to Oakdale Manor would remain unchanged. It is recommended that the boundary is extended from Oakdale Manor, north west parallel with Penny Pot Lane, around the north and eastern boundary of Queen Ethelburgas' housing estate, north towards Jennyfield estate. The location of the boundary and the choice of either Option IN2a(1) or IN2a(2) will be dependent on the development scenario to be taken forward within the Sites and Policies DPD.
- 4.6 Policy IN2 and the Harrogate District Green Infrastructure Strategy will seek to improve the linkages between IN2a(1) and IN2a(2) and the town centre.
- 4.7 Specific details are provided on a field by field basis within the analysis and evaluation tables contained in Appendix C.

Maps:

- 4.8 Maps showing the two recommended options are set out below:

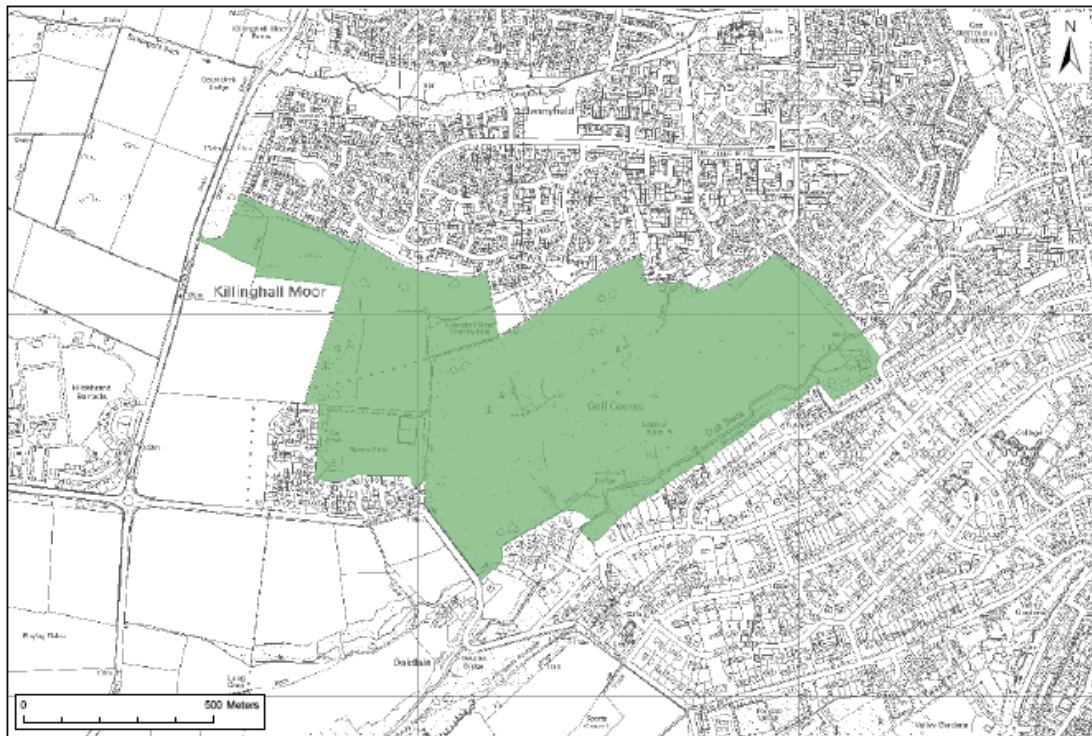
Map 1: IN2a(1) Oakdale Valley



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Map 2: IN2a(2) Oakdale Valley



IN2b: Pinewoods And Valley Gardens (currently C10b)

Landscape Context:

- 4.9 This Green Wedge is densely wooded and the Harlow Moor Woodland extends from open countryside to the west into Valley Gardens that lie in the heart of the town. This area comprises a distinctive and high quality landscape that makes an important contribution to the character and the quality of the built up areas and to the character of the town as a whole.

Recreation Value:

- 4.10 The footpath link to Royal Horticultural Society Gardens at Harlow Carr provides recreation benefits that contribute to the general well being of large areas of the town centre through its recreational, scenic and amenity value. The Harlow Moor Woodlands are prominent in the urban area and provide a clearly defined boundary between the neighbourhoods of The Duchy Estate to the north and Cold Bath Road area to the south. Valley Gardens is a Public Park with early to Mid C19 origins. The land slopes down towards the east and narrows to a valley at its north-east tip, which penetrates right into the town centre. It is bordered by urban and residential areas on all sides but the west, where it acts as a link to open countryside. The principle entrance, at the north-east tip of the site, is at the junction of Valley Road and Cornwall Road. There is another entrance on the south side of the gardens at the junction of Valley Drive and Harlow Moor Drive. Numerous other informal entrances are positioned around the site boundary with substantial stretches having no boundary between the pavement and the park. The main entrance leads to a path which splits into three walks passing through gardens comprising a Sun Colonnade, a lime avenue, sloping lawns with rose gardens and a stream running along the valley bottom. The central part of the park is mostly open with tennis courts, a children's playground, skatepark and miniature golf course. The extreme west of the park is well wooded with a system of paths leading through a pinetum. The paths connect with informal entrances positioned along Harlow Moor Road with paths extending into open woodland and fields on the west side of the road that lead to the RHS Harlow Carr Botanic Gardens.

Summary:

- 4.11 This Green Wedge provides a valuable area of open land, which links the town centre with the open countryside and contributes to the attractive character of Harrogate. The walk through Valley Gardens links to the RHS Harlow Carr Botanic Gardens and is very popular for residents and tourists. It provides a significant link between the urban area and the open countryside. The area is well wooded and has a strong landscape structure that serves break up the urban areas into smaller defined areas. The area is easily accessible and supports a good network of public footpaths through a pleasant landscape.

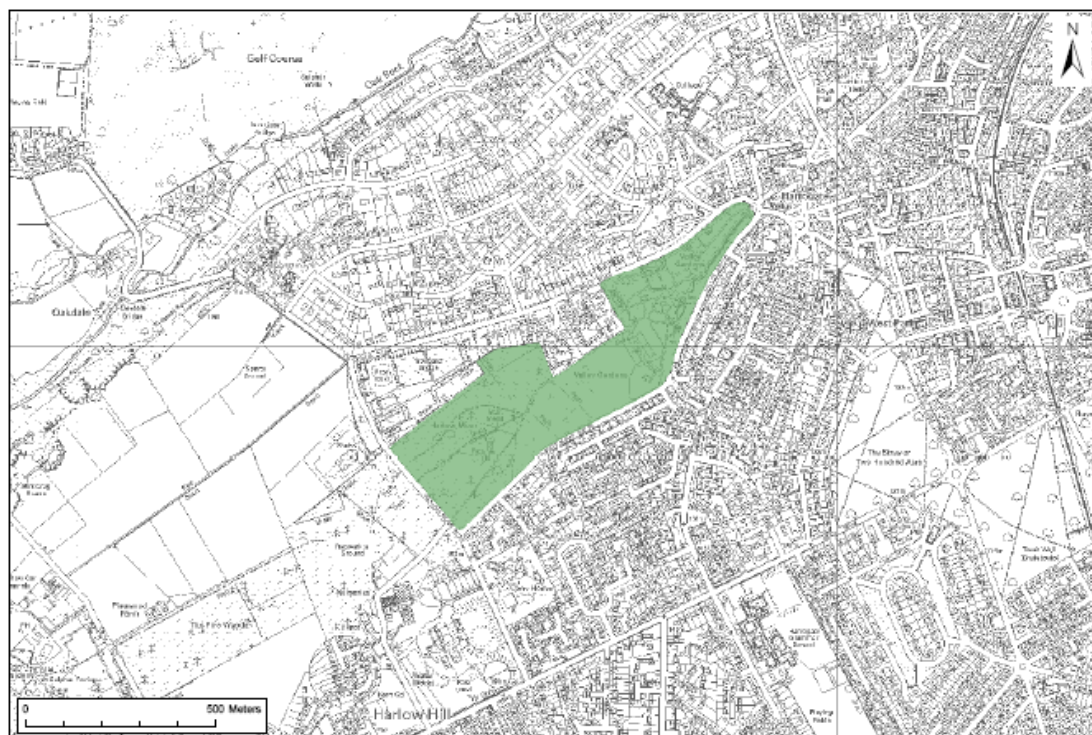
Overall Recommendations:

- 4.12 Retain as Green Wedge since Valley Gardens forms an important part of the historical development of Harrogate and contains many features that have marked its continual evolution as a highly successful public space within the town and also a major attraction within the wider district. This important landscape makes a significant contribution to the Green Wedge including large areas of public open space, recreation facilities and an extensive network of footpaths within easy reach of the commercial centre of Harrogate. However, consider a deletion of the boundary running from the end of Harlow Moor Drive to Crag Lane. There is a need to designate a specific parcel of land depicting a closed boundary. Also taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land within the Pinewoods to the southwest of Harlow Moor Road and the fields to the south is surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas and has resulted in the deletion of this part of the Green Wedge.
- 4.13 To ensure consistency across all Green Wedge designations it is proposed to remove the Valley Gardens from the development limit.
- 4.14 Emerging Policy IN2 together with the Harrogate District Green Infrastructure Strategy and the removal of the development limit are considered an appropriate justification for these changes and will seek to improve linkages between IN2b and the town centre.
- 4.15 Specific details are provided on a field by field basis within the Analysis and Evaluation tables contained in Appendix C.

Maps:

- 4.16 A maps showing the recommended option is set out below:

Map 3: IN2b Pine Woods and Valley Gardens



IN2c Bilton Triangle (currently C10c)

Landscape Context:

- 4.17 This Green Wedge is an almost triangular-shaped sweep of countryside including playing fields and a small farmstead known as Kingsley Farm that penetrate deeply into the urban area of Harrogate from the northeast. It is a distinctive place surrounded by the urban area on three sides and its inner end lies close to the Stray. Tree cover is concentrated along the railway lines in the northern half of the area and around the field boundaries close to Kingsley Farm in the southern half of the area. In between are large open areas with no trees.

Recreation Value:

- 4.18 There is a good deal of public access via rights of way, and unofficial paths, over many parts of this open land and this is a popular area for dog walking. The disused railway line that runs southeast northwest supports developing scrub and an area of woodland associated with the disturbed ground adjacent to Dragon Junction. This is an important site and has the opportunity to develop into high canopy woodland that would form a significant feature in the surrounding area and help to define the shape of the town. The area provides a clearly defined boundary between the neighbourhoods of Bilton to the north and Starbeck and the Kingsley Drive area to the south. This is a very extensive area and also retains important views into and out of the town and is an important green link into the centre of Harrogate and the Stray. It is a popular place for dog walking and is used as a short cut between the north and the east of Harrogate by pedestrians and cyclists.

Summary:

- 4.19 This Green Wedge provides a valuable area of open land, which links the town centre with the open countryside and contributes to the rural character of Harrogate. There is good public access to the extensive open areas and to the countryside beyond. The area has a strong landscape structure that serves to break up the urban areas to the north and the south. The area is of great recreation and amenity value, is easily accessible to local residents and supports a good network of public and permissive footpaths.

Overall Recommendations:

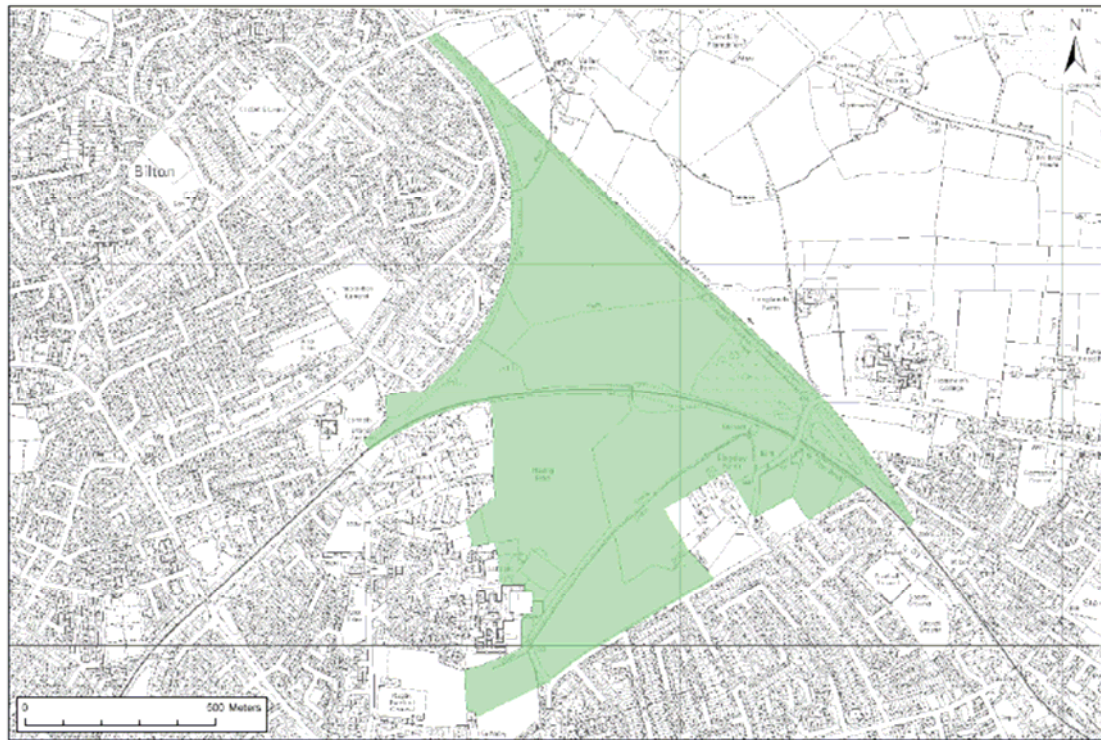
- 4.20 Retain as Green Wedge but consider boundary extension to the east. There is a need to allow for the provision of enhanced public access to the open land and the countryside beyond and this has resulted in the proposed extension. Since the adoption of the Harrogate District Local Plan, priorities in this part of Harrogate town have changed. There are no proposals to develop a northern relief road within the plan period of the Harrogate District Core Strategy (up to 2021). Whilst there may be some limited opportunity for development, the absence of a northern relief road has affected the ability of this area of the town to accommodate sustainable housing growth. The boundary of the recommended Green Wedge reflects the need to allow for a maximum amount of sustainable growth whilst retaining the important Green Wedge.

4.21 Specific details are provided on a field by field basis within the Analysis and Evaluation tables contained in Appendix C.

Maps:

4.22 A maps showing the recommended option is set out below:

Map 4: IN2c Bilton Triangle



IN2d Hookstone Valley (currently C10d)

Landscape Context:

- 4.23 This Green Wedge comprising Hookstone Valley brings the open countryside of the Crimple Valley into the urban area on the south side of the town. This area is within easy walking distance of The Stray. This is a diverse well-wooded valley landscape, providing an important habitat for a variety of wildlife close to the urban edge. It is highly valued by local residents.

Recreation Value:

- 4.24 Pedestrian access does exist along the northeastern side of the wedge, and a recreational allocation for the former quarry and for the unused land closest alongside the course of the Hookstone Beck. The valley, including the agricultural land within the Green Wedge is an important element of the town character. This is a very distinct area that provides a clearly defined boundary between the neighbourhoods of Oatlands to the southwest and Woodlands to the northeast. The character and landscape features of the area has the potential to contribute to the general well being of the public who come to Hornbeam Park for work, study or travel. The area is seen as an important 'gateway' to Harrogate for those arriving in Harrogate.

Summary:

- 4.25 This Green Wedge provides a valuable area of open land, which links the town centre with the open countryside and contributes to the rural character of Harrogate. There is good public access to the extensive open areas and to the countryside beyond. The area is well wooded and has a strong landscape structure that serves break up the urban areas into smaller defined areas. The area is easily accessible and supports a good network of public footpaths through a pleasant landscape including links to the Harrogate Ringway strategic footpath.

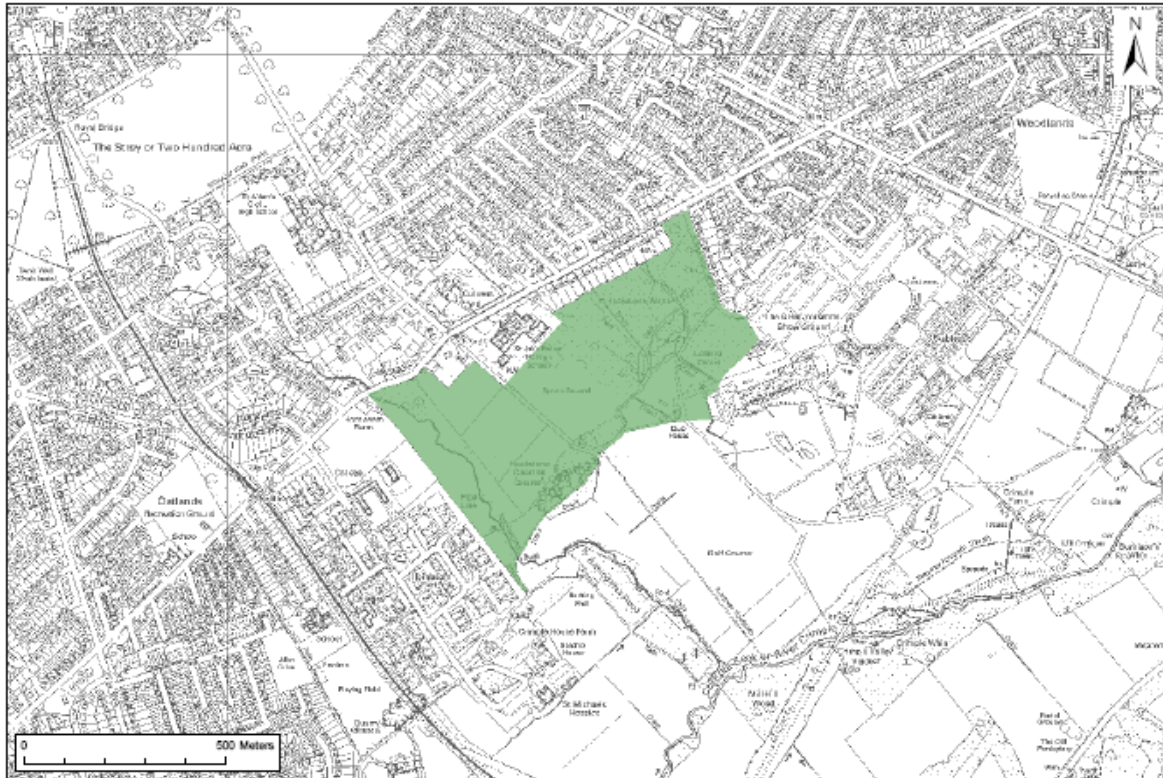
Overall Recommendations:

- 4.26 Retain as Green Wedge since the area is highly valued by local residents for recreation in the form of footpaths, including wider links to the Harrogate Ringway Footpath. This is a diverse, well-wooded valley landscape abutting the urban edge of southern Harrogate. The surrounding landscape has many features of historic and architectural interest including a grade 2* listed viaduct to the south of the area. The area is important to the setting of Ridding Park, a Registered Historic Park and Garden and there is an eclectic mix of hedges, walls and fences with individual trees binds gently undulating valley sides. However, consider boundary extension to include the sports ground to the school and Hookstone Wood. The recent expansion of the Yorkshire Showground site and the adjacent Sainsbury's superstore development has affected the rural character of the area to the south. The proposed boundary extension will safeguard the character of the town through maintaining and enhancing a more extensive link between the town centre and the open countryside comprising the Crimple Valley.
- 4.27 Emerging local Green Infrastructure policy and strategy will encourage improved links from the Green Wedge to the town centre along Oatlands Drive.

4.28 Specific details are provided on a field by field basis within the Analysis and Evaluation tables contained in Appendix C.

4.25 A map showing the recommended option is set out below:

Map 5: IN2d Hookstone Valley



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Public Consultation

- 5.1 Between 18 January and 29 February 2008 Harrogate Borough Council circulated a consultation document on the Development Control Policies DPD inviting members of the public to comment on the report *Draft Review of Local Landscape Designations (January 2008)*. The report assessed whether the two types of landscape designations, namely Special Landscape Areas and Green Wedges should be maintained as part of the development plan context for the District and if so whether any boundary changes to the designations would be justified.
- 5.2 66 responses were received overall, representing the views of 165 people including local residents, residents associations, conservation organisations, councillors, developers and land agents. Comments were received from national organisations such as English Heritage, the National Trust, the Ramblers Association and the Royal Horticultural Society. Local interest groups included the Harrogate Civic Society, the Duchy of Lancaster and the Pine Woods Conservation Group, and developers such as Hallam Land Management, Barratt Homes and Persimmon Homes also submitted detailed responses.
- 5.3 A significant proportion of responses (86%) were in favour of retention of the Local Landscape Designations and most of the people in support of retention also felt that the boundaries should be extended. Of the groups of people identified, the highest number of responses were received from the residents of Harrogate. A good majority of these respondents (37%) believed that extending the Green Wedges (C10a and C10b) would be a major benefit to the west side of Harrogate.
- 5.4 Of the 86% of responses given in favour of retention of landscape designations, a large number (65%) believed that retaining the designations would be of benefit to Harrogate in terms of landscape conservation and heritage. The remaining (21%) of the responses believed retention of the designation would enable better protection of these areas from the threat of future development.
- 5.5 A small number of responses (5%) were from developers/landowners who were not in favour of designation since it may compromise future development potential of the land. Seventeen of the responses received (3%) required more information of further clarification on information contained in the assessment report. A few respondents (6%) had confused Green Belt Policy with Green Wedge protection.
- 5.6 A number of people were very concerned over the perceived loss of the Oakdale Golf Course to development. Some of the respondents were concerned with the area to the west of Harrogate and believed that the areas should be reviewed as a larger whole, since they believed a piecemeal approach implied future development threats to these small tracts of land under review.

Summary and Conclusions

- 6.1 Work undertaken in 2008 contained in the report *Draft Review of Local Landscape Designations* suggested the retention of Green Wedges. Between 18 January and 29 February 2008, Harrogate Borough Council circulated a consultation document on the Development Control Policies DPD inviting members of the public to comment on the report. A large majority of the people consulted were in support of retention of Green Wedges and they also felt that the boundaries should be extended. There is therefore strong public support for the retention of Green Wedges.
- 6.2 These Green Wedges comprise areas of open land that extend from the countryside into the built up areas. They comprise small valleys, steams, recreation areas and woodlands forming areas of attractive landscape always with the benefit of a degree of public access. As such these areas have served to shape and mould the form of the urban area itself and have come to represent highly valued local amenities.
- 6.3 Because of their high importance, development within these Green Wedges is much more likely to have a harmful impact than development outside them. They represent areas of high value that should be protected. The designation should therefore remain, in particular because these areas can help deliver a whole range of sustainable and desirable planning outcomes for Harrogate. A criteria based policy alone, without designations on the Proposals Map would not give clear and sufficient protection because of the uncertainty over which area should or should not be protected.
- 6.4 The Council is currently preparing the Harrogate District Sites and Policies Development Plan Document (DPD) scheduled for adoption in 2013. The DPD recognises the increasing importance of Green Infrastructure, which will identify specific opportunities particularly in and around the settlements of Harrogate, Knaresborough, Ripon and Boroughbridge. The DPD will contain new development management policies and Draft Policy IN2 (Green Infrastructure) sets out the Council's approach to improving the existing natural and built environment and includes specific reference to the need to afford long-term protection to Green Wedges. The overall intention is that new Policy IN2 will make clear the importance of retaining Green Wedges to protect the links from urban to rural areas for the benefit of public access to the countryside beyond.
- 6.5 The findings of this report therefore are that Green Wedges should remain as an important policy tool in protecting and enhancing the Green Infrastructure corridors within the settlements. Green Wedges have played an important role in helping to protect the open areas of the District's main settlements and should continue to be maintained as part of the development plan context for the District.

Appendix A: Policies

Harrogate District Local Plan Policy C10 (to view the justification please visit <http://www.harrogate.gov.uk/Pages/harrogate-6420.aspx>)

GREEN WEDGES IN HARROGATE

POLICY C10

LONG TERM PROTECTION WILL BE GIVEN TO THE FOLLOWING "GREEN WEDGES" IN HARROGATE AS SHOWN ON THE PROPOSALS MAP:

- a OAKDALE VALLEY
- b PINE WOODS AND VALLEY GARDENS
- c BILTON TRIANGLE
- d HOOKSTONE VALLEY

WITHIN THESE AREAS:

- i) DEVELOPMENT WILL NOT BE PERMITTED WHERE IT WOULD ADVERSELY AFFECT THE CHARACTER OF A "GREEN WEDGE"; AND
- ii) ACCESS TO THE OPEN LAND WILL BE MAINTAINED AND ENHANCED TO PROVIDE INFORMAL RECREATION.

Harrogate District Core Strategy Policy EQ2 (to view the explanation to the policy please visit <http://www.harrogate.gov.uk/pages/harrogate-3161.aspx>)

POLICY EQ2: THE NATURAL AND BUILT ENVIRONMENT AND GREEN BELT

The District's exceptionally high quality natural and built environment will be given a level of protection appropriate to its international, national and local importance. In addition, more detailed protection and where appropriate enhancement measures will be applied through the Development Control Policies DPD, relevant management plans and by working in partnership with landowners and interested parties.

Subject to the District's need to plan for new greenfield development, the landscape character of the whole District will be protected and where appropriate enhanced.

The extent and detailed boundaries of the West Yorkshire and York Green Belts in the District will not be changed.

Where criteria based planning policies cannot provide the necessary protection, local landscape designations will be identified:

- to protect the high quality of the landscape which is important to the setting of the towns of Harrogate, Knaresborough and Ripon;
- to protect those 'green wedges' in Harrogate town which are an important part of its character and distinctiveness;
- to protect appropriate green space within the main built up areas of Group A, B, and C settlements listed in Policy SG2 of this Core Strategy.

Priority measures to protect and enhance the District's natural and built environment are to:

- increase wildlife habitats and species in accordance with the District's Biodiversity Action Plan;
- review and update the Council's local Sites of Importance for Nature Conservation;
- improve the conditions of the District's Sites of Special Scientific Interest;
- carry out appraisals of the District's Conservation Areas incorporating measures for the protection and enhancement of their special interest;
- reduce the number of 'Buildings at Risk'; and
- ensure that new development incorporates high quality locally distinctive design.

Appendix B: Green Wedge Methodology

Policy C10 of the Harrogate and District Local Plan gives long-term protection to a number of Green Wedges in Harrogate. These are areas of open land that have been identified as contributing to the character of the town because they are important in:

- a) Preventing the urban area becoming an undifferentiated built-up area within its overall boundaries;
- b) Safeguarding the special character of the town as manifest in the system of open spaces which link the town centre with the open countryside; and
- c) Affording public access and the potential for public access to extensive open spaces and ultimately the countryside beyond.

There are currently four Green Wedge designations – centred on Oakdale Valley, Pine Woods and Valley Gardens, Bilton Triangle and Hookstone Valley. Each of these areas has been re-assessed against the criteria for designations identified above. (The full text of Policy C10 of the Harrogate District Local Plan is set out in Appendix 1)

The approach to this part of the review is to demonstrate that the nature and character of the Green Wedges are worthy of designation and that they contribute to the character of Harrogate by providing and maintaining a system of open spaces which link the town centre to the countryside. This is based on judgements and evaluation made as part of the field survey work and desktop analysis and evaluates factors such as openness, topography, the nature of urban edges and vegetation and their importance to Harrogate.

Questions on how far Green Wedges are strategic in particular instances have been examined, what distance they should penetrate the urban areas, and the extent to which they should be seen as dividing urban neighbourhoods have also been an important consideration and has guided some of the outcomes of this review.

Appendix C: Analysis and Evaluation Tables

Area for Review: A

Land at Oakdale Valley, south of Jennyfields, Harrogate

Green Wedge*: C10a Oakdale Valley



Field 6 looking north towards woodland bordering Jennyfields estate.

Criteria for further review:

Open Space

Access

Landscape analysis and evaluation:

Open Space:

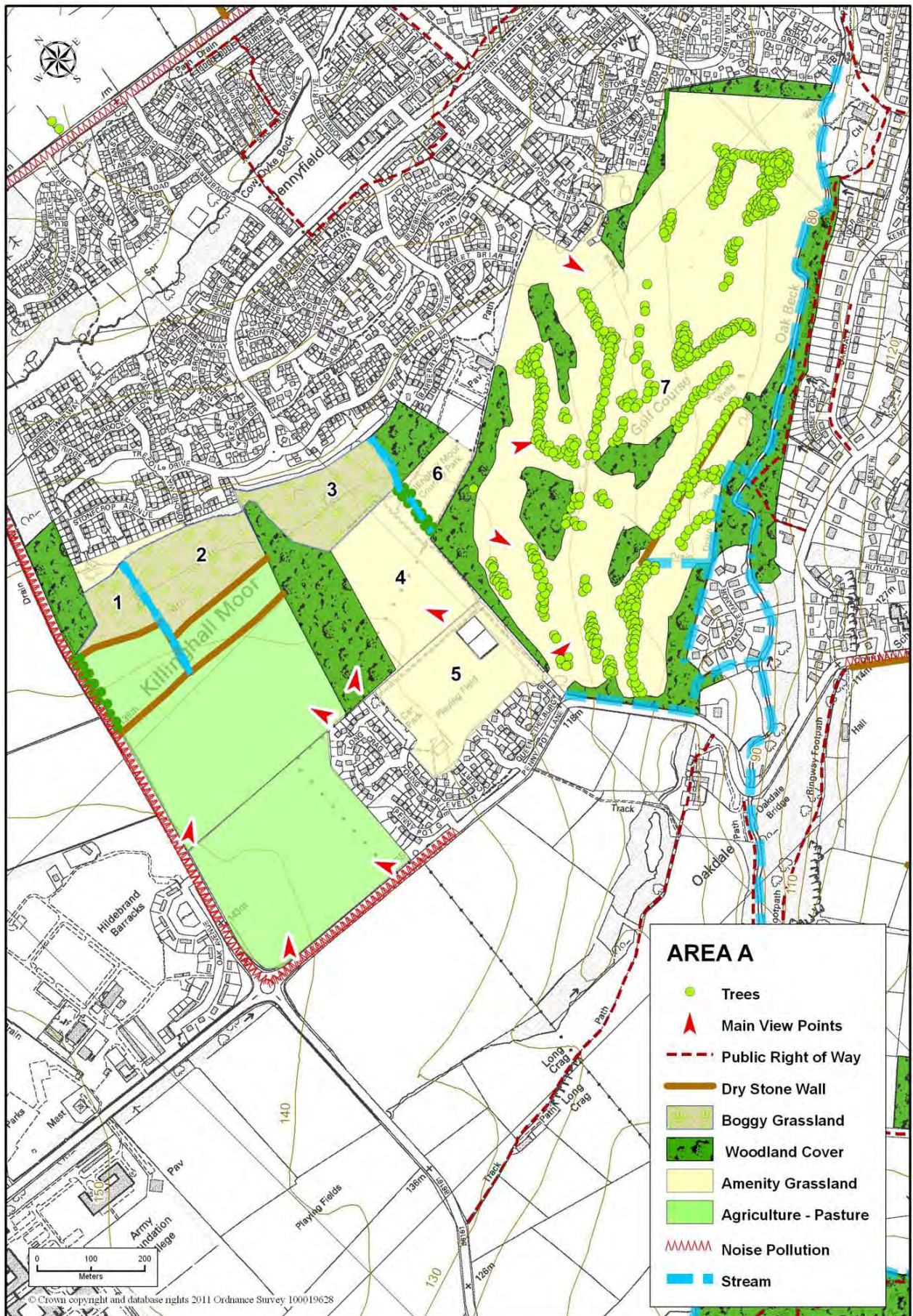
- Land use
- Topography
- Vegetation
- Condition
- Location
- Linkages

Access:

- Public footpaths
- Bridleways
- Lanes
- Tracks
- Roads
- Edges

**(as defined in Harrogate District Local Plan, Feb 2001)*

Landscape analysis and evaluation plan



Fields 1 and 2

New woodland plantation in parts (mostly silver birch, alder and oak) with the remaining areas left as rough tussocky and boggy grassland. There are some areas with isolated patches of gorse and hawthorn. The field is generally visually enclosed but there are glimpses over countryside to the west. A footpath follows the northern edge of the area and leads to the Jennyfields housing estate. The footpath is fenced such that access to the fields are restricted.

Linkages

Field 3

New woodland plantation (mostly silver birch, alder and oak) in parts with the remaining areas left as rough, tussocky and boggy grassland. There are some areas with isolated patches of gorse and hawthorn. The field is generally enclosed but there are some views over countryside to the west. A footpath follows the northern edge of the area and leads to the Jennyfields housing estate. The footpath is fenced such that access to the field is restricted.

Linkages

Field 4

Sports field. Ridge. Flat. Extensive woodland shelterbelt to the east dividing the site from the Harrogate Golf Course. A recent woodland plantation with mostly silver birch, alder and oak lies to the north. The Ethelburga's playing field lies to the south and is separated from the site by a narrow pine plantation with ash and some shrub understorey, which is very dense and provides good screening and enclosure. A dense

area of new woodland planting also lies to the west boundary of the field.

Landuse Linkages

Field 5

Playing field and children's play area with associated car park. Ridge. Flat. Narrow shelterbelt defines the north boundary with mostly pine and ash with some evergreen understorey. To the east lies a narrow plantation surrounding a former tennis court with woodland defining the edge of the golf course beyond. Defining the west boundary is a narrow but distinctive shelterbelt containing mostly pine with some birch, ash and beech allowing views through the lower canopy to the housing development. Generally visually enclosed field but with some views to the north, east and south towards the urban edge of Harrogate, including views of Cardale Woodland and landmarks such as Harlow Hill and St. Wilfred's Grade I Listed Church.

Landuse Edges Linkages Roads

Field 6

Sports field. Flat. Extensive woodland shelterbelt to the south dividing the area from the Harrogate Golf Course. A sports/community pavilion with car park and changing facilities lies to the east beyond the area boundary.

Landuse Edges Linkages Location



Field 2 looking westwards towards Oaker Bank..

Field 7

Oakdale Golf Course. Manicured grassland. Valley side. The golf course is a highly valued local asset and makes a very significant contribution to views towards the edge of Harrogate from surrounding areas especially higher land to the south and west. The Harrogate Ringway footpath follows the southeast boundary. The land falls steeply to the southeast towards Oak Beck and the Harrogate Ringway footpath. Generally a visually open golf course with expansive and very attractive views towards the south eastern edge of Harrogate.

The course is very well treed and contributes significantly to the vegetation patterns of the wider area and consists of undulating areas of land. The boundaries are mainly woodlands of various height and all displaying different management regimes but they contain generally native species and are not out of character with the surrounding landscape.

Topography
Vegetation
Landuse
Linkages
Public footpaths

Landscape opportunities:

Boundaries

This land provides a clearly defined urban-rural boundary by maintaining separation between the neighbourhoods of Jennyfields to the north and The Duchy to the south. The area retains important views into and out of the town. There are open views across the area in key locations, especially towards Killinghall and views towards the Nidderdale AONB.

Linkages

The area provides a system of open spaces, which provide a strategic east to west corridor, ultimately linking the northern edge of the town centre with the open countryside to the west. The area has the potential to shape the growth of the urban area in a way that is sympathetic to the character of the town.

Public access

Recreational use including the sports fields, playing fields and the Harrogate Ringway footpath are within easy reach of residents. The Oakdale Golf Course is also a key feature.

Landscape constraints:

Factors affecting boundaries

The northern edge of the area is partly planted with new woodland. This has resulted in a landscape that is enclosed in parts and may affect future views into and out of the town. The newly planted woodland may also reduce the openness.

Factors affecting linkages

Parts of the area are fenced and public access is restricted. There are also numerous signs displaying 'no access'. Rough tussocky and poorly drained grassland also hinders access across some fields. Drainage ditches, stonewalls, fencing and dense planting along field boundaries inhibits access between fields.

Factors affecting public access

Constant traffic along the B6161 at Oaker Bank is a detractor and may deter incentive for public enjoyment of the land.

Area for Review: B

Land at Pinewoods and Valley Gardens, Harrogate

Green Wedge*: C10b Pinewoods and Valley Gardens



A Harrogate Borough Council organised 'Fun Day' in the Valley Gardens.

Criteria for further review:

Open Space

Access

Landscape analysis and evaluation:

Open Space:

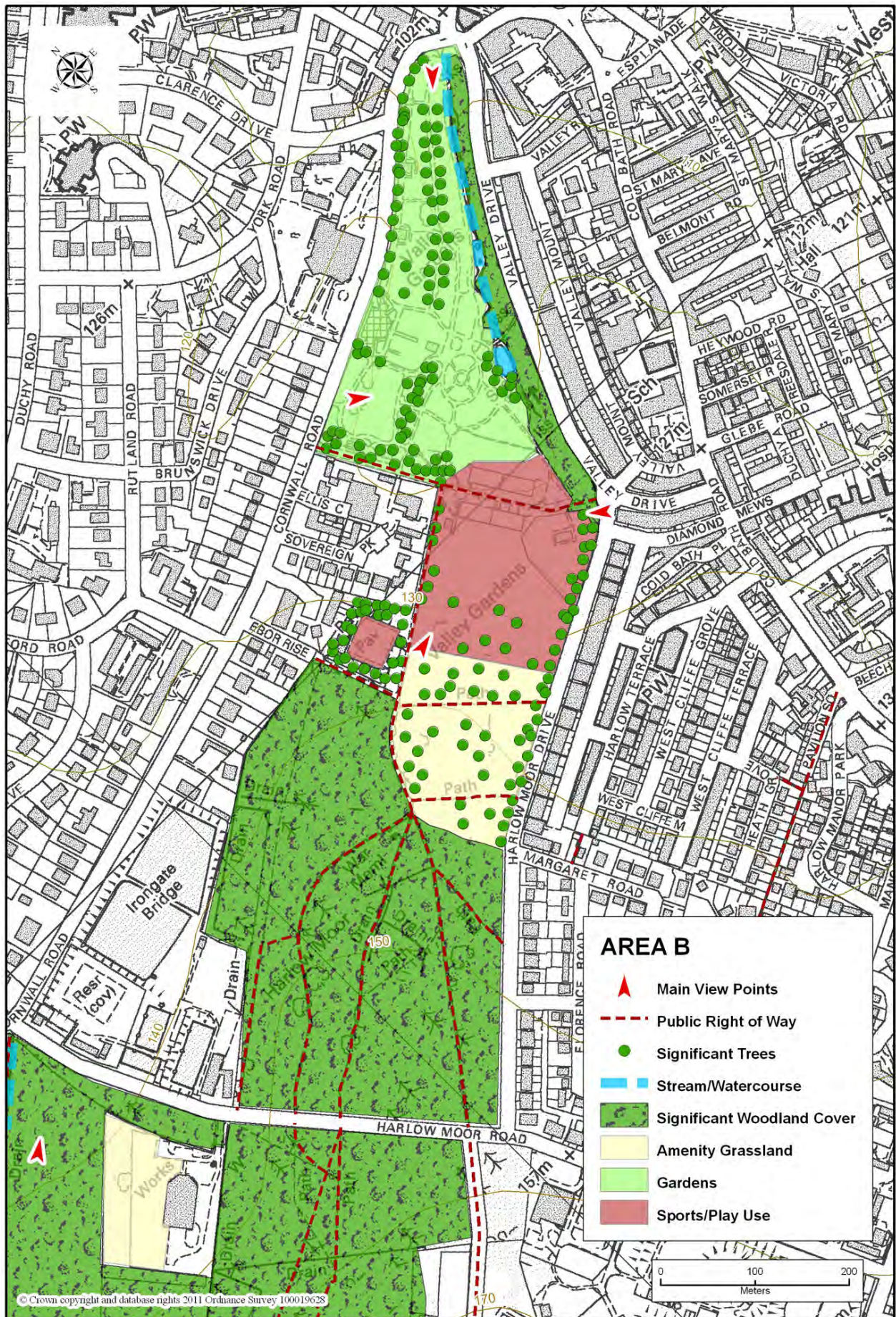
- Land use
- Topography
- Vegetation
- Condition
- Location
- Linkages

Access:

- Public footpaths
- Bridleways
- Lanes
- Tracks
- Roads
- Edges

*as defined in Harrogate District Local Plan, Feb 2001)

Landscape analysis and evaluation plan





Valley Gardens' Royal Pump Room entrance.

Valley Gardens

Public Park. Early to Mid C19 origins. Land slopes down towards the east and narrows to a valley at its north-east tip, which penetrates right into the town centre. It is bordered by urban and residential areas on all sides but the west, where it acts as a link to open countryside. The principal entrance, at the north-east tip of the site, is at the junction of Valley Road and Cornwall Road. There is another entrance on the south side of the gardens at the junction of Valley Drive

and Harlow Moor Drive. Numerous other informal entrances are positioned around the site boundary with substantial stretches having no boundary between the pavement and the park. The main entrance leads to a path which splits into three walks passing through gardens comprising a Sun Colonnade, a lime avenue, sloping lawns with rose gardens and a stream running along the valley bottom. The central part of the park is mostly open with tennis courts, a children's playground, skatepark and miniature golf course. The extreme west of the park is well wooded with a system of paths leading through a pinetum. The paths connect with informal entrances positioned along Harlow Moor Road and with paths extending into open woodland and fields on the west side of the road that lead to the RHS Harlow Carr Botanic Gardens.

Landuse
Topography
Vegetation
Condition
Location
Linkages
Public footpaths
Edges

Landscape opportunities:

Boundaries

This important park and garden provides a clearly defined urban-rural boundary by maintaining separation between the neighbourhoods of The Duchy to the north and The Harlow Hill area to the south.

Linkages

The walk through Valley Gardens links to the RHS Harlow Carr Botanic Gardens and is very popular for residents and tourists. It provides a significant link between the urban area and the open countryside.

Public access

Valley Gardens forms an important part of the historical development of Harrogate and contains many features that have marked its continual evolution as a highly successful public space within the town and also a major attraction within the wider district. This important landscape makes a significant contribution to the Green Wedge including large areas of public open space, recreation facilities and an extensive network of footpaths within easy reach of the commercial centre of Harrogate.

Landscape constraints:

Factors affecting boundaries

Footpaths in the gardens are well used but informal paths are sensitive to erosion, saturation and degradation due to its open edges.

Factors affecting linkages

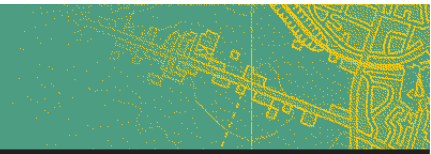
The traffic noise along Harlow Moor Road can be a detractor as well as the severance caused by the road itself.

Factors affecting public access

The proximity of the urban area to Harlow Carr corridor could put pressure on the nature conservation value of Oak Beck. Landscape character and quality may be affected by intensity of public access in some areas.

Area for Review: C

Land at Bilton Triangle, Harrogate



Green Wedge*: C10c Bilton Triangle



Field 3 looking north towards the Nidd Valley.

Criteria for further review:

Open Space

Access

Landscape analysis and evaluation:

Open Space:

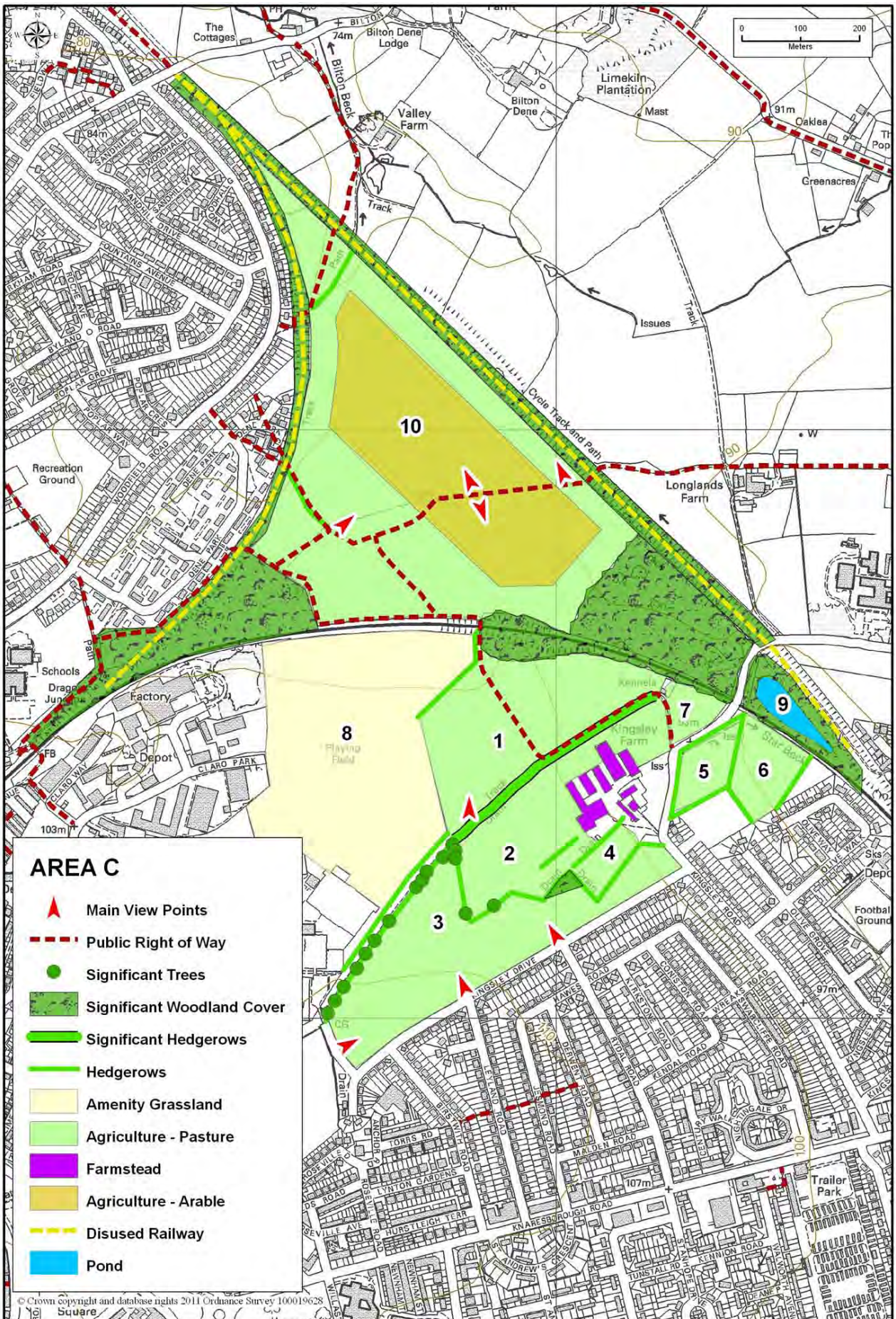
- Land use
- Topography
- Vegetation
- Condition
- Location
- Linkages

Access:

- Public footpaths
- Bridleways
- Lanes
- Tracks
- Roads
- Edges

**(as defined in Harrogate District Local Plan, Feb 2001)*

Landscape analysis and evaluation plan



Field 1

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to railway line to the north. Generally tall dense hedgerow to south boundary with some gaps but also including large and distinctive mature trees. The oak trees in the hedgerow are noticeable features in the landscape, mainly because there are few hedgerow trees elsewhere and the area of land is open. Some distinctive vegetation associated with the railway line including oak and birch. PROW passes across the field from where there are very attractive views across the Nidd Valley towards the Hambleton Hills including distant views of How Hill. Generally a visually open field but views south are restricted by the tall dense hedge. There are open views towards the edge of Harrogate including the Harrogate High School and the church tower at Bilton. The fields are largely used by locals for informal recreation and dog walking.

Linkages

Public footpaths

Field 2

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to the east. Generally tall dense hedgerow to north boundary with some gaps but also including large and distinctive mature trees. The oak trees in the hedgerow are noticeable features in the landscape, mainly because there are few hedgerow trees elsewhere and the area of land is open. Generally a visually enclosed field. Low growing sparse and gappy hedgerows form the south and west boundaries but have some distinctive trees. Large employment buildings associated with Kingsley Farm dominate and detract from the rural character of the field. There are filtered views towards housing on Kingsley Drive at the edge of Harrogate. These fields are largely used by locals for informal recreation and dog walking.

Linkages

Field 3

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to the east. Generally tall gappy hedgerow to north boundary but including some large and distinctive mature oak trees. Generally a visually open field and there are open views towards the housing on Kingsley Drive to the south. There are long views east towards Knaresborough and the Nidd Valley. The fields are largely used by locals for informal recreation and dog walking.

Linkages

Edges



Field 3 looking south towards Kingsley Drive.

Field 4

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to the east. Generally tall hedgerows to most boundaries with some gaps but also including large and distinctive mature trees. Some distinctive willows associated with a small wetland area occupying an area just outside the northwest corner of the field. Generally a visually enclosed field because of the tall dense hedgerows.

Linkages

Field 5

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to railway line to the northeast. The field is used for horse grazing and the grassland is of poor quality. Generally tall dense hedgerows to north and west boundaries with some gaps including large and distinctive mature trees. Generally a visually enclosed field and although there is open countryside to the north and west, the site feels part of the urban edge because it is contained by Kingsley Drive and the railway line. Some hedgerows are gappy in parts have been subjected to neglect and this impacts upon the character of the field and it's setting.

Linkages

Field 6

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to railway line to the north. Generally tall dense hedgerow to west boundary with some gaps but also including large and distinctive mature trees. Some distinctive vegetation associated with the railway line including oak and birch. The field is used for horse grazing and the grassland is of poor quality. Generally a visually enclosed field and although there is open countryside to the north and west, the site feels part of the urban edge because it is contained by Kingsley Drive and the railway line. Some hedgerows are gappy in parts have been subjected to neglect and this impacts upon the character of the field and its setting.

Linkages

Field 7

Agriculture. Pasture. Plateau. Mostly flat but land falls away slightly to railway line to the north. PROW passes along the west boundary where there are very attractive views across the Nidd Valley towards the Hambleton Hills including distant views of How Hill. Generally a visually enclosed field and although there is open countryside to the north and west, views are restricted by the tall dense hedgerows. Some hedgerows are gappy in parts have been subjected to neglect and this impacts upon the character of the field and it's setting.

Linkages

Public footpaths

Field 8

School playing fields. Plateau. Mostly flat but land falls away slightly to railway line to the north. The area of land is open, flat and devoid of any significant landscape features. There are very attractive views across the Nidd Valley towards the Hambleton Hills including distant views of How Hill. Generally a visually open field but views south are restricted by the school buildings. There are open views towards the edge of Harrogate including the Harrogate High School and the church tower at Bilton.

Landuse

Linkages

Field 9

Small fishing lake enclosed by dense trees and lower storey woodland. The woodland is noticeable mainly because it provides an attractive feature at the urban edge. Some distinctive vegetation associated with the railway line including oak and birch. Woodland is also protected by TPO. Generally a visually enclosed site.

Landuse

Linkages

Field 10

Agriculture. Arable with some grassland in the southwest corner. The land rises gradually towards the railway line to the east. Some distinctive vegetation associated with the railway line to the west. Many PROWs pass along the south of the site. Generally a visually open field but views east are restricted by rising land. There are open views towards the edge of Harrogate including the Harrogate High School. The fields are used by locals for informal recreation and dog walking. The main York - Harrogate railway passes along the south boundary and two other disused railway lines pass along the west and the east boundaries. All three railway lines are wooded and provide substantial separation/enclosure to the large field. Although the residential edge to the west is well wooded, the site can be seen through gaps in the trees. The woodland area to the southeast was a former oil depot and there is a significant amount of natural regeneration and some wetland areas on the site, which may have wildlife and nature conservation value. The site and its boundaries contain a large amount of tree cover; as a result it is not highly visible from the open countryside beyond.

Landuse

Linkages

Public footpaths

Landscape opportunities:

Boundaries

This is an important open area that widely penetrates the urban edge of Harrogate. The land is important in helping to define the shape of the town and provides a clearly defined boundary between the neighbourhoods of Bilton to the north and Starbeck and Kingsley Drive to the south.

Linkages

The land comprises a large distinctive, almost triangular-shaped piece of land and is surrounded by development on three sides. The fields are mostly manicured, mainly sloping away to the north facilitating open views into and out of the town towards the Nidd Valley. The area provides a system of open spaces, which provide a strategic corridor, ultimately linking the north-eastern edge of the town with the Nidd Valley. The area has the potential to enhance the green linkages between Harrogate and the surrounding countryside.

Public access

The area is of great recreation and amenity value to local residents due to its good network of easily accessible public footpaths. The area is a popular place for dog walking and is used as a short cut between the north (Bilton) and east (Starbeck) of Harrogate by pedestrians and cyclists.

Landscape constraints:

Factors affecting the boundaries

There has been rubbish dumping from residences beyond their garden boundaries, often onto the public footpaths.

Factors affecting linkages

Most of the area is enclosed by railway lines (two disused, one working) and this partially severs access to the wider countryside.

Factors affecting public access

Some footpaths are poorly maintained and the land is often waterlogged, restricting access in bad weather. Vehicular access to the area is limited, the roads are narrow and two-way traffic is often restricted.

Area for Review: D

Land at Hookstone Valley, south of
Great Yorkshire Showground, Harrogate

Green Wedge*: C10d Hookstone Valley



Hookstone Wood.

Criteria for further review:

Open Space

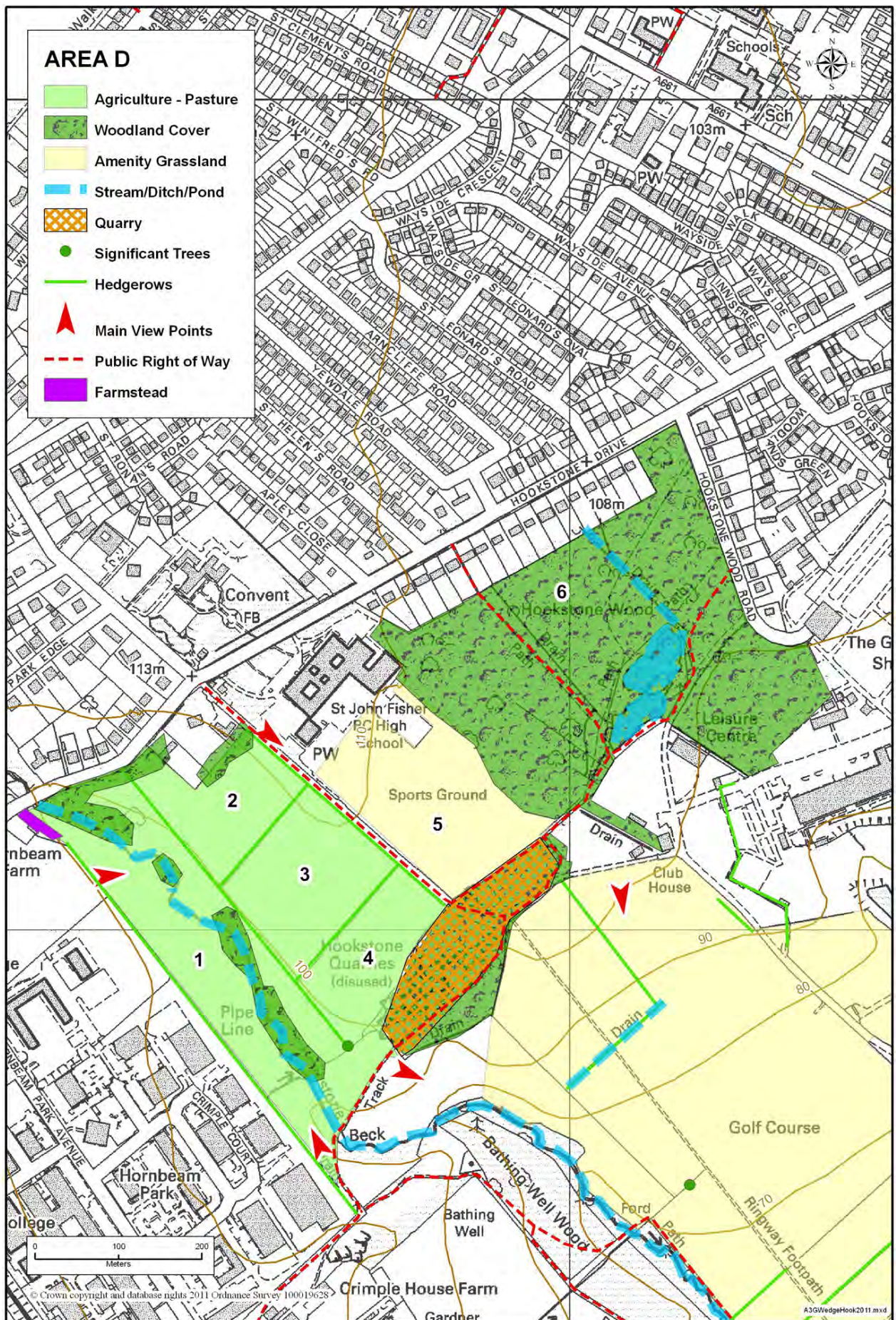
Landscape analysis and evaluation:

Open Space:

- Access
- Land use
- Topography
- Vegetation
- Condition
- Location
- Linkages

**(as defined in Harrogate District Local Plan, Feb 2001)*

Landscape analysis and evaluation plan



Field 1

Agriculture. Established grassland. Valley falling gradually towards Hookstone Beck. Generally low dense well managed hedgerows. A visually open field with views to the northeast towards Hookstone Woods. The employment buildings at Hornbeam Park are screened by boundary planting and appear as a slight detractor. The attractiveness of the field is the result the watercourse and it's associated vegetation and the wider wooded setting to the east. The field provides a clear 'sense of place' and is used by locals for walking. It is highly valued due to its close proximity to the urban edge.

Topography

Vegetation

Linkages

Location

Field 2

Agriculture. Established grassland. Valley side falling gradually to the southwest towards the Hookstone Beck. Generally low dense well managed hedgerows. Generally a visually open field with the primary views south towards Hornbeam Park, which is a slight detractor to the rural character of the area. The large detached house and high school buildings to the north also impact on the rural character of the area. A PROW leading from the urban area to the Crimple Valley follows the northeast boundary of the field. The field is used by locals for walking and is highly valued due to its close proximity to the urban edge.

Linkages

Location



Field 3

Agriculture. Established grassland. Valley side sloping gradually to the southwest towards the Hookstone Beck. Generally low dense well managed hedgerows. Generally a visually open field with the primary views south towards Hornbeam Park, which is a slight detractor to the rural character of the area. A PROW leading from the urban area to the Crimple Valley follows the northeast boundary. The field is used by locals for walking and is highly valued due to its close proximity to the urban edge. The attractiveness of the field is the result of the wider wooded setting to the east.

Vegetation

Linkages

Location

Field 4

Agriculture. Established grassland. Valley side falling gradually to the southwest towards the Hookstone Beck. Generally low dense well managed hedgerows. Generally a visually open field with the primary views south towards Hornbeam Park, which is a detractor to the rural character of the area in these views. A PROW leading to the Crimple Valley from the urban area follows the northeast boundary of the field. The field is used by locals for walking and is highly valued. The attractiveness of the field is the result of the wider wooded setting to the east despite its close proximity to the urban edge. The former quarry lies to the southeast and is used for recreation by locals including mountain biking activities.

Vegetation

Linkages

Location

Field 5

School playing field with tennis courts. Plateau. Almost flat, but falling gradually to the southwest towards the River Crimple. Generally a visually enclosed field. The Harrogate Ringway footpath follows Crimple Lane immediately to the south of the field. The distinctiveness of the field is the result of woodland to the north and east. This is generally a visually enclosed field because of the woodland cover. Linkages to the school are an important factor.

Land use

Vegetation

Location

Linkages

Field 6

Hookstone Woods. Designated as a Local Nature Reserve in 1991 with predominantly deciduous trees, two ponds and many public rights of way. The major tree species are beech, oak, birch and sweet chestnut with other trees such as sycamore, rowan, holly, Scots pine and yew. Access to the woodland is available through good road links using public transport from the town centre of Harrogate and Knaresborough. Parking for cars is available close to the wood; however, access by local residents to the south side of Harrogate is generally made on foot.

Land use

Vegetation

Condition

Location

Linkages

Landscape opportunities:

Boundaries

The area is very distinct and provides a clearly defined boundary between the neighbourhoods of Oatlands to the southwest and Woodlands to the northeast.

Linkages

A network of public footpaths and bridleways from Hookstone Road, Leeds Road and Pannal Golf Course gives pedestrian access from Harrogate to the Crimple Valley, which is an important element to the town's character. The area is seen as an important 'gateway' to those arriving in Harrogate and the character and the landscape features of the area has the potential to contribute to the general well being of the public who come to Hornbeam park for work, study or travel.

Public access

The area is highly valued by local residents for recreation in the form of footpaths, including wider links to the Harrogate Ringway Footpath. This is a diverse, well-wooded valley landscape abutting the urban edge of southern Harrogate. The surrounding landscape has many features of historic and architectural interest including a grade 2* listed viaduct to the south of the area. The area is important to the setting of Ridding Park, a Registered Historic Park and Garden. Crimple Farm and Bilton Court are of interest. An eclectic mix of hedges, walls and fences with individual trees binds gently undulating valley sides.

Landscape constraints:

Factors affecting the boundaries

Some views towards Hornbeam Park can be a detractor to the rural character of the area.

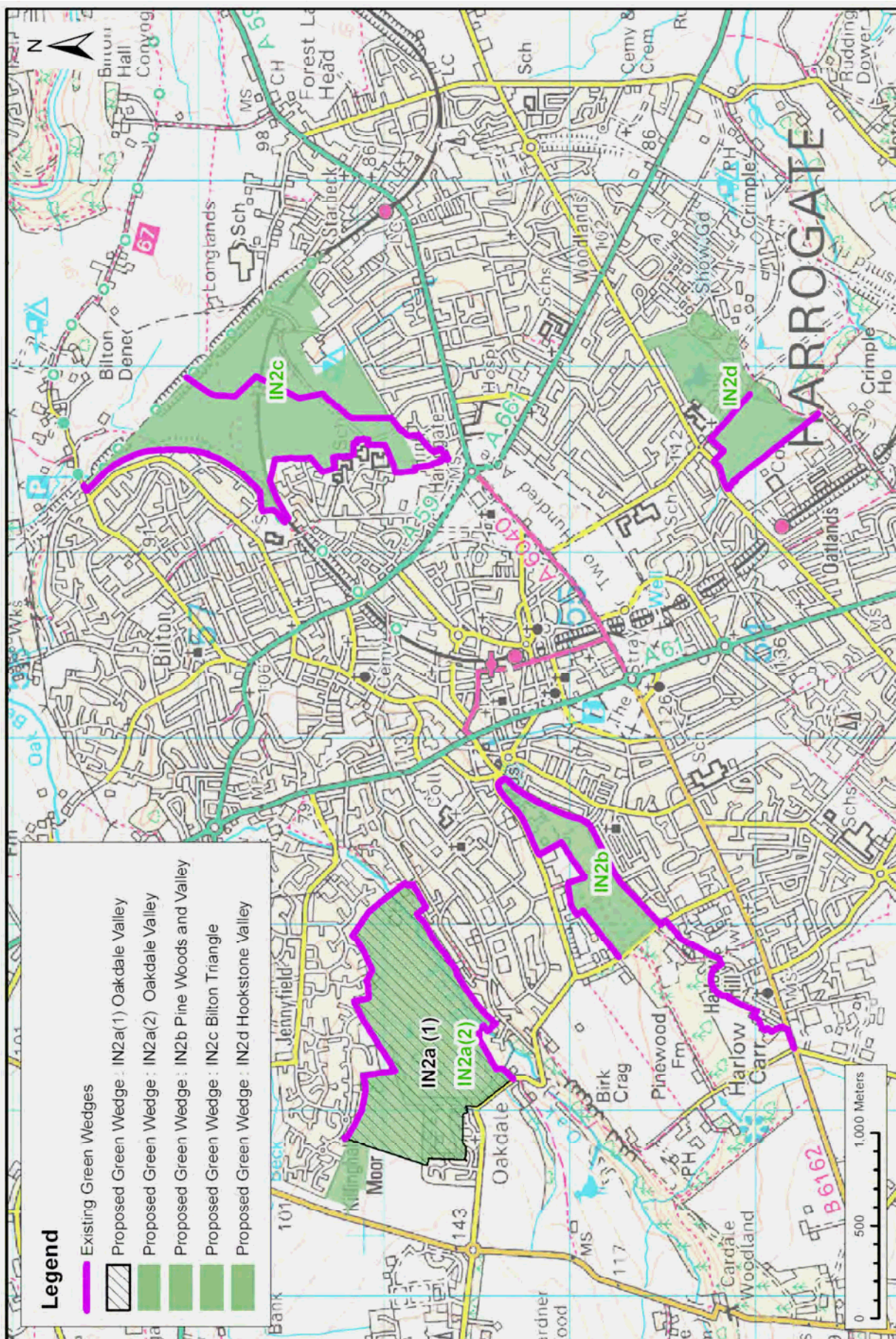
Factors affecting linkages

Public footpaths are prone to erosion and there is some fly tipping in parts of the woodland areas.

Factors affecting public access

The fields to the south of the area are not fully served by public rights of way. However, they are well used because of their close proximity to the urban edge.

Appendix D: Proposal Maps



Appendix E: Consultation Summary Tables

Issues/Comments Raised During Public Consultation on the Review of Local Landscape Designations (Issues and Options Consultation on the Development Control Policies DPD): January/February 2008

C10a Oakdale Valley

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Support		
This area acts as open land that visually and practically separates the two areas of the Duchy and Jennyfields.	1	Specific consensus for support noted. This Green Wedge is a gently rolling tract of open countryside comprising mostly the Oakdale Golf Course and fields bound by hedges and individual trees. The woodland following Oak Beck Valley is one of the most important of the town's woodlands because it extends from open countryside into the heart of the town and contributes to a clearly defined urban-rural boundary between the two neighbourhoods.
In support of retaining/extending the area as designated Green Wedge and protecting it against development.	4	Specific consensus for support noted. This Green Wedge is a gently rolling tract of open countryside comprising mostly the Oakdale Golf Course and fields bound by hedges and individual trees. The area provides for a high level of recreational facilities within easy reach of residents in the town centre. The area also provides access to open space and the countryside through the Harrogate Ringway strategic footpath through a pleasant landscape. This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Green Wedge C10a should be extended to include site allocation H3 in order to prevent future development. The Oakdale Valley and surrounding fields are sensitive due to their prominence and setting. To develop land at H3 would affect a number of residential users and sensitive viewpoints at the Pinewoods on Harlow Hill.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.
Boundary should be extended to the northwest.	1	An extension to the Green Wedge Area C10a is proposed since the area comprises a system of open spaces, which provide a strategic east to west corridor, ultimately linking the northern edge of the town centre with the open countryside to the west. The area has the potential to shape the growth of the urban area in a way that is sympathetic to the character of the town. Specific details are provided on a field by field basis within the Analysis and Evaluation Tables contained in Appendix C.
Object		
Retain as per the existing limits. The development of the site H3 can support and area of open space thus continuing the usage of the Green Wedge. Part of the development of the site H3 is for a bus route to link with Jennyfields, this would penetrate the green wedge.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

C10b Pinewoods and Valley Gardens

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Support		
<p>Extending the Green Wedge into the Pinewoods and the fields to the south would be a major benefit to Harrogate.</p>	6	<p>This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land within the Pinewoods and the fields to the south is surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.</p>
<p>Including the proposed area of the Pinewoods and Valley Gardens to the northern boundary would fulfil the criteria of C10 and as an outstanding part of the SLA is worthy of a protective designation.</p>	2	<p>This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land within the Pinewoods is surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.</p>
<p>The area bounded by Crag Lane, Harlow Moor Road and Birk Crag should become a Green Wedge.</p>	1	<p>This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy land within Green Wedges should be situated between the main built up areas. Land bounded by Crag Lane, Harlow Moor Road and Birk Crag is mostly surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.</p>

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Green Wedges A and D should be linked on the south-western side of Harlow Moor Road.	2	Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land on the south-western side of Harlow Moor Road is mostly surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.
Land to the west of Cornwall Road should be adopted as Green Wedge.	1	This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land to the west of Cornwall Road is surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.
The reason for the extended boundary is to prevent the area becoming one undifferentiated built up area. The extension need only occur if land either side of the B6162 were to be allocated for development in the LDF.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate. This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land either side of the B6162 is mostly surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
In support of the protection of this Green Wedge as it prevents the encroachment of development into the area, which connects Valley Gardens with Harlow Carr Gardens.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.
Important to protect this penetrating area of open countryside	1	Specific consensus for support noted. This Green Wedge is densely wooded and the Harlow Moor Woodland extends from open countryside to the east into Valley Gardens that lie in the heart of the town. This important landscape makes a significant contribution to the Green Wedge including large areas of public open space, recreation facilities and an extensive network of footpaths within easy reach of the commercial centre of Harrogate.
Support the retention of the Green Wedge and the proposed boundary extension to the north of B6162 Otley Road. The contribution that Harlow Carr Gardens makes both in economic and environmental terms relies to a great extent on the quality of its setting	1	This area lies in close proximity to Green Wedge C10b, which is proposed to remain in designation with no extensions considered. Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land to the north of the B6162 Otley Road is mostly surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.
Object		
H25: Should not be designated as a Green Wedge. There is no public access and the open grass field provides no recreation opportunities.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

C10c Bilton Triangle

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Support		
Support the Green Wedge status of the Bilton Triangle and proposed extensions.	2	Specific consensus for support noted. This Green Wedge is an almost triangular sweep of countryside that penetrates deeply into the urban area of Harrogate. It is a distinctive place surrounded by the town on three sides and its inner end lies close to the Stray. The area comprises a system of open spaces, which provide a strategic corridor, ultimately linking the north-eastern edge of the town with the Nidd Valley. The area is of great recreation and amenity value to local residents due to its good network of easily accessible public footpaths.
The area to the northeast of the Green Wedge C10c should be included as an area of Green Wedge.	4	An extension to the Green Wedge Area C10c is proposed since the land is important in helping to define the shape of the town and provides a clearly defined boundary between the neighbourhoods of Bilton to the north and Starbeck and Kingsley Drive to the south. The area comprises a system of open spaces, which provide a strategic corridor, ultimately linking the north-eastern edge of the town with the Nidd Valley. Specific details are provided on a field by field basis within the Analysis and Evaluation Tables contained in Appendix C.
The Green Wedge should be developed if an eastern relief road is constructed.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Object		
The landscape is not sensitive to change and in principle capable of accommodating development appropriate to the locality such as mixed use. The Green Wedge should be reduced.	2	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.
The Bilton Triangle should be omitted as a Green Wedge.	1	The Bilton Triangle is proposed to remain in designation and an extension to the Green Wedge is also proposed since the land is important in helping to define the shape of the town and provides a clearly defined boundary between the neighbourhoods of Bilton to the north and Starbeck and Kingsley Drive to the south. The area comprises a system of open spaces, which provide a strategic corridor, ultimately linking the north-eastern edge of the town with the Nidd Valley. Specific details are provided on a field by field basis within the Analysis and Evaluation Tables contained in Appendix C.
Comment		
The identified Green Wedge area does not cover all appropriate land within the Bilton Triangle; the area of land between the current Green Wedge towards the built environment should also be included.	1	The Bilton Triangle is proposed to remain in designation and an extension to the Green Wedge is also proposed since the land is important in helping to define the shape of the town and provides a clearly defined boundary between the neighbourhoods of Bilton to the north and Starbeck and Kingsley Drive to the south. The area comprises a system of open spaces, which provide a strategic corridor, ultimately linking the north-eastern edge of the town with the Nidd Valley. Specific details are provided on a field by field basis within the Analysis and Evaluation Tables contained in Appendix C.

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Site H400 is not within Area 54, it is separated by Bogs Lane and not part of the Green Belt.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

C10d Hookstone Valley

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Support		
Although the site is outside the development limit it is hoped the site (H31) will benefit from the extension of the green wedge.	1	This Review of Local Landscape Designations (Green Wedges) does not promote the allocation of land for development. This review aims to make clear that Green Wedges should remain as an important policy tool in protecting and enhancing the open land that contributes to the special character of Harrogate.

General

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
Support		
Strongly support Green Wedge extensions A to D	1	General consensus for support noted. The overriding objective is that new policy IN2 (Green Infrastructure) will be adopted to make clear the importance of retaining Green Wedges to afford the long terms protection of Harrogate's natural and built environment.

Summary of Comment/Issue	Number of Times Comment/Issue Raised	Officer Response to Comment/Issue
All four Green Wedges are to be kept and extended, we hope this will be adopted policy	2	General consensus for support noted. The overriding objective is that new policy IN2 (Green Infrastructure) will be adopted to make clear the importance of retaining Green Wedges to afford the long terms protection of Harrogate's natural and built environment.
Agree that there are areas in the District that require protection.	1	General consensus for support noted. The overriding objective is that new policy IN2 (Green Infrastructure) will be adopted to make clear the importance of retaining Green Wedges to afford the long terms protection of Harrogate's natural and built environment.
The area north of Greengate Road and bounded to the east by Boroughbridge Road and to the west by Old Scriven should be adopted as Green Wedge.	1	Taking into consideration existing policy criteria and the scope of emerging policy, land within Green Wedges should be situated between the main built up areas. Land bounded to the east by Boroughbridge Road and to the west by Old Scriven is mostly surrounded by open countryside and does not provide a clear rural-urban boundary between two built up areas.