



## Harrogate District Sites and Policies DPD:

Sport, recreation, open space and village hall study: Part 2: Outdoor sports facilities in Harrogate, Knaresborough and Ripon


**September 2011**

**PLANNING DIVISION**

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE  
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## **1.0 Introduction**

- 1.1 This report forms part of the Council's study of sport, recreation, open space and village hall provision. The study provides evidence to inform the content of the Sites and Policies Development Plan Document (the DPD) on all types of open space. Part 1 of the study provides data on the surpluses and deficiencies of all types of open space as measured by the local standards for Harrogate District. This report, Part 2 of the study, focuses on outdoor sports provision in the District's three main settlements of Harrogate, Knaresborough and Ripon.
- 1.2 This is an interim report outlining work in progress on the generation and assessment of site options for the provision of new sports facilities in these settlements and related site options for new housing development. The key purpose of the report is to seek the views of interested parties at an early stage of the Council's consideration of site options for the DPD. It forms part of the autumn 2011 public consultation on development site options for the District's urban areas and the draft policies to manage development (9 September to 4 November 2011).
- 1.3 In 2009 the Council set up a community sports working group on planning for sport in Harrogate, Knaresborough and Ripon. This group has provided a useful forum for discussion of the issues arising from sports clubs ambitions in these settlements. A meeting of the group will take place during the public consultation period referred to in paragraph 1.2 to discuss this report and the latest position on sport in these communities.

## **2.0 Evidence**

- 2.1 Evidence on the need for additional outdoor sports facilities in this report is based on two assessments. They are the Standards Assessment: Sept. 2011 (Part 1 of this study) and the District Playing Pitch Assessment (June 2004 and Feb. 2008). These assessments are based on two different methods of calculating surpluses and deficiencies in sport and are not directly comparable in terms of the types of sport taken into account and geographic areas assessed. Nevertheless they both confirm deficiencies in outdoor sport in the areas they assessed. Appendix 1 illustrates the deficiencies and surpluses identified in both assessments. These results and relevant information is summarised below for each settlement.

## **3.0 Need and site options in Harrogate**

- 3.1 For Harrogate both assessments suggest there is a very large deficiency in outdoor sports facilities for the town. This deficiency suggests a potential land shortfall for outdoor sport of between 85 and 106 hectares.
- 3.2 This land shortfall may be reduced if the outcome of the Council's work on maximising the use of existing school playing fields and public open space for community sport brings forward additional supply. However, these sources of additional community sport are unlikely to provide for the above scale of deficiency. Therefore, new site provision for outdoor sport will assist in contributing to the identified shortfall.

- 3.3 Appendix 2 to this report sets out how site options for the possible allocation of land for new outdoor sports facilities in Harrogate have been chosen and the work in progress on the likely impact of sports use on these sites.
- 3.4 No decisions have been made on whether any of these site options are suitable for land allocation for outdoor sport. They are options for discussion and further technical assessment. The key purpose of this part of the study is to seek the views of the public, sports clubs, landowners and interested parties at an early stage in the decision making process.
- 3.5 During the preparation of the DPD, the Council has been made aware of the ambitions of four sports clubs to improve their facilities. These clubs are:
- Harrogate Rugby Football Club
  - Harrogate Town Football Club
  - Pannal Ash Football Club
  - Pannal Sports Football Club
- 3.6 The first two sports clubs listed above occupy grounds at Claro Road and Wetherby Road, but neither ground provides the range of facilities/pitches that have been sought by the clubs. The 'Pannal' clubs use various sports pitches around the town and lack a single 'home' with their own clubhouse and social facilities.

#### **4.0 Redevelopment and relocation of sports clubs in Harrogate**

- 4.1 A number of sports clubs in the country have sought to redevelop their existing grounds for residential and/or commercial uses and relocate to other sites. The income generated by such redevelopment can be used to fund improved sports facilities at a new site.
- 4.2 Over many years, the town's rugby club and the football club (Harrogate Town FC) have sought to find a suitable relocation site. The Council has assisted as best it could in this process. For example, two sites that the Council, as planning authority, considered appropriate for the relocation of the rugby club, were rejected by planning inspectors as unsuitable.
- 4.3 Reacting to the difficulties of finding a relocation site, the Council in 2007/08 set about preparing a 'sports action plan' to assess the potential for improved sports facilities in the Claro Road, Kingsley Drive, Harrogate High School area. The Council's draft proposals in this sports action plan would have allowed for the rugby and football clubs to be co-located on the rugby club's Claro Road site with the land to the east and off Kingsley Drive having the potential for additional sports pitches. However, agreement between the clubs on this co-location was not forthcoming and at the public examination of the Council's Core Strategy, which dealt with the principle of improved sports provision in this area, the inspector recommended that the Council should not pursue planning for the future of sport in this area in isolation from planning for housing.
- 4.4 Preparation of the 'sports action plan' was abandoned in 2009. The search for improved sports facilities in the town (and District as a whole) is now running alongside the search for land for new homes and jobs in the Sites and Policies DPD.

4.5 The suitability of the two sports club sites for a housing allocation in the Sites and Policies DPD is currently being assessed by the Council. The Council's sustainability appraisal of the sites for housing is complete and indicates they offer the prospect of delivering sustainable development. However, there are two key issues that need to be resolved before either site could be put forward for housing in the DPD. These are:

1. is the traffic impact of new housing on these sites acceptable?
2. can a satisfactory relocation site be found in order that there is no loss of sports pitches/open space in the town?

4.6 The Council is seeking the views of North Yorkshire County Council on issue 1 above and this report is part of the process of determining whether issue 2 can be resolved. To find out more about the Council's assessment of the potential for housing on these sites visit [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult) and refer to information on Sites H 106 and H3019.

4.7 Two tennis clubs in the town (the Racquets Club and the Spa Tennis Club) are seeking to redevelop their sites for housing, and are in talks with Harrogate High School about the possibility of providing a new tennis centre within the grounds of the school.

## **5.0 Need and site options in Knaresborough**

5.1 For Knaresborough, the two assessments on need again suggest deficiencies in outdoor sports provision. These indicate a potential land shortfall of between 8 and 18 hectares.

5.2 This land shortfall may be reduced if the outcome of the Council's work on maximising the use of school playing fields and public open space for community sport brings forward additional supply. However, these sources of additional community sport are unlikely to provide for the above scale of deficiency. Therefore, new site provision for outdoor sport will assist in contributing to the identified shortfall.

5.3 Appendix 3 to this report sets out how site options for the possible allocation of land for outdoor sports facilities have been chosen and the work in progress on the likely impact of sports use on these sites.

5.4 No decisions have been made on whether any of these site options are suitable for outdoor sports facilities and the key purpose of this report is to seek the views of the public, sports clubs, landowners and interested parties at an early stage in the decision making process.

5.5 Since the 2004 playing pitch assessment was undertaken, Knaresborough Celtic FC has established a new ground at Thistle Hill, and sports facilities at Knaresborough Rugby Club, off Hay-a-Park lane have been extended.

## **6.0 Need and site options in Ripon**

- 6.1 The two assessments on need suggest that Ripon has a potential land shortfall for outdoor sports facilities of between 4.4 and 24 hectares.
- 6.2 This land shortfall may be reduced if the outcome of the Council's work on maximising the use of school playing fields and public open space for community sport brings forward additional supply. However, these sources of additional community sport are unlikely to provide for the above scale of deficiency. Therefore, new site provision for outdoor sport will assist in contributing to the identified shortfall.
- 6.3 Appendix 4 to this report sets out how site options for the possible allocation of land for outdoor sports facilities have been chosen and the work in progress on the likely impact of sports use on these sites
- 6.4 No decisions have been made on whether any of these site options are suitable for outdoor sports facilities and the key purpose of this report is to seek the views of the public, sports clubs, landowners and interested parties at an early stage in the decision making process.

## **7.0 Redevelopment and relocation of sports clubs in Ripon**

- 7.1 A number of sports clubs in the country have sought to redevelop their existing grounds for residential and/or commercial uses and relocate to other sites. The income generated by such redevelopment can be used to fund improved sports facilities at a new site.
- 7.2 Ripon City Football Club is based at Mallorie Park Drive. They seek the allocation of their site for housing and wish to relocate to a site which can accommodate additional pitches for their senior and junior football teams.
- 7.3 The suitability of this sports club site for a housing allocation in the Sites and Policies DPD is currently being assessed by the Council. The Council's sustainability appraisal of the site for housing is complete and this indicates it offers the prospect of delivering sustainable development. However, a satisfactory relocation site for the club needs to be found in order that housing development would not result in any loss of sports pitches/open space in the town. This report is part of the process of determining whether a relocation site can be found. To find out more about the Council's assessment of this site for housing visit [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult) and refer to information on Site R36.
- 7.4 The Council is also seeking further views from North Yorkshire County Council about access and traffic impact in relation to housing on this site.

**8.0 Consultation: 9 September to 4 November 2011**

8.1 Please let us have your comments on this report before 4.30pm on Friday 4 November 2011. We are particularly interested in your views on the following:

1. Do you agree or disagree with the deficiencies and surpluses set out in Appendix 1?
2. Do you agree or disagree with the criteria we have used to generate site options? (see Appendices 2, 3 and 4)
3. Are there any other site options you think we should assess?
4. Do you support the use of any of the site options for outdoor sport? If so, which ones and why?
5. Do you object to the use of any of the site options for outdoor sport? If so, which ones and why?
6. Do you support or object to the use of any of the sports club grounds referred to in this report for new homes? If so, which ones and why?

8.2 Write to us at:

FREEPOST HG11  
Department of Development Services  
Harrogate Borough Council  
West Grove Road  
Harrogate HG1 2ZR  
(no stamp needed)

8.3 Or email: [LDF@harrogate.gov.uk](mailto:LDF@harrogate.gov.uk)

## Appendix 1: Evidence on surpluses and deficiencies of outdoor sports facilities in Harrogate, Knaresborough and Ripon.

The most up to date evidence on the surpluses and deficiencies of open space throughout the District is the Council's standards assessment, 2011 (Part 1 of this study). For each category of open space e.g. Parks and Gardens, Allotments, Amenity Open Space, this assessment compares the population of a settlement with the amount of open space in each category. If this ratio of open space to population is below the District standard for that type of open space then a deficiency of land for that category of open space is identified. If this ratio is higher than the District standard then a surplus is identified. The District standard has been derived from community engagement and work undertaken in connection with the preparation of the Council's Supplementary Planning Guidance (SPG) on developer contributions for open space (See Part 1 of this study for further details). The results of the Council's assessment for outdoor sport are set out below for Harrogate, Knaresborough and Ripon.

### Results for outdoor sports facilities

Settlement	Surplus or deficiency at 2011*
Harrogate	Deficiency of 106.35 hectares
Knaresborough	Deficiency of 7.79 hectares
Ripon	Deficiency of about 4.4 hectares

The Council's definition of, and vision for, outdoor sports facilities is:

*"...a wide range of well-located and accessible sporting facilities which not only include the traditional sports pitches such as rugby, cricket and football etc but also include ... sports such as tennis, rounders, volleyball etc. Facilities to be of high quality, well drained and include changing rooms, toilets, adequate parking, signage, all weather play areas and floodlights where appropriate. All areas to be clean and well maintained and free from dog fouling".*

### Playing Pitch Assessment: Sept 2008

This assessment was undertaken on behalf of the Council by leisure consultants, Strategic Leisure Limited. The assessment took account of the demand and supply of the following pitch sports:

- Football
- Rugby
- Cricket
- Hockey

The details of both assessments can be found at [www.harrogate.gov.uk/ldfconsult](http://www.harrogate.gov.uk/ldfconsult)

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\* These deficiencies will be reduced slightly when the Council's audit of community sports use of schools has been completed.



In this report, the District was divided up into 5 areas to replicate 'catchment areas' for sports pitch provision and provide area based surpluses and deficiencies. The areas are Harrogate; Knaresborough; Ripon; Boroughbridge; Pateley Bridge and their surrounding parishes. The results below show surpluses and deficiencies at 2008 and forecasts for 2018. In line with national and local strategy and targets, the 2018 forecasts assume a 1% per annum increase in sports activity for each sport.

#### Harrogate Area Surplus/Deficiency

			2018	
				(Ha)
Adult Football	+10.4*	+11.75*	+4.2*	+4.74*
Junior Football	-1.5	-1.54	-13.4	-13.80
Mini Football	-24.9	-10.95	-31	-13.64
Adult Cricket	-9.1	-17.18	-9.9	-18.61
Junior Cricket	-0.1	-0.18	-12.8	-24.06
Adult Rugby Union	-1	-1.58	-4	-6.32
Junior Rugby Union	-4	-1.5	-6.3	-2.36
Adult Hockey	-3	-2.7	-5.8	-5.22
Junior Hockey	-2	-0.6	-5.8	-1.74

**Total forecast deficiency in 2018 is 85.75 hectares**

Post assessment notes

*\* The assessment erroneously included 9 senior football pitches on the Stray and should have included only 5 pitches. Hence by 2018 the reality is that the standards for adult football will be met, but there will be no surpluses. Taking this into account, it is reasonable to conclude that the 2018 total deficiency for these pitch sports is 85.75 hectares.*

#### Knaresborough Area Surplus/Deficiency

			2018	
				(Ha)
Adult Football	+ 9.5	+10.7	+5.9	+6.66
Junior Football	-6	-6.18	-11.5	-11.84
Mini Football	-20.9	-9.19	-25.3	-11.13
Adult Cricket	-3.9	-5.78	-2.5	-4.7
Junior Cricket	-0.2	-0.37	*	*
Adult Rugby Union	+2	+3.16	+2	+3.16
Junior Rugby Union	0	0	n/a	n/a
Adult Hockey	n/a	n/a	n/a	n/a
Junior Hockey	n/a	n/a	n/a	n/a

**Total forecast deficiency in 2018 is 17.85 hectares**

*\*No reliable figures are available for the 2018 forecast on junior cricket. Therefore using the remaining surplus and deficiency figures for other pitches, the 2018 position overall for these pitches will be a 17.85 hectare deficiency.*

**Ripon Area Surplus/Deficiency**

			2018	
				(Ha)
Adult Football	+9.5*	+10.7*	+7.9*	+8.92*
Junior Football	-2.5	-2.57	-6.1	-6.28
Mini Football	-5	-2.2	-6.5	-2.86
Adult Cricket	-2.6	-4.88	-2	-3.76
Junior Cricket	+4.9	+0.79	-5.9	-11.09
Adult Rugby Union	+0.5	+0.79	+0.1	+0.18
Junior Rugby Union	-0.5	-0.18	-1.9	-0.71
Adult Hockey	n/a	n/a	n/a	n/a
Junior Hockey	n/a	n/a	n/a	n/a

**The total forecast deficiency in 2018 is a minimum of 24.52 hectares**

*\* Since the publication of this assessment, discussions with Ripon City Football Club suggest that the number of senior football teams in Ripon were underestimated and that if the demand and supply for senior football had been assessed for the city of Ripon only, there would be a senior football pitch deficiency identified. Therefore the total deficiency in 2018 for these pitch sports is likely to be a minimum of 24.52 hectares.*

## **Appendix 2: Site options for new sports pitch provision in Harrogate**

### **Criteria for the identification of site options**

Site options have been identified where they:

1. lie outside the Green Belt, and
2. can provide level playing fields without the need for significant earthworks, and where they meet one or more of the following criteria
3. they lie adjacent to, or within 400 metres of, a good bus or rail service (Core Strategy Policy TRA1 Key Bus and Rail Network) or
4. they could be accommodated within one of the Council's preferred site options for urban extensions (and thereby potentially served by a good bus service in the future), or
5. previous non Green Belt sports club relocation proposals. (though rejected in the past, their inclusion as site options allows a comprehensive assessment of all options for the purposes of plan preparation).

### **Site option generation**

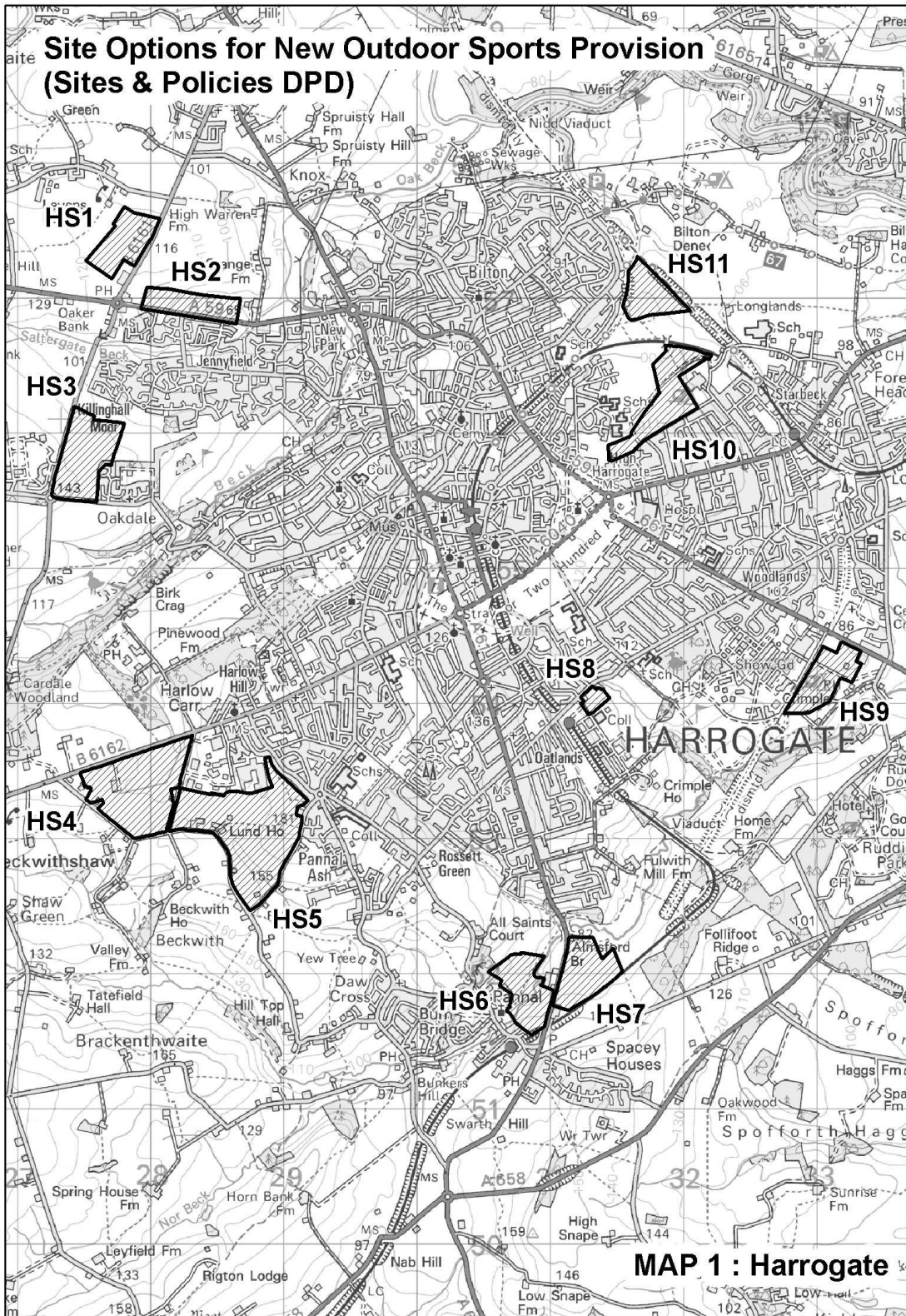
Unlike sites for housing, no sites have been formally submitted to the Council by landowners for sports pitch provision during the preparation of the Local Development Framework. Therefore the Council must generate site options itself. The above criteria generally reflect the need for such sites to be accessible by good public transport and avoid the Green Belt. (Whilst playing pitches would be acceptable under Green Belt policy, the buildings, car parking and lighting associated with both types of sports facilities needed in Harrogate are likely to represent inappropriate development in the Green Belt).

### **Site options**

The following sites meet the above criteria and will be the subject of assessment:

- Site HS1: Land west of Otley Road
- Site HS2: Land north of Skipton Road
- Site HS3: Land north of Penny Pot Lane
- Site HS4: Land west of Cardale Park
- Site HS5: Land between Whinney Lane and Lady Lane
- Site HS6: Land west of Leeds Road, Pannal
- Site HS7: Land east of Leeds Road, Pannal
- Site HS8: Playing fields at Harrogate College, Hornbeam Park
- Site HS9: Land south east of the Yorkshire Showground, Wetherby Road
- Site HS10: Land at Kingsley Drive, Bilton Triangle
- Site HS11: Land west of Longlands Farm, Bilton Triangle.

Map 1: Harrogate Site Options HS1 to HS11





### **Site options assessment (work in progress)**

At the time of the 2011 Sites and Policies DPD consultation, the Council has assessed the likely landscape impact of sports facilities on these site options, but has undertaken no other assessments. Hence, this report is very much work in progress and the conclusions on landscape impact will be one of a number of factors, including a sustainability appraisal, that need to be considered before a decision is made on whether any site options should be taken forward as land allocations in the DPD. For example, as part of this consultation, the Council is seeking the views of North Yorkshire County Council on site access, traffic and transport.

The impact of two types of sports facility on each site option has been undertaken for Harrogate town.

**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 park 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.

**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. This type of provision is likely to require about 5 or 6 hectares of land. 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.

### **Landscape impact assessment of site options**

The likely landscape impact of the two types of sport facilities on site options is set out below:- (the landscape impact has been assessed on that part of each site where sports facilities would have the least adverse impact)

<b>SITE REFERENCE:</b>	<b>HS1 (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	North west of Harrogate, off Otley Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a series of almost rectangular grassland fields situated to the west of Otley Road. The area is generally flat and fields are varying in size and enclosed by hedgerows and stock fences. Tree cover is particularly good along field boundaries giving the area an intimate, unspoilt character.
<b>Visual Sensitivity</b>	The site is positioned high on the valley rim. There are views from higher land to the south at Penny Pot Lane and from the area around Crag Hill to the north. The site is also visible from Lund Lane, Otley Road and also from Skipton Road around Saltergate Hill to the west.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and occupies an open countryside location.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The site is visible from public vantage points including the nearby public right of way passing to the north west of the site. 2.The area is generally rural and unspoilt despite traffic noise. Any additional individual buildings would appear incongruous and adversely impact on the rural character of the area. 3.The proposed clubhouse/changing rooms and spectator stand would be visible above the hedgerows at close range and also visible from the wider landscape to the north and south of the site in distant views. 4.This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch would adversely affect the rural character of the area. 5.The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area, although the dense hedgerows and good tree cover would provide some visual mitigation. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	There is limited potential for mitigation since the site is already well contained by good hedgerow and tree cover. All hedgerows should be protected and retained and the mature oaks, which add a pastoral feel to the landscape should be specifically protected and retained. Enhancement of hedgerows to establish dense tree belts would be in keeping with landscape character and assist with mitigation particularly in views from the north and the south and also in views from the public right of way to the northwest of the site.
<b>Notes</b>	The area is an important gateway from both Harrogate and Nidderdale. It adjoins the Special Landscape Area, which lies to the east and the area is well tended and generally picturesque.
<b>Likely Level of Landscape Effects</b>	High adverse effects. Hedgerows are dense and contain some tall trees, which would help visually mitigate some of the development, however this area's ability to accept development without harm to its rural character is limited.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	




<b>SITE REFERENCE:</b>	<b>HS1 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	North west of Harrogate, off Otley Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a series of almost rectangular grassland fields situated to the west of Otley Road. The area is generally flat and fields are varying in size and enclosed by hedgerows and stock fences. Tree cover is particularly good along field boundaries giving the area an intimate, unspoilt character.
<b>Visual Sensitivity</b>	The site is positioned high on the valley rim. There are views from higher land to the south at Penny Pot Lane and from the area around Crag Hill to the north. The site is also visible from Lund Lane, Otley Road and also from Skipton Road around Saltergate Hill to the west.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and occupies an open countryside location.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The site is visible from public vantage points including the nearby public right of way passing to the north west of the site. 2.The area is generally rural and unspoilt despite traffic noise. Any additional individual buildings would appear incongruous and adversely impact on the rural character of the area. 3.The proposed single storey clubhouse/changing rooms may be visible above the hedgerows at close range and also visible from the wider landscape to the north and south of the site in distant views. 4.The site is rural, unspoilt and tranquil in character and the change of use would cause some harm to that character. 5.The proposed car park (50 cars) could be incongruous to the rural character of the area, but 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. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	There is limited potential for mitigation since the site is already well contained by good hedgerow and tree cover. All hedgerows should be protected and retained and the mature oaks, which add a pastoral feel to the landscape and should specifically be protected and retained. Enhancement of hedgerows to establish dense tree belts would be in keeping with landscape character and assist with mitigation particularly in views from the north and the south and also in views from the public right of way to the northwest of the site.
<b>Notes</b>	The area is an important gateway from both Harrogate and Nidderdale. It adjoins the Special Landscape Area, which lies to the east and the area is well tended and generally picturesque.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. Hedgerows are dense and contain some tall trees, which would help visually mitigate some of the development, however this area's ability to accept development without harm to its rural character is limited.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS2: (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	Northwest of town centre, off Skipton Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a series of regular grassland fields to the north of Skipton Road. The area is generally flat but beyond the boundary there is sharp change in topography where land rises steeply towards Warren Top.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and rural in character. Development would appear incongruous with surrounding land use and landscape pattern.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. Development would result in the loss of an area that provides an attractive rural approach to the town. 2. The site supports mature, outgrown hedgerows and ditch side trees that contribute to the pleasant leafy character and pastoral qualities of the surrounding landscape to the north and east. 3. The proposed clubhouse/changing rooms and spectator stand would be directly visible at close range from Skipton Road. 4. Any proposed access would also impact upon the ditch side trees and the loss of traditional field pattern, including dry stonewalls and hedgerows would also result. 5. The proposed car park (100-350 cars) would be incongruous to the attractive character of the area and highly visible. 6. The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. There is also 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.
<b>Notes</b>	Cow Dyke Farm is a traditional farmstead constructed with predominant materials of local sandstone and slate and the site contributes to its rural setting. The access track leading to the farm also supports a high level of tree cover that distinctively contributes to the rural and attractive character of the area.
<b>Likely Level of Landscape Effects</b>	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 tended and generally picturesque.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	





<b>SITE REFERENCE:</b>	<b>HS2: (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	Northwest of town centre, off Skipton Road <u>Area 24 Lower Nidderdale Valley north west of Harrogate</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a series of regular grassland fields to the north of Skipton Road. The area is generally flat but beyond the boundary there is sharp change in topography where land rises steeply towards Warren Top.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and rural in character. Development would appear incongruous with surrounding land use and landscape pattern.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. Development would result in the loss of an area that provides an attractive rural approach to the town. 2. The site supports mature, outgrown hedgerows and ditch side trees that contribute to the pleasant leafy character and pastoral qualities of the surrounding landscape to the north and east. 3. The proposed clubhouse/changing rooms would be directly visible at close range from Skipton Road. 4. Any proposed access would also impact upon the ditch side trees, and the loss of traditional field pattern, including dry stone walls and hedgerows would also result. 5. The proposed car park (50 cars) could be incongruous to the attractive character of the area and be highly visible. 6. The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. There is also a well vegetated track possibly an original access to redundant quarry to north of site that is an attractive site feature and should be retained.
<b>Notes</b>	Cow Dyke Farm is a traditional farmstead constructed with predominant materials of local sandstone and slate and the site contributes to its rural setting. The access track leading to the farm also supports a high level of tree cover that distinctively contributes to the rural and attractive character of the area.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS3: (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	Urban edge, west edge of Harrogate, off Oaker Bank. <u>Area 22 Menwith and Penny Pot Grassland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a medium sized rectangular parcel of land consisting of fields of semi-improved acid grassland. There are concentrations of scattered scrub and occasional broad-leaved trees of some significance within the fields and also moorland vegetation in parts. The hedgerows are mostly hawthorn with some scattered trees and there are drystone walls dividing some fields.
<b>Visual Sensitivity</b>	140.00 AOD and falling gradually away to north. The site occupies a visible and prominent local high ridge on approach to Harrogate from the A59 and proposed western relief road.
<b>Existing Urban Edge</b>	This is a simple unspoilt landscape with lack of woodland cover. In parts the site appears an isolated and remote landscape with very little influence from the urban area.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.Oaker Bank Road is noisy and can be a detractor to the rural character of the site. 2.The landscape abuts the urban edge of Harrogate and loss to development could adversely affect the wider attractive landscape setting to the town. 3.The proposed clubhouse/changing rooms and spectator stand would be visible at close range from Penny Pot Lane and Oaker Bank and also potentially visible from the wider landscape to the north at Oaker Bank and to the south from Birk Crag and the Pinewoods. 4.Loss of roadside hedgerows has the potential to open up views of the site and the new development. 5.Impacts of lighting on horizon would be partially mitigated by existing development, but would be potentially visible from Birk Crag and the Pine Woods. 6.The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area, although new tree planting and strengthening of existing hedgerows could provide some visual mitigation. 7.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Sheep grazing and moorland character adds 'distinctiveness' to this area that lies very close to urban edge and provides an attractive setting for Harrogate. Replanting and strengthening of hedgerows would provide some mitigation. Buildings close the Penny Pot Lane boundary would afford the best tree screening but would be visible on the horizon without a good wooded backdrop.
<b>Notes</b>	The site has the potential to provide improved recreational opportunities and 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.
<b>Likely Level of Landscape Effects</b>	Moderate adverse 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 and new development. Sports development would not be out of character in this location but would require appropriate and extensive landscape mitigation and avoidance of development in more sensitive parts of the site.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS3: (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	Urban edge, west edge of Harrogate, off Oaker Bank. <u>Area 22 Menwith and Penny Pot Grassland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a medium sized rectangular parcel of land consisting of fields of semi-improved acid grassland. There are concentrations of scattered scrub and occasional broad-leaved trees of some significance within the fields and also moorland vegetation in parts. The hedgerows are mostly hawthorn with some scattered trees and there are drystone walls dividing some fields.
<b>Visual Sensitivity</b>	140.00 AOD and falling gradually away to north. The site occupies a visible and prominent local high ridge on approach to Harrogate from the A59 and proposed western relief road.
<b>Existing Urban Edge</b>	This is a simple unspoilt landscape with lack of woodland cover. In parts the site appears an isolated and remote landscape with very little influence from the urban area. Sheep grazing and moorland character adds 'distinctiveness' to this area that lies very close to urban edge and provides an attractive setting for Harrogate.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.Oaker Bank Road is noisy and can be a detractor to the rural character of the site. 2.The landscape abuts the urban edge of Harrogate and loss to development could adversely affect the wider attractive landscape setting to the town. 3.The proposed single storey clubhouse/changing rooms would be visible at close range from Penny Pot Lane and Oaker Bank and also potentially visible from the wider landscape to the north at Oaker Bank and to the south from Birk Crag and the Pinewoods but a well designed building could mitigate some of the visual impacts. 4.Loss of roadside hedgerows has the potential to open up views of the site and the new development. 5.The proposed car park (50 cars) could be incongruous to the rural character of the area, but could adopt a low-key informal design using natural materials where possible. The improved hedgerows and new tree cover would provide some additional visual mitigation. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Replanting and strengthening of hedgerows would provide some mitigation and would be in keeping with landscape character. Any buildings should be positioned close to the Penny Pot Lane boundary and the adjacent Ethelburgas housing site to provide the maximum screening potential from existing hedgerows and woodland cover. The buildings may be visible on the horizon in some views and planting mitigation to provide a wooded backdrop would be essential.
<b>Notes</b>	The site has the potential to provide improved recreational opportunities and green space linkages between the urban area and the open countryside. The site also has the opportunity to contribute to a wider 'Green Infrastructure' strategy for the District.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. Sports development would not be totally out of character in this location but would require appropriate landscape mitigation, well-designed buildings and avoidance of development in the more visually sensitive parts of the site.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS4 (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	West of Harrogate, off Beckwith Head Road/Otley Road Area 59 Harlow Hill
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit (Potential Alterations)
<b>Physical Sensitivity</b>	The site comprises a large tract of land made up of grassland fields of varying shapes and sizes and mostly used for grazing. The fields are mainly of high sensitivity and landscape value apart from a few small fields in the central part of the site. All fields support a network of distinctive tall hedgerows with many mature trees.
<b>Visual Sensitivity</b>	The site is generally low lying and gently sloping towards the urban edge. Generally the hedgerows and trees enclose the site and provide screening and separation from the urban edge.
<b>Existing Urban Edge</b>	The site is distinctly rural in character and separated from the urban edge by its abundance of tree and hedgerow cover.
<b>Anticipated Landscape Effects Avoid high value grassland areas</b>	The following comments should be noted: 1.Sports development would cause some harm in this rural location without appropriate and extensive landscape mitigation and avoidance of development in the more sensitive parts of the site. 2.Small fields in the central parts of the site might be suitable for development but may not accommodate the large sports pitches without harm to landscape pattern. 3.The impacts of the lighting would be the most intrusive part of the development. 4.Loss of the small-scale field pattern would be a major concern. 5.Some of the larger field sizes could accommodate the sports pitches but these are positioned in the most sensitive parts of the site. 6.The proposed clubhouse/changing rooms and spectator stand could be visible above the hedgerows at close range and also visible from the wider landscape to the south of the site in distant views. Good hedgerow and tree cover will help with visual integration. 7.This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch would adversely affect the rural setting of the town. 8.The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area, although the dense hedgerows and good tree cover would provide some visual mitigation. 9.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Retention of boundary hedgerows and existing trees is critical. Provide a landscape buffer zone (minimum 20m) to each side of Harlow Hill Slack. Any large buildings and parking areas should be contained within the eastern parts of the site close to Cardale Park.
<b>Notes</b>	The overall area has diverse range of field patterns and landscape features. Tree cover unifies the area and provides its overall distinctiveness and would conceal some new development.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The assessment of moderate adverse effects is dependent upon the southern and the western parts of the site remaining free of buildings and lighting and an appropriate and extensive scheme of landscape mitigation.
<b>Likely level of effects, where:</b>	<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>



<b>SITE REFERENCE:</b>	<b>HS4 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	West of Harrogate, off Beckwith Head Road/Otley Road <u>Area 59 Harlow Hill</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit (Potential Alterations)
<b>Physical Sensitivity</b>	The site comprises a large tract of land made up of grassland fields of varying shapes and sizes and mostly used for grazing. The fields are mainly of high sensitivity and landscape value apart from a few small fields in the central part of the site. All fields support a network of distinctive tall hedgerows with many mature trees.
<b>Visual Sensitivity</b>	The site is generally low lying and gently sloping towards the urban edge. Generally the hedgerows and trees enclose the site and provide screening and separation from the urban edge.
<b>Existing Urban Edge</b>	The site is distinctly rural in character and separated from the urban edge by its abundance of tree and hedgerow cover.
<b>Anticipated Landscape Effects</b> <b>Avoid high value grassland areas</b>	The following comments should be noted: 1.Sports development would cause some harm in this rural location without appropriate landscape mitigation and avoidance of development in the more sensitive parts of the site. 2.Small fields in the central parts of the site might be suitable for development but may not accommodate the large sports pitches without harm to landscape pattern. 3.The loss of the small-scale field pattern would be a major concern. 4.Some of the larger field sizes could accommodate the sports pitches but these are positioned in the most sensitive parts of the site. 5.The proposed single storey clubhouse/changing rooms could be concealed by existing tree and hedgerow cover, but should be well designed, using natural materials to respect the rural character of the area. 6.The site is rural, unspoilt and tranquil in character and the change of use would cause some harm to that character. 7.The proposed car park (50 cars) could be incongruous to the rural character of the area, but 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. 8.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Retention of boundary hedgerows and existing trees is critical. Provide a landscape buffer zone (minimum 20m) to each side of Harlow Hill Slack. Any large buildings and parking areas should be contained within the eastern parts of the site close to Cardale Park.
<b>Notes</b>	The overall area has diverse range of field patterns and landscape features. Tree cover unifies the area and provides its overall distinctiveness and would conceal some new development.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. The assessment of slight adverse effects is dependent upon the southern and the western parts of the site remaining free from new buildings and an appropriate scheme of landscape mitigation.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>H55: (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	Urban edge, west of town centre. Off Beckwith Head Road. <u>Area 60 Upper Crimple Valley</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 Special Landscape Area. SG3 Outside Development Limit (Potential Alterations)
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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. Two public rights of way pass across the site.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and supports a distinct rural character. The landscape is very attractive.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. Development would result in significant encroachment into open countryside and affect the attractive rural setting of the town. 2. The landscape pattern is small scale and irregular with undulating topography, which would not fit with the large-scale proposals for sports use. 3. The site is visible from public vantage points including the public rights of way passing through the site. 4. The area is generally rural and unspoilt. Any additional individual buildings would appear incongruous and adversely impact on the rural character of the area. 5. The proposed clubhouse/changing rooms and spectator stand 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. 6. This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch would adversely affect the attractive setting of the town. 7. The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area and would be highly intrusive. 8. The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. Retention of all hedgerows and trees is critical. Any lighting, buildings and parking areas should be located close to the urban edge with extensive structure and screen planting to mitigate views towards the town.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	High adverse effects. Forms part of locally higher ground and visible from wider areas to the west, east and south. Development would only be appropriate if other factors are strongly in favour.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	






<b>SITE REFERENCE:</b>	<b>HSS: (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	Urban edge, west of town centre. Off Beckwith Head Road. <u>Area 60 Upper Crimple Valley</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 Special Landscape Area. SG3 Outside Development Limit (Potential Alterations)
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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. Two public rights of way pass across the site.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and supports a distinct rural character. The landscape is very attractive.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. Development would result in significant encroachment into open countryside and affect the attractive rural setting of the town. 2. The landscape pattern is small scale and irregular with undulating topography, which would not fit with the formal proposals for sports use. 3. 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. 4. The site is rural, unspoilt and tranquil in character and the change of use would cause some harm to that character. 5. The proposed car park (50 cars) could be incongruous to the rural character of the area and could adopt a low-key informal design using natural materials where possible, but would be difficult to conceal in this type of landscape. 6. The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. Retention of all hedgerows and trees is critical. 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.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	





<b>SITE REFERENCE:</b>	<b>HS6: (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	South of Harrogate, off A61 Leeds Road Area 58 Middle Crimple Valley
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 Special Landscape Area R11 Right of Way
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	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.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The need for a bridge crossing the River Crimple would be one of the most harmful effects. 2.Development would appear as an encroachment into open countryside that provides an essential green “rural corridor” separating Harrogate from the village of Pannal. 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 west and east. 4.This is an area where lighting levels are relatively low and the lighting to the sports ground and training pitches would adversely affect the rural character of the Crimple Valley. 5.The proposed car park (100-350 cars) would be an urban feature- incongruous to the open, rural character of the area, although the dense hedgerows and good tree cover would provide some visual mitigation. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Positioning building close to existing garden centre would assist with some integration. Elsewhere, there is limited scope for mitigation since hedgerow and tree cover is already very good.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	








<b>SITE REFERENCE:</b>	<b>HS6: (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	South of Harrogate, off A61 Leeds Road <u>Area 58 Middle Crimple Valley</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C9 Special Landscape Area R11 Right of Way
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	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.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The need for a bridge crossing the River Crimple is a serious concern. 2.Development would appear as an encroachment into open countryside that provides an essential green “rural corridor” separating Harrogate from the village of Pannal. 3.The proposed clubhouse/changing rooms would be visible at close range from Leeds Road and also visible from the wider landscape to the west and east. 4.The proposed car park (50 cars) could be incongruous to the rural character of the area, but 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. 5.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Positioning building close to existing garden centre would assist with integration. Elsewhere, there is limited scope for mitigation since hedgerow and tree cover is already very good.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The clubhouse/changing rooms and parking 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. Sports pitches could be more appropriate.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS7 (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	South of Harrogate, off Leeds Road <u>Area 58 Middle Crimple Valley</u>
<b>Description</b>	The wider landscape comprises the middle Crimple Valley. This is a diverse well-wooded valley landscape, providing an important habitat for a variety of wildlife, abutting the urban edge of southern Harrogate.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises part of two large fields in arable use. There are generally low hedgerows of regular maintenance with numerous gaps supported by timber post and rail fencing. Numerous trees along the highway boundary partially shield traffic impacts from the A61 Leeds Road.
<b>Visual Sensitivity</b>	The site would be potentially visible from two public rights of way that pass to the north and east of the site. The Harrogate – Leeds railway line provides some enclosure along the southern boundary and rising land contains the site to the north. The fields however are visually open with key views towards the listed viaduct with woodland along the valley side framing these views. The site is visible from Follifoot Lane and also visible from the wider landscape to the east at Follifoot Ridge
<b>Existing Urban Edge</b>	The site is very distinctive in foreground views of the listed viaduct and the area is noticeably devoid of development. The land occupies the valley floor and is clearly detached from the urban edge by woodland cover along the valley sides.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The site is considered to contribute significantly to views towards the listed viaduct and any development would significantly detract from these views. 2.The proposed lighting, clubhouse/changing rooms and spectator stand would appear incongruous to the unspoilt and undeveloped character of these views. 3.The development would be visible above the hedgerows at close range from Leeds Road and impact on the approach relatively intrinsically low and the lighting to the sports ground and training pitch would adversely affect the rural character of the area. 4.This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch would adversely affect the rural character of the area. 5.The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area and affect the rural views. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Limited potential for mitigation since planting has the potential to adversely affect open views of the viaduct. Siting the buildings close to the filling station would minimise impact to a small degree.
<b>Notes</b>	Crimple Valley is important to the setting of Harrogate and provides an essential green rural corridor separating Harrogate from the village of Pannal. It is highly valued by local residents.
<b>Likely Level of Landscape Effects</b>	High adverse effects. The fields contribute significantly to key views of the viaduct and development would be a detractor in these views.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS7 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	South of Harrogate, off Leeds Road <u>Area 58 Middle Crimble Valley</u>
<b>Description</b>	The wider landscape comprises the middle Crimble Valley. This is a diverse well-wooded valley landscape, providing an important habitat for a variety of wildlife, abutting the urban edge of southern Harrogate.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises part of two large fields in arable use. There are generally low hedgerows of regular maintenance with numerous gaps supported by timber post and rail fencing. There are some mature trees along the highway boundary that partially shield traffic impacts from the A61 Leeds Road. The site is very distinctive in providing an attractive foreground in views of the listed viaduct.
<b>Visual Sensitivity</b>	The Harrogate – Leeds railway line provides some enclosure along the southern boundary and rising land contains the site to the north. The fields however are visually open with key views towards the listed viaduct with woodland along the valley side framing these views. The site would be potentially visible from two public rights of way that pass to the north and east of the site.
<b>Existing Urban Edge</b>	This part of the Crimble Valley area is noticeably devoid of development. The site occupies the valley floor and is clearly detached from the urban edge by woodland cover along the valley sides.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The site contributes significantly to attractive rural views towards the listed viaduct and any development would detract from these views. 2.The proposed clubhouse/changing rooms, although only single storey, would appear incongruous to the unspoilt and undeveloped character of this part of the valley. 3.The proposed car park (50 cars) could be incongruous to the rural character of the area and affect foreground views of the viaduct. 4.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Limited potential for mitigation since any new planting has the potential to adversely affect open views of the viaduct. Siting the buildings close to the filling station could minimise impact to a small degree, but the parking would be difficult to mitigate since many views look down into the site from the valley sides.
<b>Notes</b>	Crimble Valley is important to the setting of Harrogate and provides an essential green rural corridor separating Harrogate from the village of Pannal. It is highly valued by local residents for recreation and access to the countryside.
<b>Likely Level of Landscape Effects</b>	High adverse effects. The fields contribute significantly to key views of the listed viaduct and development would be a detractor in these views.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS8 (OPTION A) IN LUDES FLOODLIT TRAINING PITCH</b>
<b>Location/HBC Landscape Character Area</b>	South east of Harrogate, off Hornbeam Park Avenue
<b>Description</b>	The site lies at the edge of the built up area of Harrogate and not within any designated landscape character area. The landscape to the south and east comprises the Middle Crimple Valley consisting of a diverse well-wooded valley landscape. The area provides an important habitat for a variety of wildlife abutting the urban edge of southern Harrogate.
<b>Landscape and Green Belt Designations</b>	HD3 – Boundary of Conservation Area R1 – Recreation Open Space SG3 – Within Development Limit
<b>Physical Sensitivity</b>	The site comprises a broadly rectangular parcel of land consisting of playing fields. The site is bounded by low trimmed hedgerows allowing uninterrupted views towards Crimple Valley that is designated as Green Wedge and Special Landscape Area.
<b>Visual Sensitivity</b>	The site is partially overlooked by housing to the northwest and Hornbeam Park Avenue defines the west boundary. Harrogate College lies to the south. There are views from open countryside to the east, including the public right of way that leads to Crimple Valley.
<b>Existing Urban Edge</b>	The site is bordered by development along three boundaries but exposed to open countryside to the east. The open character of the site contributes to the urban area and the attractive landscape setting of the Conservation Area. Tree cover at the urban edge screens housing and softens the setting of the site making it an attractive open space within the built up area. The row of poplars and other deciduous trees along the south boundary also provide screening and separation.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.Loss of the site to sports use, particularly a clubhouse/changing rooms and spectator stand would reduce the open character of area. 2.The site lies at the edge of the built up area where the distribution of open space is already sparse. Retaining a sports use would at least retain some open character. 3.The scale of the proposed clubhouse/changing rooms and spectator stand would be imposing on such a relatively small site. 4.The surrounding area has high levels of lighting and the lighting to the sports ground and training pitch would lead to adverse cumulative effects of light pollution. 5.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Limited potential for mitigation since loss of open character and loss of views from the urban area out towards open countryside could not be replicated. The new buildings should be sited close to the southeast boundary to maintain open views towards Crimple Valley and to use the tree belt as an effective backdrop as mitigation. The buildings should be very well designed using high quality materials to reflect the highly sensitive nature of the site and its surroundings.
<b>Notes</b>	The site lies at the edge of an essential green rural corridor that serves the town and is highly valued. There are attractive views towards Hookstone Woods and the Crimple Valley that should be protected.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The development could affect views towards open countryside from the urban area, reduce open character, and harm the attractive setting of the Conservation Area without effective and appropriate mitigation.
<b>Likely level of effects, where:</b>	
● 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	


<b>SITE REFERENCE:</b>	<b>HS8 (OPTION A) EX LUDES FLOODLIT TRAINING PITCH</b>
<b>Location/HBC Landscape Character Area</b>	South east of Harrogate, off Hornbeam Park Avenue
<b>Description</b>	The site lies at the edge of the built up area of Harrogate and not within any designated landscape character area. The landscape to the south and east comprises the Middle Crimple Valley consisting of a diverse well-wooded valley landscape. The area provides an important habitat for a variety of wildlife abutting the urban edge of southern Harrogate.
<b>Landscape and Green Belt Designations</b>	HD3 – Boundary of Conservation Area SG3 – Within Development Limit
<b>Physical Sensitivity</b>	The site comprises a broadly rectangular parcel of land consisting of playing fields. The site is bounded by low trimmed hedgerows allowing uninterrupted views towards Crimple Valley that is designated as Green Wedge and Special Landscape Area.
<b>Visual Sensitivity</b>	The site is partially overlooked by housing to the northwest and Hornbeam Park Avenue defines the west boundary. Harrogate College lies to the south. There are views from open countryside to the east, including the public right of way that leads to Crimple Valley.
<b>Existing Urban Edge</b>	The site is bordered by development along three boundaries but exposed to open countryside to the east. The open character of the site contributes to the urban area and the attractive landscape setting of the Conservation Area. Tree cover at the urban edge screens housing and softens the setting of the site making it an attractive open space within the built up area. The row of poplars and other deciduous trees along south boundary also provide screening and separation.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.Loss of the site to sports use; particularly a clubhouse and stadium would reduce the open character of the area. 2.The site lies at the edge of the built up area where the distribution of open space is already sparse. Retaining a sports use would at least retain some open character. 3.The scale of the proposed clubhouse/changing rooms and spectator stand would be imposing on such a relatively small site. 4.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	Limited potential for mitigation since loss of open character and loss of views from the urban area out towards open countryside could not be replicated. The new buildings should be sited close to the southeast boundary to maintain open views towards Crimple Valley and to use the tree belt as an effective backdrop as mitigation. The buildings should very well designed using high quality materials to reflect the highly sensitive nature of the site and its surroundings.
<b>Notes</b>	The site lies at the edge of an essential green rural corridor that serves the town and is highly valued. There are attractive views towards Hookstone Woods and the Crimple Valley that should be protected.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. The development could affect views towards open countryside from the urban area, reduce open character, and harm the attractive setting of the Conservation Area without effective and appropriate mitigation.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS8 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	South east of Harrogate, off Hornbeam Park Avenue
<b>Description</b>	The site lies at the edge of the built up area of Harrogate and not within any designated landscape character area. The landscape to the south and east comprises the Middle Crimple Valley consisting of a diverse well-wooded valley landscape. The area provides an important habitat for a variety of wildlife abutting the urban edge of southern Harrogate.
<b>Landscape and Green Belt Designations</b>	HD3 – Boundary of Conservation Area R1 – Recreation Open Space SG3 – Within Development Limit
<b>Physical Sensitivity</b>	The site comprises a broadly rectangular parcel of land consisting of playing fields. The site is bounded by low trimmed hedgerows allowing uninterrupted views towards Crimple Valley that is designated as Green Wedge and Special Landscape Area.
<b>Visual Sensitivity</b>	The site is partially overlooked by housing to the northwest and Hornbeam Park Avenue defines the west boundary. Harrogate College lies to the south. There are views from open countryside to the east, including the public right of way that leads to Crimple Valley.
<b>Existing Urban Edge</b>	The site is bordered by development along three boundaries but exposed to open countryside to the east. The open character of the site contributes to the urban area and the attractive landscape setting of the Conservation Area. Tree cover at the urban edge screens housing and softens the setting of the site making it an attractive open space within the built up area. The row of poplars and other deciduous trees along south boundary also provide screening and separation.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.Loss of the site to sports use, particularly a clubhouse would partially reduce the open character of the area. 2.The site lies at the edge of the built up area where the distribution of open space is already sparse. Retaining a sports use would at least retain some open character. 3.The proposed clubhouse/changing rooms should be very well designed using high quality materials to reflect the sensitive nature of the site and its surroundings. 4.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	The clubhouse should be sited close to the south boundary to maintain open views towards Crimple Valley and to use the tree belt as an effective backdrop as mitigation.
<b>Notes</b>	The site lies at the edge of an essential green rural corridor that serves the town and is highly valued. There are attractive views towards Hookstone Woods and the Crimple Valley that should be protected.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. The development could affect views towards open countryside from the urban area, reduce open character, and harm the attractive setting of the Conservation Area without a well-designed high quality clubhouse.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS9: (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	South east of Harrogate, off Railway Road and positioned opposite the Showground and Sainsbury's store. <u>Area 58 Middle Crimple Valley</u>
<b>Description</b>	The site forms part of the wider well-wooded Crimple Valley landscape where the valley sides comprise rectilinear fields of improved grassland bound by a mix of hedges, walls and fences. This is a diverse landscape abutting the urban edge of southern Harrogate that provides an important recreational and wildlife resource for local use.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	These fields are important to the attractive rural setting of Harrogate. The site is gently sloping with a distinct 'sense of place' attributed to its position close to the urban edge and the views along the Crimple valley, including Rudding Park in the far distance.
<b>Visual Sensitivity</b>	75.0 to 80.0 AOD. There are views over the southern half of the site from the Harrogate Ringway footpath, and views over the northern half from the Showground, Sainsbury's, Wetherby Road and Railway Road.
<b>Existing Urban Edge</b>	The site appears detached from the urban edge because it faces away from the built up area towards the Crimple Valley.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The proposed clubhouse/changing rooms and spectator stand could be visually dominant from close range and also detract from views within the wider landscape. 2.Adverse impacts on the historic setting of the listed Bilton Court would be a key concern, since any buildings would need to be located at the north eastern edge of the site to retain open views along the Crimple Valley. 3.The large manicured field sizes would fit with their intended sports use, so impacts on landscape pattern would be slight adverse. 4.The surrounding area already has high levels of lighting and the lighting to the sports ground and training pitch could lead to adverse cumulative effects. 5.The proposed car park (100-350 cars) would be an urban feature- incongruous to the rural character of the area, although shared use with the Showground or Sainsbury's could accommodate match day parking, which would assist with mitigation. 6.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	The site has limited potential for mitigation because of its highly exposed location allowing uninterrupted views along and across the Crimple Valley. However this area is heavily used for recreation and a sports use would not appear incongruous providing effective and appropriate mitigation is included. Extensive tree planting would be in keeping with the well-wooded character of the Crimple Valley providing key views are maintained.
<b>Notes</b>	There are key views along and across the Crimple Valley that could be affected by the proposals.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The site lies close to the urban edge but is clearly part of the wider setting comprising the attractive middle Crimple Valley. The Showground and Sainsbury's site are a detractor to the rural character of the area. Any buildings should be carefully located to avoid impacts on key views and to protect the historic setting of the listed Bilton Court.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	




<b>SITE REFERENCE:</b>	<b>HS9: (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	South east of Harrogate, off Railway Road and positioned opposite the Showground and Sainsbury's store. <u>Area 58 Middle Crimple Valley</u>
<b>Description</b>	The site forms part of the wider well-wooded Crimple Valley landscape where the valley sides comprise rectilinear fields of improved grassland bound by a mix of hedges, walls and fences. This is a diverse landscape abutting the urban edge of southern Harrogate that provides an important recreational and wildlife resource for local use.
<b>Landscape and Green Belt Designations</b>	C9 – Special Landscape Area SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	These fields are important to the attractive rural setting of Harrogate. The site is gently sloping with a distinct 'sense of place' attributed to its position close to the urban edge and the views along the Crimple valley, including Rudding Park in the far distance.
<b>Visual Sensitivity</b>	75.0 to 80.0 AOD. There are views over the southern half of the site from the Harrogate Ringway footpath, and views over the northern half from the Showground, Sainsbury's, Wetherby Road and Railway Road.
<b>Existing Urban Edge</b>	The site appears detached from the urban edge because it faces away from the built up area towards the Crimple Valley.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.The proposed single storey clubhouse/changing rooms could be visually dominant and should be well designed to avoiding detracting from views within the wider landscape. 2.Adverse impacts on the historic setting of the listed Bilton Court would be a key concern since any buildings would need to be located at the north eastern edge of the site to retain open views along the Crimple Valley. 3.The large manicured field sizes would fit with their intended sports use, so impacts on landscape pattern would be slight adverse. 4.The proposed car park (50 cars) could be incongruous to the rural character of the area, but shared use with the Showground or Sainsbury's may help mitigate impacts. 5.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	The site has limited potential for mitigation because of its highly exposed location allowing uninterrupted views along and across the Crimple Valley. However this area is heavily used for recreation and a sports use would not appear incongruous providing effective and appropriate mitigation is included. Extensive tree planting would be in keeping with the well-wooded character of the Crimple Valley providing key views are maintained.
<b>Notes</b>	The site is used by locals for walking and is highly valued. There are key views along and across the Crimple Valley that could be affected by the proposals.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The site lies close to the urban edge but is clearly part of the wider setting comprising the attractive middle Crimple Valley. The Showground and Sainsbury's site are a detractor to the rural character of the area. Any buildings should be carefully located to avoid impacts on key views and to protect the historic setting of the listed Bilton Court. Parking might be at a much reduced level since parking at Sainsbury's could accommodate match day parking, which would change effects to slight adverse.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	




<b>SITE REFERENCE:</b>	<b>HS10 (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	North east of Harrogate, off Kingsley Drive <u>Area 55 Bilton Triangle</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C1 – Green Wedge (Small Part) SG3 – Outside Development Limit R11 – Rights of way
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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 screening and enclosure.
<b>Existing Urban Edge</b>	The area is 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.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. 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. 2. The proposed clubhouse/changing rooms and spectator stand would be visible and could impact on the open character of the area, unless carefully sited and mitigated with extensive new tree planting. 3. New planting should not result in loss of openness. 4. The high school site has high levels of lighting and could lead to high adverse cumulative effects of light pollution. 5. The proposed car park (100-350 cars) would be harmful to the open character of the area. 6. The site would require perimeter fencing for security that 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.
<b>Potential for Mitigation</b>	The field boundaries have been subjected to neglect and should be improved. Retain all hedgerows, trees and footpath links. The nature conservation interest of the site should be protected. Light pollution should be well controlled to avoid cumulative adverse impacts with the school site. New planting should be used along the urban edge to soften views of housing, the school and Kingsley Farm.
<b>Notes</b>	It is important to maintain a substantial green link with Harrogate town centre and enhance the wooded character typical to wider the areas.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The site is well used by locals for walking and access to the wider countryside. The site has a 'sense of place' and intimate character and this should remain where appropriate. Apply appropriate with extensive landscape mitigation and avoid development in more sensitive parts of the site.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS10 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	North east of Harrogate, off Kingsley Drive <u>Area 55 Bilton Triangle</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C1 – Green Wedge (Small Part) SG3 – Outside Development Limit R11 – Rights of way
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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 screening and enclosure.
<b>Existing Urban Edge</b>	The area is 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.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1.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. 2.The proposed clubhouse/changing rooms should be carefully designed and sited to enable mitigation with new tree planting. 3.New planting should not result in loss of openness. 4.The proposed car park (50 cars) could be incongruous to the rural character of the area. 5.The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. New planting should be used along the urban edge to soften views of housing, the school and Kingsley Farm.
<b>Notes</b>	It is important to maintain a substantial green link with Harrogate town centre and enhance the wooded character typical to the wider areas.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>HS11 (OPTION A)</b>
<b>Location/HBC Landscape Character Area</b>	Northeast of Harrogate, west of Longlands Farm. <u>Area 55 Bilton Triangle</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C10 - Green Wedge (most part) SG3 - Outside Development Limit
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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
<b>Existing Urban Edge</b>	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.
<b>Anticipated Landscape Effects</b>	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.
<b>Potential for Mitigation</b>	The following comments should be noted: 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 landscape mitigation comprising extensive planting. The site is however is visually well contained. 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. 5.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- incongruous to the rural character of the area, although existing and new woodland planting could provide some visual mitigation. 7.The site would require perimeter fencing for security that 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.
<b>Notes</b>	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 north and Starbeck and Kingsley Drive to the south.
<b>Likely Level of Landscape Effects</b>	Development would result in moderate adverse effects.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>HS11 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	Northeast of Harrogate, west of Longlands Farm. <u>Area 55 Bilton Triangle</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	C10 - Green Wedge (most part) SG3 - Outside Development Limit
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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
<b>Existing Urban Edge</b>	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.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 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. 3. The proposed car park (50 cars) could be incongruous to the rural character of the area, but could adopt a low-key informal design using natural materials where possible. New and existing woodland cover would provide some additional visual mitigation. 4. New buildings should be well designed to reflect the rural character of the site. 5. The proposal will not include perimeter security fencing. If required then the rural character of the area would be adversely affected.
<b>Potential for Mitigation</b>	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. The proposed clubhouse/changing rooms and parking would be out of character in this rural location without appropriate landscape mitigation comprising extensive planting. The site is however visually well contained. Buildings should be contained to western and northern edge of site where the wooded backdrop provides some level of visual mitigation.
<b>Notes</b>	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 north and Starbeck and Kingsley Drive to the south.
<b>Likely Level of Landscape Effects</b>	Development would result in slight adverse effects.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

## **Appendix 3: Site options for new sports pitch provision in Knaresborough**

### **Criteria for the identification of site options**

Site options have been identified where they:

1. lie outside the Green Belt, and
2. can provide level playing fields without the need for significant earthworks, and where they meet one or more of the following criteria
3. they lie adjacent to, or within 400 metres of, a good bus or rail service (Core Strategy Policy TRA1 Key Bus and Rail Network) or
4. they could be accommodated within one of the Council's preferred site options for urban extensions (and thereby potentially served by a good bus service in the future), or

### **Site option generation**

Unlike sites for housing, no sites have been formally submitted to the Council by landowners for sports pitch provision during the preparation of the Local Development Framework. Therefore the Council must generate site options itself. The above criteria generally reflect the need for such sites to be accessible by good public transport and avoid the Green Belt. (Whilst playing pitches would be acceptable under Green Belt policy, the buildings, car parking and lighting associated with sports facilities for Knaresborough are likely to represent inappropriate development in the Green Belt).

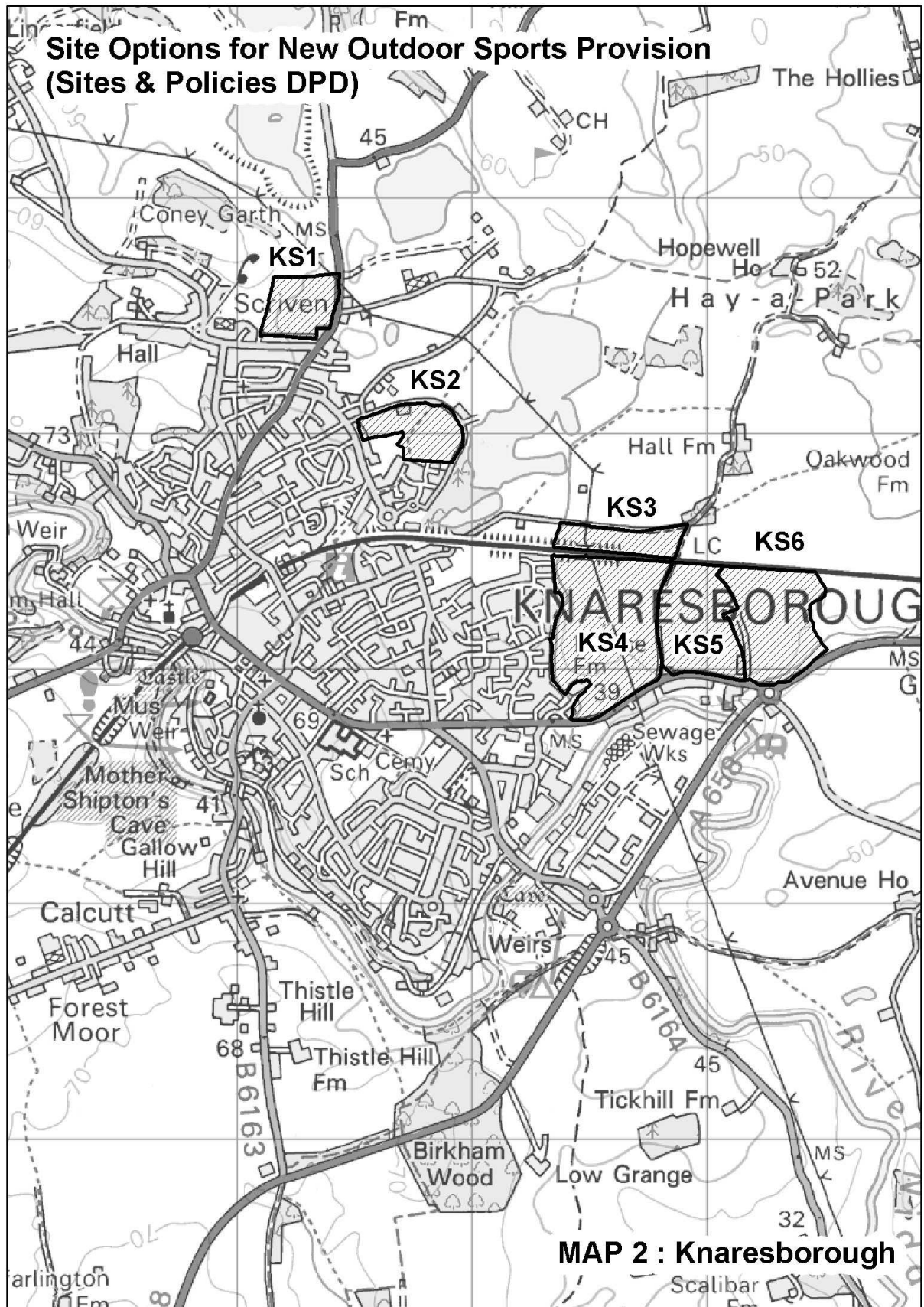
### **Site options**

The following sites meet the above criteria and will be the subject of assessment:

- Site KS1: Land west of Boroughbridge Road
- Site KS2: Land south of Water Lane
- Site KS3: Land south of Hay-a-Park Lane
- Site KS4: Land at Manse Farm
- Site KS5: Land west of Highfield Farm
- Site KS6: Land east of Highfield Farm



Map 2: Knaresborough Site Options KS1 to KS6



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### **Site options assessment (work in progress)**

At the time of the 2011 Sites and Policies DPD consultation, the Council has assessed the likely landscape impact of sports facilities on these site options, but has undertaken no other assessments. Hence, this report is very much work in progress and the conclusions on landscape impact will be one of a number of factors, including a sustainability appraisal, that need to be considered before a decision is made on whether any site options should be taken forward as land allocations in the DPD. For example, as part of this consultation, the Council is seeking the views of North Yorkshire County Council on site access, traffic and transport.

The impact of the following types of sports facility on site options has been undertaken for Knaresborough.

**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. This type of provision is likely to require about 5 or 6 hectares of land. (The more intensively used Type A sports facility, assessed for Harrogate, is not considered appropriate to assess for Knaresborough).

### **Landscape impact assessment of site options**


The likely landscape impact of these sport facilities on site options is set out below:-  
(the landscape impact has been assessed on that part of each site where sports facilities would have least adverse impact.)


<b>SITE REFERENCE:</b>	<b>KS1 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	North of the town centre, off Boroughbridge Road 51 Knaresborough Reclaimed Gravel Pits 52 North Knaresborough Improved Grassland
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	TPO Individual trees forming part of hedgerow SG3 Outside Development Limit
<b>Physical Sensitivity</b>	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 east at Coney Garth provide some screening and enclosure.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is rural in character and appears part of the open countryside surrounding the settlement.
<b>Anticipated Landscape Effects</b>	This site is set right at the northern edge of Knaresborough and provides an attractive setting to the settlement. Development would appear as an encroachment into the open countryside and conflict with the rural character. Comments are set out below: 1.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 of the site to mitigate impacts. Prior to the establishment of any boundary screen planting the new building could be intrusive and good design using high quality materials would be essential. 2.The site could require perimeter fencing for security that would impact on the approach to the settlement. In any event it should be set well back from the highway with good screen planting. 3.The car showroom is a large-scale building and could assist with integration of the new building, but the mature oak should not be affected. 4.The proposal for a car park (potentially up to 50 spaces) would be a concern in such an open landscape. 5.Overhead power lines are a landscape detractor in north-eastern part of the site and traffic noise from the Boroughbridge Road is also a detractor. 6.Impact on setting of Scriven Conservation Area and nearby SINC should be considered.
<b>Potential for Mitigation</b>	The new buildings could require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the setting of the settlement. The site is very important for the landscape setting of Knaresborough and views of the church and new planting should not impact on these views. The site is small to medium and could be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate, this should be avoided. More planting would be helpful along the south and east boundaries.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	






<b>SITE REFERENCE:</b>	<b>KS2 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	Northeast of town centre, off Water Lane and Breary Flat Lane. <u>Area 51. Knaresborough Reclaimed Gravel Pits</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises an 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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	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.
<b>Anticipated Landscape Effects</b>	This site is set right at the edge of Knaresborough and provides an attractive area for recreation. Development would appear as an encroachment into the open countryside and conflict with the rural character. Comments are set out below: 1.The new clubhouse would be a key concern in that it would be sited with limited established vegetation to mitigate impacts. Good building design using high quality materials would be essential. 2.The site could require perimeter fencing for security that would impact on the rural character of Breary Flat Lane and Water Lane. 3.The proposal for a car park (potentially up to 50 spaces) would be a concern in such a sensitive landscape. 4.Impact on the nearby SINC should be considered.
<b>Potential for Mitigation</b>	The retention of hedgerows and hedgerow trees would assist with some integration. Overgrazing by horses has impacted on landscape character of area, however Breary Flat Lane and Water Lane are used by locals for walking and dog walking and provide important access to the countryside. 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). The new buildings could require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the setting of the settlement.
<b>Notes</b>	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.

<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>KS3 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	East of Knaresborough, off Hay A Park Lane <u>Area 67 Goldsborough and Ribston Park</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit (Potential Alterations)
<b>Physical Sensitivity</b>	The site comprises an elongated narrow parcel of land alongside the Harrogate to York railway line. Pylons detract from an otherwise unspoilt area.
<b>Visual Sensitivity</b>	Tree and hedgerow cover restricts views and results in a partially enclosed landscape and effects on views should be minimal. The gently rolling topography also serves to divide the area into relatively small visual units and so reduces the impacts of any development.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge by the existing railway embankment and woodland cover.
<b>Anticipated Landscape Effects</b>	This site is set beyond the edge of settlement. Development could appear as an encroachment into the open countryside. Comments are set out below: 1.The new clubhouse would be a key concern. The new building could be intrusive and good design using high quality materials and respect for the rural character of the area would be essential. 2.The site could require perimeter fencing for security that would impact on the rural character of the area. 3.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. 4.Overhead power lines are a landscape detractor.
<b>Potential for Mitigation</b>	Native woodland planting could be used to integrate the development and would be in keeping with landscape character. The site is small to medium and could be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting to mitigate, this should be avoided.
<b>Notes</b>	The aim of the area is to conserve and enhance the diversity of the landscape pattern.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. Hedgerow and tree cover provide some mitigation. The district's 'Green Infrastructure' strategy could help integrate proposals in this location.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>KS4 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	East of Knaresborough, off York Road. <u>Area 67 Goldsborough and Ribston Park</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit (Potential alterations).
<b>Physical Sensitivity</b>	The site comprises a large tract of land to the east of Knaresborough consisting of fields used for grassland, grazing and arable. Frogmire Dike passes along the west boundary and is well vegetated. Vegetation along the York-Leeds railway line is also dominant where it forms an embankment to the western end of the site. There are also small areas of woodland concentrated around the farm buildings. Generally the hedgerows are neglected and fragmented and tree cover is sparse.
<b>Visual Sensitivity</b>	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 housing and sporadic development along York Road to the south. There are medium to long distant views from the site towards the north and the east across a flat landscape where tree cover is sparse. Although the site lies in an exposed location at the urban edge, it occupies lower lying land, which provides some mitigation. However the attractive views back towards Knaresborough from the outlying countryside should be protected and Holy Trinity Church is a particularly important landmark in these views.
<b>Existing Urban Edge</b>	The site appears partially detached from the urban edge since the existing urban edge is reasonably well screened by planting. However, the A59 generates traffic noise and the pylons are a detractor and affect views towards the open countryside in the north. The industrial area to the south is also a detractor to the rural landscape character of the area.
<b>Anticipated Landscape Effects</b>	This site is set right at the edge of Knaresborough and provides a landscape setting to the settlement. Comments are set out below: 1.The new clubhouse could be a landmark building, well designed using high quality materials to signify the approach to Knaresborough. 2.The site could require perimeter fencing for security that could impact on the approach to the settlement. In any event it should be set well back from the highway with good screen planting. 3.The proposal for a car park (potentially up to 50 spaces) should be well integrated with extensive structure planting. 4.Overhead power lines are a landscape detractor and traffic noise from the York Road is also a detractor. 5. There is potential to provide planting mitigation that would be in keeping with the landscape character of the area and opportunities exist to improve access to the open countryside from the town areas.
<b>Potential for Mitigation</b>	Frogmire Dike passes along the boundary of the site and its landscape value could be enhanced as a wider 'Green Infrastructure' corridor. There is also potential to enhance the vegetation belt along the railway line to create an improved wildlife corridor, and in the wider area to enhance the landscape value of Hay-a-Park Lane. The small paddock and stone footbridge to the south of Manse Farm should be retained. The new clubhouse would require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the setting of the settlement. The site is very important for the landscape setting of Knaresborough and views of the church and new planting should not impact on these views. More planting would be helpful along the south and east boundaries.

<b>Notes</b>	The aim is to strengthen woodland planting in the area to improve the setting of the settlement of Knaresborough.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. Use of native woodland planting to integrate the development with open countryside and increase diversity of woodland cover would be vital. There is an opportunity to increase public access to the countryside from urban area and use Frogmire Dike and Hay-a-Park Lane as a catalyst. Potential to provide improved and safer crossing over A59 to link with River Nidd corridor.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>KS5 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	East of Knaresborough, off York Road. <u>Area 67 Goldsborough and Ribston Park</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit (Potential alterations).
<b>Physical Sensitivity</b>	The site comprises a large tract of land to the east of Knaresborough consisting of fields used for grassland, grazing and arable. Hay-a Park Lane passes along the west boundary and is well used by locals. Generally the hedgerows are neglected and fragmented and tree cover is sparse.
<b>Visual Sensitivity</b>	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 York Road to the south. There are medium to long distant views from the site towards the north and the east across a flat landscape where tree cover is sparse. Although the site lies in an exposed location at the urban edge, it occupies lower lying land, which provides some mitigation. However the attractive views back towards Knaresborough from the outlying countryside should be protected and Holy Trinity Church is a particularly important landmark in these views.
<b>Existing Urban Edge</b>	The site appears very detached from the urban edge.
<b>Anticipated Landscape Effects</b>	This site is set well beyond the urban edge of Knaresborough. Development would appear as an encroachment into the open countryside and conflict with the rural character. Comments are set out below: 1.The new clubhouse would be a key concern in that it would be sited in an open area with limited established vegetation to mitigate impacts. Prior to the establishment of any boundary screen planting the new building could be intrusive and good design using high quality materials would be essential. 2.The site could require perimeter fencing for security that could impact on the rural character of the area and approach to the settlement. In any event it should be set well back from the highway with good screen planting. 3.The proposal for a car park (potentially up to 50 spaces) would be a major concern in such an open landscape.
<b>Potential for Mitigation</b>	The new clubhouse would require small woodland blocks or trees to mitigate impacts, which should be designed to enhance the setting of the settlement. The site is very important for the landscape setting of Knaresborough and views of the church and new planting should not impact on these views. More planting would be helpful along the west and north boundaries.
<b>Notes</b>	The aim is to strengthen woodland planting in the area to improve the setting of the settlement of Knaresborough.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. Use of native woodland planting to integrate the development with open countryside and increase diversity of woodland cover would be vital. There is an opportunity to increase public access to the countryside from urban area and use Frogmire Dike and Hay-a-Park Lane as a catalyst. Potential to provide improved and safer crossing over A59 to link with River Nidd corridor.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>KS6 (OPTION B)</b>
<b>Location/HBC Landscape Character Area</b>	East of Knaresborough, off York Road. <u>Area 67 Goldsborough and Ribston Park</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 Outside Development Limit (Potential alterations).
<b>Physical Sensitivity</b>	The site comprises a medium sized elongated 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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is far removed from the urban edge and occupies a rural location.
<b>Anticipated Landscape Effects</b>	Development would appear incongruous with the rural landscape character of the area. Comments are set out below: 1.The new clubhouse would be a key concern in that it would be sited in an open countryside location. The new building could be intrusive and good design using high quality materials would be essential. 2.The site could require perimeter fencing for security that would impact on the rural character of the area. In any event it should be set well back from the site edges with good screen planting. 3.The existing woodland could assist with integration of the new building. 4.The proposal for a car park (potentially up to 50 spaces) would be a concern in such a rural landscape.
<b>Potential for Mitigation</b>	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.
<b>Notes</b>	The aim is to strengthen woodland planting in the area to improve the setting of the settlement of Knaresborough.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects with appropriate and effective landscape mitigation.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	





## **Appendix 4: Site options for new sports pitch provision in Ripon**

### **Criteria for the identification of site options**

Site options have been identified where they:

1. can provide level playing fields without the need for significant earthworks,
2. lie adjacent to, or within 400 metres of, a good bus service (Core Strategy Policy TRA1 Key Bus and Rail Network).
3. have been put forward to the Council as having the potential for the relocation of, and improvement to, Ripon City Football Club.

### **Site options**

The following sites meet the above criteria and will be the subject of assessment:

- Site RS1: Land west of Palace Road
- Site RS2: Land north of A61, NE Ripon.
- Site RS3: Land south of A61, NE Ripon
- Site RS4: Land west of Galphay Lane
- Site RS5: Land south of Ripon By Pass
- Site RS6: Land south of Boroughbridge Road.

### **Site options assessment (work in progress)**

At the time of the 2011 Sites and Policies DPD consultation, the Council has assessed the likely landscape impact of sports facilities on these site options, but has undertaken no other assessments. Hence, this report is very much work in progress and the conclusions on landscape impact will be one of a number of factors, including a sustainability appraisal, that need to be considered before a decision is made on whether any site options should be taken forward as land allocations in the DPD. For example, as part of this consultation, the Council is seeking the views of North Yorkshire County Council on site access, traffic and transport.

The impact of the following type of sports facility on site options has been undertaken for Ripon:

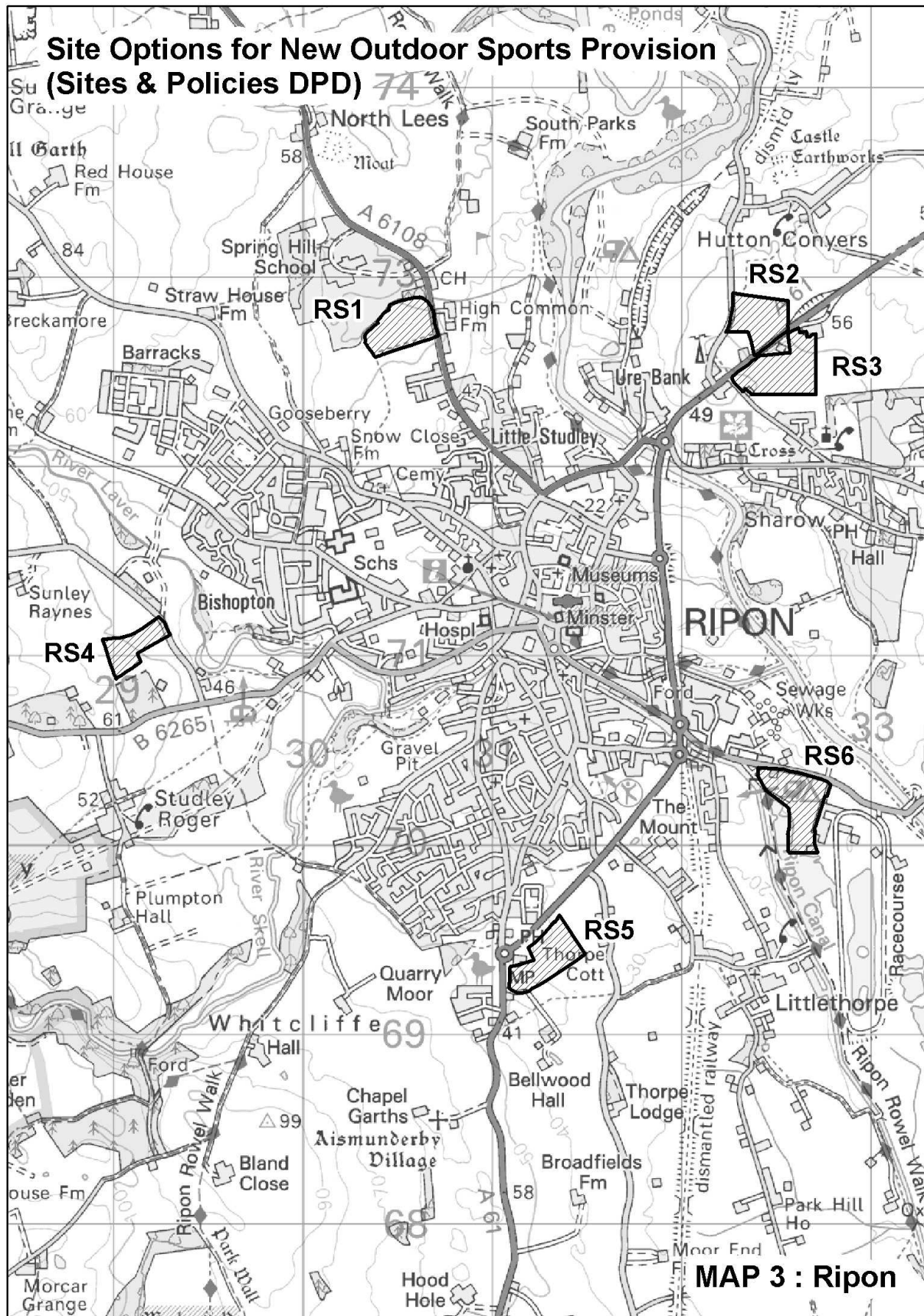
**Type** : A sports facility providing a main floodlit playing pitch with a two storey clubhouse/changing rooms, as well as a spectator stand with cover for some 230 people alongside the pitch. Two other senior pitches, a training pitch with floodlighting, two junior and two mini soccer pitches. Car 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 Ripon City FC.).

### **Landscape impact assessment of site options**

The likely landscape impact of these sport facilities on site options is set out below:-

Map 3: Ripon Site Options RS1 to RS6



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<b>SITE REFERENCE:</b>	<b>RS1 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	North of Ripon, off the A6108 <u>Area 77 North of Ripon Farmland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development R11 – Rights of Way
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is rural in character and detached from the urban edge by intervening fields and hedgerows.
<b>Anticipated Landscape Effects</b>	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. Development would appear as significant encroachment into open countryside and conflict with the rural character of the area for the following reasons: <ol style="list-style-type: none"> <li>1.The new clubhouse and spectator stand would be a 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). The spectator stand would be close to the site boundary and potentially highly visible from the public right of way. Prior to the establishment of any boundary screen planting the new buildings would be intrusive.</li> <li>2.The choice of trees along the boundaries would be constrained by the close proximity of the pitches to the planting areas.</li> <li>3.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.</li> <li>4.There are large-scale buildings at High Common Farm to the east of the site but they are agricultural buildings and considered appropriate to the rural area, unlike the spectator stand and clubhouse.</li> <li>5.The proposal for a car park (potentially up to 135 spaces) would be a concern in such an open landscape; associated lighting is likely to be required and will have an added detrimental impact.</li> <li>6.The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting and boundary fencing, which is a concern.</li> </ol>

<b>Potential for Mitigation</b>	There is limited potential for further mitigation since the site is visually well contained by topography and woodland cover. 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. The site is small to medium and could 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 especially when viewed from the west and northwest, this should be avoided. More planting would be helpful along the south and east boundaries.
<b>Notes</b>	Urban sprawl into the countryside should be resisted in this area, especially where highly visible to protect the northern rural approaches to the city.
<b>Likely Level of Landscape Effects</b>	High adverse effects. Development would encroach upon the rural attractive characteristics of the area and approach to Ripon.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	






<b>SITE REFERENCE:</b>		<b>RS2 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>	
<b>Description</b>	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.	
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit	
<b>Physical Sensitivity</b>	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.	
<b>Visual Sensitivity</b>	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.	
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge and occupies an open countryside location.	
<b>Anticipated Landscape Effects</b>	<p>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. The following concerns should be noted:</p> <ol style="list-style-type: none"> <li>1.The new clubhouse and spectator stand would be a concern in the open field 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 buildings would be intrusive and their design should be high quality using materials appropriate to the rural character of the area.</li> <li>2.The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas.</li> <li>3.The site could require perimeter fencing for security that would impact on the rural character of the area.</li> <li>4.There are some large-scale commercial buildings at Hutton Hill Farm to the east of the site and the new buildings could be sited in close proximity ensuring cumulative visual effects do not arise.</li> <li>5.The proposal for a car park (potentially up to 135 spaces) would be a concern in such an open landscape; associated lighting is likely to be required and will have an added detrimental impact.</li> <li>6.The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting and boundary fencing, which is a concern.</li> <li>7. This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch could adversely affect the rural area.</li> </ol>	
<b>Potential for Mitigation</b>	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 be required. The site is small to medium and could be developed to full capacity by the pitches and associated facilities such that there would be little scope for structure/screen planting, this should be avoided. More planting would be essential along the west and south boundaries.	
<b>Notes</b>	Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.	
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. New buildings should be confined to southwestern 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.	
<b>Likely level of effects, where:</b>		
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>		

<b>SITE REFERENCE:</b>	<b>RS3 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	North east of Ripon, off Hutton Bank <u>Area 81 Dishforth and surrounding farmland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is detached from the urban edge and projects into open countryside location.
<b>Anticipated Landscape Effects</b>	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. The following concerns should be noted: 1.The new clubhouse and spectator stand would be a concern in the open field 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 buildings would be intrusive and their design should be high quality using materials appropriate to the rural character of the area. 2.The choice of trees along the boundaries could be constrained by the close proximity of the pitches to the planting areas. 3.The site could require perimeter fencing for security that would impact on the rural character of the area. 4.The proposal for a car park (potentially up to 135 spaces) would be a concern in such an open landscape; associated lighting is likely to be required and will have an added detrimental impact. 5.The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting and boundary fencing, which is a concern. 6. This is an area where lighting levels are intrinsically low and the lighting to the sports ground and training pitch could adversely affect the rural area. 7. The southeast part of the site lies within a key cathedral view on approach to the city and lighting should be designed to ensure this is not a detractor in night time views. Buildings should also be low and not impinge on view lines.
<b>Potential for Mitigation</b>	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 be required. More planting would be essential along the northwest and east boundaries.
<b>Notes</b>	Large-scale development cannot be easily accommodated in this area without further detriment to landscape character.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	





<b>SITE REFERENCE:</b>	<b>RS4 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	West of Ripon, off Galphay Lane <u>Area 44 Aldfield to Studley Vale Fringe Farmland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	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.
<b>Existing Urban Edge</b>	The site is significantly detached from the urban edge and rural in character.
<b>Anticipated Landscape Effects</b>	Of specific concern is the close proximity of the site to the Fountains Abbey and Studley Royal (WHS) and the protection of its landscape setting. (The land to the south is also designated a Special Landscape Area). There is very little development in the area and 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. Development would appear as significant encroachment into open countryside and conflict with the setting of the WHS for the following reasons: <ol style="list-style-type: none"> <li>1.The new clubhouse and spectator stand would be a 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 south). The spectator stand would be close to the site boundary and potentially highly visible from the public highway and public right of way.</li> <li>2.The site could require perimeter fencing for security, which would have a detrimental impact on the landscape character of the area.</li> <li>3.The proposal for a car park (potentially up to 135 spaces) would be a concern in such an open landscape; associated lighting is likely to be required and will have an added detrimental impact.</li> <li>4.The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting and boundary fencing, which is a concern.</li> <li>5.The new clubhouse, viewing stand and parking would be of key concern in that they are sited in an open field. The new clubhouse would be a dominant building and incongruous in this location.</li> <li>6.The new spectator stand is essentially an urban feature, will also be a large structure and would conflict the area’s rural character.</li> <li>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 to the sports ground and training pitch would adversely affect the rural area.</li> <li>8.The proposal of the car park is also a concern in terms of mitigating the impacts in such an open landscape. The increase in vehicle movements would also affect the tranquil qualities of the area.</li> </ol>

<b>Potential for Mitigation</b>	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. The site is small to medium and could 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 be inappropriate to the open pastoral character of the area.
<b>Notes</b>	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.
<b>Likely Level of Landscape Effects</b>	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.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

<b>SITE REFERENCE:</b>	<b>RS5 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	South of city, off Harrogate Road <u>Area 46 South Ripon Farmland</u>
<b>Description</b>	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.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	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.
<b>Visual Sensitivity</b>	The site is well contained on three boundaries by dense woodland and topography, allowing open views across countryside to the east towards Greystones Farm.
<b>Existing Urban Edge</b>	The site is clearly detached from the urban edge by the by-pass and associated screen planting.
<b>Anticipated Landscape Effects</b>	Effect on key views of the cathedral are the main concern and development would appear as significant encroachment into open countryside without appropriate mitigation. The following concerns should be noted: 1.The new clubhouse and spectator stand would be sited in an open field but there is a large woodland to act as a backdrop in mitigation. 2.The buildings would be potentially visible from the public right of way to the south. Prior to the establishment of any boundary screen planting the new buildings could be intrusive if not carefully located. 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 could impact on the rural character of the area without screen planting as softening. 5.The proposal for a car park (potentially up to 135 spaces) would be a concern in this rural landscape; associated lighting is likely to be required and will have an added detrimental impact. 6.The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting and boundary fencing, which is a concern. 7.Access onto the A61 and the bypass will open up views into the site, which is currently hidden from view. 8.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 should also be low and not impinge on view lines.
<b>Potential for Mitigation</b>	New woodland planting would not be out of character and could be designed to link with existing blocks and benefit habitats. Tree planting and lighting should not however impact on important views of the cathedral. There is limited potential for further mitigation since the site is visually well contained by topography and woodland cover. There would need to be access directly onto the A61 or by-pass 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 be essential along the east boundary.
<b>Notes</b>	The aim is to protect and enhance key views of the cathedral and conserve and enhance landscape pattern.
<b>Likely Level of Landscape Effects</b>	Moderate adverse effects. The proposals would not significantly affect landscape pattern. Cathedral views could be affected by lighting resulting in moderate adverse effects.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	



<b>SITE REFERENCE:</b>	<b>RS6 (OPTION )</b>
<b>Location/HBC Landscape Character Area</b>	East of city, off B6265 <u>Area 75 Ure Corridor Recreation Area</u>
<b>Description</b>	The wider landscape comprises the Ripon Canal and River Ure Corridor. The watercourses are well wooded providing an intimate and attractive setting for boaters and walkers.
<b>Landscape and Green Belt Designations</b>	SG3 – Outside Development Limit
<b>Physical Sensitivity</b>	The site comprises a medium sized irregular shaped parcel of land adjacent to Ripon Marina and Racecourse. The area comprises mown grassland with a concrete access road across the central part. Low clipped hedgerows give the site a manicured appearance.
<b>Visual Sensitivity</b>	The site is visually well contained by woodland along the watercourses. The Ripon Race Course buildings contain the site to the east. There would be views from the Ripon Rowel walk to the west of the site.
<b>Existing Urban Edge</b>	The site is manicured and cultivated in appearance and integrates well with the urban area, despite being adjacent to the wooded River Ure corridor.
<b>Anticipated Landscape Effects</b>	The following comments should be noted: 1. This site has scope to provide a more attractive setting and approach to the city. 2. The new clubhouse and spectator stand would not be a key concern in that it could be sited close to the racecourse buildings and designed to improve views from the west. 3. The site could require perimeter fencing for security that could impact on the rural character of the river corridor and the amenity value of the public right of way without appropriate landscape mitigation. 4. The proposal for a car park (potentially up to 135 spaces) would be a concern in such an open landscape; associated lighting is likely to be required and could have an added detrimental impact. Parking requirements might be at a much-reduced level since parking space at the racecourse may accommodate match day attendance, which would reduce effects. 5. The proposal includes for an all weather astro-turf pitch, which will result in round year use and will require lighting, boundary fencing and artificial surfacing which is a concern to the rural character of the river corridor.
<b>Potential for Mitigation</b>	There is good potential for mitigation to improve the setting and approach to Ripon and the links between the racecourse.
<b>Notes</b>	The main aim of the area is to integrate recreation facilities with the river corridor landscape – providing design and materials and scale is acceptable in landscape terms.
<b>Likely Level of Landscape Effects</b>	Slight adverse effects. New reception facilities would be appropriate in existing land use, providing landscape mitigation is effective.
<b>Likely level of effects, where:</b>	
<ul style="list-style-type: none"> <li>● Slight adverse effect – relatively few landscape constraints</li> <li>● Moderate adverse effect – some adverse effects but could be mitigated</li> <li>● High adverse effect – only appropriate if other factors are strongly in favour</li> </ul>	

