

Built and Natural Environment Site Assessments Volume 1: Harrogate



October 2016

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1 Introduction

1 Introduction

- 1.1** The Harrogate District Local Plan will make allocations of land for housing, employment uses and a range of other uses where appropriate. The Built and Natural Environment Site Assessments document(s) has been prepared as part of the evidence base to support the Draft Local Plan and has been used to help inform the the choice of draft allocations for housing, employment and mixed use development.⁽¹⁾ This report looks at site options in Harrogate. Full detail of how sites have been selected can be found in Appendices 7 and 8 of the Harrogate District Draft Sustainability Appraisal (October 2016).⁽²⁾
- 1.2** The council's consultancy team have undertaken studies of potential impacts of development on the following:
- Landscape;
 - Conservation and design;
 - Ecology; and
 - Land Drainage

1 There are number of volumes of The Built and Natural Environment Site Assessment documents, each dealing with different settlements across the district.

2 For further details please visit www.harrogate.gov.uk/sa

2 Policy Context

National Policy Context

Introduction

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

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

Landscape

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

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

Conservation and Design

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

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

2 Policy Context

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

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

Ecology

- 2.7** Section 40 of the Natural Environment and Rural Communities Act 2006 sets out a statutory obligation that, 'Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'
- 2.8** Section 11 of the National Planning Policy Framework (NPPF) sets out national planning policies for conserving and enhancing the natural environment. Paragraph 109 of the NPPF identifies that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 110 states that Local Plans should allocate land with the least environmental or amenity value, where consistent with other policies in the Framework.
- 2.9** Paragraph 118 of the NPPF sets out the principles by which local planning authorities should aim to conserve and enhance biodiversity when determining planning applications, including:
- if significant harm resulting from a development cannot be avoided adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
 - proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on an SSSI should not normally be permitted.
 - development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
 - opportunities to incorporate biodiversity in and around developments should be encouraged;
 - planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
- 2.10** In addition, paragraph 115 of the NPPF notes that the conservation of wildlife is an important consideration in Areas of Outstanding Natural Beauty, such as the Nidderdale AONB.

Policy Context 2

Land Drainage

- 2.11** There is an increasing body of scientific evidence suggesting that the global climate is changing as a result of human activity. Across the globe the changing climate is likely to give rise to a variety of different impacts. For the UK the projections of future climate change suggest that more frequent, high intensity rainfall events and periods of long-duration rainfall, of the type responsible for the 2007 floods, could be expected.
- 2.12** In response to meeting the challenge of climate change and flooding, paragraph 100 of the National Planning Policy Framework (NPPF) identifies that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 2.13** In terms of planning for future development needs, paragraph 100 identifies that Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. It goes on to state that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:
- Applying the Sequential Test;
 - If necessary, applying the Exception Test;
 - Safeguarding land from development that is required for current and future flood management;
 - Using opportunities offered by new development to reduce the causes and impacts of flooding; and
 - Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations

Emerging Local Policy Context

Introduction

- 2.14** The development plan for Harrogate district comprises the saved policies of the Harrogate District Local Plan (2001; selective alteration 2004) and the Harrogate District Core Strategy Development Plan Document (DPD)(2009). The council is currently preparing a new Local Plan that will guide sustainable development across the district in the period up to 2035. The council's Local Development Scheme First Review (2016) identifies that the new Local Plan is time tabled for adoption in autumn 2018. Upon adoption this document will replace the saved policies of the Harrogate District Local Plan as well as the Harrogate District Core Strategy.
- 2.15** In summer 2015 the council consulted on Local Plan Issues and Options. The consultation sought views on what the plan should seek to achieve over the next 20 or so years, how new homes and jobs should be distributed across the district, what policies should be included in order to ensure that new development is sustainable and the scope of detailed development management policies.

2 Policy Context

- 2.16** Following further work the council consulted on the initial draft wording of detailed development management policies in November and December 2015. The key issues arising from these consultations can be found in the Harrogate District Local Plan: Issues and Options Consultation Statement (October, 2016).
- 2.17** In October 2016 the council published the Draft Local Plan for consultation. The draft plan sets out the emerging strategic policies alongside detailed draft development management policies as well as identifying draft allocations of land for future development.

Landscape

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

Conservation and Design

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

Ecology

- 2.20** The emerging policies most relevant to ecological considerations are draft policies NE3: Protecting the Natural Environment, NE5: Green Infrastructure and NE7: Trees and Woodland; and CC2: Rivers. NE3 aims to safeguard the district's biodiversity and geological heritage. It outlines protection for internationally, nationally and locally designated sites as well as seeking enhancements to biodiversity, priority habitats, protected species, priority species and ecological networks. It also seeks to prevent the loss of irreplaceable habitats. NE5 aims to conserve and enhance the district's green infrastructure assets primarily in order to safeguard their ecosystem services but also to maximise the wider social, economic and environmental benefits that stem from high quality natural environments. NE7 aims to specifically protect and enhance the contribution that trees and woodland make to landscape character, local distinctiveness and biodiversity. CC2: Rivers aims to ensure that proposals contribute to improving the quality of water bodies and aquatic habitats, and creating terrestrial habitats that are better connected. In addition draft policy NE2: Water Quality also has some relevance to ecology.

Land Drainage

- 2.21** Draft policy CC1: Flood Risk and Sustainable Drainage sets out the council's emerging approach to land drainage. The policy requires development proposals to ensure that there is no increase in the flow rate of surface water run off, and to achieve this, prioritises the use of Sustainable Drainage Systems (SuDS) to manage surface water discharge. SuDS that involve the use of soakaways should always be the first consideration, however, if ground conditions are not suitable for infiltration drainage techniques, the following order of preference should be used to develop an alternative method of surface water disposal:
- Watercourse
 - Surface water sewer
 - Combined water sewer
- 2.22** Soakaway drainage should not be used in the central area of Ripon where it has been identified as being at risk from gypsum dissolution. In addition, the policy seeks to resist the building over of culverts and the culverting or canalisation of water course, whilst encouraging the reopening of culverts and the modification of canalised water courses to achieve a more natural state. The policy also outlines support for safeguarding the use of land needed for flood risk management purposes. Draft policies CC2: Rivers; CC4: Sustainable Design and NE2: Water Quality also have some relevance to land drainage.

3 Methodology

3 Methodology

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

Landscape

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

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

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

3.4 An initial screening exercise was carried out to establish sites located entirely within urban areas. Where it was considered that there were no obvious landscape constraints attached to a site it was screened out from further assessment. The screened out sites are listed below:

Landscape: screened out sites		
Site Code	Site Name	Settlement
H4	Grove Park Centre	Harrogate
H18	Greenfield Court, 42 Wetherby Road	Harrogate
H20	Land to the rear of the Old Swan	Harrogate
H29	Land at Masham Road	Harrogate
H30	Land adjacent to Prince of Wales Mansions	Harrogate
H37	Land at Station Parade	Harrogate
H60	Claro Road depot	Harrogate
K30	York Place car park	Knaresborough
R1	Land adjacent to 63 Bondgate	Ripon

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Landscape: screened out sites		
Site Code	Site Name	Settlement
R29	Ash Grove Industrial Estate	Ripon

Table 3.1 Landscape: Screened Out Sites

- 3.5** For sites that were not screened out, the assessment of landscape sensitivity and capacity follows the approach outlined below. Information about the landscape baseline has been gathered using a combination of desk based study and field survey work.
- 3.6** **Landscape character, area and site description:** A key document is the Harrogate District Landscape Character Assessment (2004), which divides the district into a series of 106 broadly homogeneous landscape character areas. This is a comprehensive document, set within the context of the national assessment of landscape character by the (then) Countryside Commission and English Nature. The assessment is referred to where appropriate in the consideration of the likely harm ensuing from the development and where mitigation measures might be appropriate, or not. Site survey work has been carried out to verify the key characteristics of the area potentially affected and the contribution each site makes to landscape character. In addition the desk study identified the relevant landscape designations for each site. The base line information is recorded in the landscape sensitivity and capacity table and includes a description of the urban edge.
- 3.7** **Existing urban edge:** The determination of the nature of the urban edge. This is particularly the relationship between the urban edge and the surrounding countryside, whether it is unscreened or whether it is well integrated by tree and woodland cover for example. The assessment considers whether the new development could help restore or reconstruct the urban edge to enhance landscape character and local distinctiveness, or in some circumstances whether the new development would appear intrusive and encroach into open countryside.
- 3.8** **Trees and hedges:** Describes principal elements of site vegetation that may have a bearing on the physical capacity of the site to accommodate development.
- 3.9** **Landscape and Green Belt designations:** In this part of the assessment landscape related designations such as the Special Landscape Areas, Conservation Areas, Historic Parks and Gardens and AONB are noted for each site where they apply. The assessment takes into account where these designations may be compromised or affected, and this would count against development. In the case where the designation is likely to be compromised then landscape mitigation measures are identified, including 'off-site' measures such as planting or landscape restoration proposed on land outside the developer's control.
- 3.10** **Descriptions of proposals for the site:** At this stage, identification of whether the site is being considered for residential development, employment development or mixed (residential and employment) use.
- 3.11** **Physical sensitivity:** This identifies the landscape's susceptibility to change as a result of the proposed development, and the value placed on the landscape. Landscape sensitivity is a combination of both susceptibility and value, for example, higher value landscapes with high susceptibility to change as a result of the loss of key characteristics or the introduction of uncharacteristic features are assessed to have a higher sensitivity to change.

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

3.13 Mitigation: The purpose of this part of the assessment is to establish the degree of harm in landscape terms and whether it can be reduced by mitigation. The degree of harm will vary from site to site and will be capable of mitigation where appropriate to avoid, reduce and where possible remedy any potential negative adverse effects on the environment arising

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from the proposed development. It has been assumed for the assessment that each site would be provided with a reasonable degree of landscape mitigation either in terms of primary measures that intrinsically comprise part of the development design through an iterative process, for example siting and location of new built form, or secondary measures designed to specifically address the remaining effects such as structure or screen planting, which are essentially 'add on' measures and the least effective.

3.14 Likely level of landscape effects: This is a summary of the impacts and ranges from large through medium to small scale adverse effects.

3.15 Adjacent sites, cumulative impacts and benefits: This part of the assessment identifies additional sites in close proximity that may be subject to inter-visibility with potential to impact on both cumulative landscape and visual effects.

3.16 Overall landscape sensitivity: Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposed development. Sensitivity ratings are assessed as low, medium/low, medium, high/medium, or high.

3.17 Overall landscape capacity: This relates to the degree to which a landscape can accept change without detriment to landscape character. The capacity of the landscape to accept change will depend upon the nature of the development and the opportunities available for mitigation. Those landscapes that have a higher capacity to accommodate new development of a certain type tend to be of lower sensitivity and have greater opportunities to mitigate any adverse effects. Capacity ratings are assessed as high, high/medium, medium, medium/low, or low.

3.18 Impacts on woodland and trees and potential mitigation: The final section of the landscape assessment form concerns the likely effect that development could have on woodland and trees both existing and proposed. Assessment scoring is colour coded from dark green- identifying potential for significant woodland creation on site, to red- where development is likely to result in the loss of ancient woodland, veteran and/or protected trees.

Results

3.19 This approach to the assessment has been delivered so that some distinction can be made between areas, which have similar levels of anticipated effects. It is acknowledged that all potential sites, involving (by definition) a significant extension of the built form into what is presently countryside of one form or another, will lead to some degree of harm in landscape terms. That degree of harm will vary from site to site and will be capable of mitigation to a greater or lesser degree according to the site concerned, the eventual development proposals and the appropriateness of the mitigation to landscape character.

3.20 The main purpose and aim of this Landscape Capacity Assessment is to assist in guiding development to areas where the harm is at a relatively low level and where it can be mitigated most effectively.

Conservation and Design

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

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these sites were at the edge of settlements and any development would form part of a natural progression of the history of development from the older core outwards to contemporary housing at the outer edge. A list of screened out sites is set out below.

Conservation and Design: screened out sites		
Site Code	Site Name	Settlement
B4	Land north of Aldborough Gate	Boroughbridge
B6	Land at Back Lane	Boroughbridge
B10	Old Hall Caravan Park, Langthorpe	Boroughbridge
B11	Land at the Bungalow	Boroughbridge
B12	Land at Stumps Cross	Boroughbridge
B18	Old Poultry Farm	Boroughbridge
BL3	Land at Station Lane	Burton Leonard
BW2	Land adjacent to River Nidd	Birstwith
BW9	Land south of Clint Bank	Birstwith
DF4	Land north east of Thornfield Avenue	Dishforth
DF7	Land at Dishforth Airfield	Dishforth
DR7	Land adjoining Meadow Lane	Darley
FF6	Follifoot Ridge Business Park	Follifoot
GH9	Land west of B6265 and north of A59	Green Hammerton
H1	Land south of Penny Pot Lane	Harrogate
H3	Land at Kingsley Road	Harrogate
H6	BT Training Centre, St George's Drive	Harrogate
H7	Land to the east of Fairways Avenue, Starbeck	Harrogate
H24	Land at Woodfield Road	Harrogate
H27	Showground car park, Wetherby Road	Harrogate
H34	Land at Oakdale Farm	Harrogate
H46	Land at Otley Road	Harrogate
H53	Land at Leckhampton, Hill Top Lane	Harrogate
H59	Skipton Road Phase Three	Harrogate
HM4	Land south of Brookfield	Hampsthwaite
HM7	Land off Brookfield Garth	Hampsthwaite
K4	Land at Bridge Farm, Bar Lane	Knaresborough
K10	Field to the rear of Ashlea and Jade Rise, Thistle Hill	Knaresborough

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Conservation and Design: screened out sites		
Site Code	Site Name	Settlement
K14	Trelleborg Factory, Halfpenny Lane	Knaresborough
K15	Land north of Hay a Park Lane	Knaresborough
K23	Land north of Bar Lane and east of Boroughbridge Road	Knaresborough
K24	Land at Halfpenny Lane and south of Water Lane	Knaresborough
K26	Land at OS Field 1748, Thistle Hill	Knaresborough
K29	Merryvale Stud, Cass Lane	Knaresborough
KD1	The Croft	Kirk Deighton
KD6	Land at Scrifitain Lane	Kirk Deighton
KH7	Land north of York Road and west of Pool Lane	Kirk Hammerton
KL1	Filed adjacent to Picking Croft Lane	Killinghall
KL2	Land adjoining Grainbeck Manor	Killinghall
KL5	Land at Grainbeck Lane	Killinghall
KL15	High Warren Farm	Killinghall
M10	Land at Foxholme Lane	Masham
M11	Land at Westholme Road	Masham
MS4	Land north of Aldborough Gate	Minskip
MS5	Land at junction of Aldborough Gate and Main Street	Minskip
OC6	Former Middleton Hospital	Open Countryside
OT1	Land north of Throstle Nest Close 1	Otley
OT2	Land north of Throstle Nest Close 2	Otley
PN3	Land south of Pannal, Phase 2	Pannal
PN4	Land south of Pannal, Phase 3	Pannal
PN5	Land south of Pannal, Phase 4	Pannal
R19	Land to the east of bypass	Ripon
R5	Land north of King's Mead	Ripon
R21	Land at Rotary Way	Ripon
R24	Deverell Barracks	Ripon
R25	Claro Barracks	Ripon
R28	Land at Little Studley Road	Ripon

Table 3.5 Conservation and Design: Screened Out Sites

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

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

Results

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

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

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

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

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

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Ecology

- 3.30** An ecological assessment to identify the likely ecological impacts of development with particular regard to protected and priority species, sites and habitats was considered for each site. A small number of sites, which were considered to have negligible biodiversity interest, were screened out of the assessment. A list of screened out sites is provided below:

Ecology: screened out sites		
Site Code	Site Name	Settlement
H4	Grove Park Centre	Harrogate
H29	Land at Masham Road	Harrogate
R1	Land adjacent to 63 Bondgate	Ripon

Table 3.6 Ecology: Screened Out Sites

- 3.31** For sites not screened out, the assessment sought to identify potential impacts on particular ecological receptors, as set out below:
- 3.32** **International Sites:** Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of the European Natura 2000 network of sites that are considered to have international importance under the EU Habitats Directive and the EU Birds Directive. These directives are transposed into UK law through the Conservation of Habitats and Species Regulations 2010. A Habitats Regulations Assessment may be required for any plan or project that may give rise to significant impacts on these sites.
- 3.33** **Sites of Special Scientific Interest (SSSIs):** These sites are designated by Natural England due to their national importance. Reference was also made to whether a site is identified as being within a SSSI risk zone. These are produced by Natural England to help understand whether a SSSI, SAC or SPA will be affected by proposals nearby.
- 3.34** **Sites of Importance for Nature Conservation (SINCs):** Reference has been made to the list of SINCs contained in Appendix 3 of the Harrogate District Local Plan (2001), as well as additional sites that have been surveyed and ratified by the North Yorkshire SINC Panel and are relevant to the areas being assessed.
- 3.35** **Biodiversity Action Plan (BAP) Priority Habitats:** Local BAP priority habitats are listed in the Harrogate District Biodiversity Action Plan (Harrogate Borough Council, 2012), and a list of UK priority habitats is available on the Department of the Environment, Food and Rural Affairs (DEFRA) website.
- 3.36** **Phase 1 Habitat Survey Target Note Features:** Target Notes (TNs) give brief description of ecologically notable features. Particular reference was had to the Harrogate District Phase 1 Habitat Survey (P1HS) (1992), although Target Notes from other more up to date Phase 1 Habitat Surveys are referred to where appropriate.
- 3.37** The assessment also identified the following sites features that may indicate the potential presence of ecological receptors:
- 3.38** **Sward:** This has been noted by reference to the Harrogate District Phase 1 Habitat Survey (1992), and updated, where appropriate, through a site visit.

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- 3.39 Trees and Hedges:** The presence of trees and/or hedges was noted from site visits, aerial photographs or site photographs. Any trees that may merit additional protection through a Tree Protection Order (TPO) were also noted.
- 3.40 Water and/or wetland:** This was noted from Ordnance Survey (OS) maps, historical maps, aerial photographs and, where necessary, site visits
- 3.41 Buildings and structures:** This was noted from site visits, Ordnance Survey (OS) maps, historical maps, aerial photographs, site photographs and the assessments carried out by the council's Conservation and Design Officers.
- 3.42** As semi-natural habitats have become increasingly fragmented the importance of maintaining or restoring habitat connectivity is becoming better recognised. As a result, the context of the site in relation to habitat connectivity and/or corridors was also considered. This was primarily assessed from aerial photographs and Ordnance Survey (OS) maps with further data from site photographs and site visit. Maps and corridor descriptions from Natural England's work on regionally important Green Infrastructure (GI) corridors were also consulted.
- 3.43** Finally, the landscape character of the area that each site sits within, identified from the Harrogate District Landscape Character Assessment and Natural England's National Character Areas, was noted along with any relevant guidance relating to the particular character area, including extracts from the Environmental Opportunities section of the relevant National Character Area Profile.
- 3.44** In light of the information gathered for each site, opportunities for mitigation and for habitat creation through the development of Green Infrastructure (GI) and Sustainable Drainage Systems (SUDS) were considered. The known presence or likelihood of protected species, BAP priority species or invasive alien species was recorded- in addition to the assessment above, this was also informed by existing knowledge of the known presence of these species and checked against an alert layer provided by the North and East Yorkshire Ecological Data Centre .

Results

- 3.45** An overall conclusion for each site, pulls together the research results to identify the likely impact of development on the site, highlighting the ecological constraints as well as mitigation that may be required alongside any potential enhancement opportunities afforded. This has then been used to score each site. The potential scores range from dark green (no adverse impact, potential for enhancement and net gains to biodiversity) through yellow, then orange, to red (a significant adverse effect on designated sites, the wider ecological network and/or priority species).
- 3.46** Almost all sites will have some level of ecological interest but it is comparatively rare that ecological sensitivity is such as to preclude development entirely. Relatively few sites have therefore been graded as 'red'. More often, biodiversity can be integrated into sites as part of good design and often there will be opportunities for positive enhancement, either on, and/or where appropriate, off-site through 'biodiversity offsetting'. For sites where this is comparatively straight-forward e.g. maintenance of boundary features around the site, the site is likely to have been graded as 'green'. Where mitigation should be possible but which may, for example, reduce the overall housing density of the site through retention of important features such as trees or a buffer zone along a stream, then it will have been graded as 'yellow'. Sites which are scored orange may have more substantial biodiversity interest, but this could generally be mitigated for with good design and appropriate safeguarding of

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features of interest. The colour score schema does therefore provide an indication of ecological acceptability but it needs to be carefully interpreted in the light of the fuller assessment. The summary conclusion adds a little detail to the colour score.

- 3.47** In most cases, further ecological survey work will be required in the production of development briefs and a full ecological survey and assessment is likely to be required for any site, if and when it is brought forward for development as part of any planning application, in accordance with guidance from the Chartered Institute for Environmental and Ecological Management.⁽³⁾

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Land Drainage

- 3.48** The council's land drainage engineer has reviewed the potential impact of development in terms of flood risk and whether development will increase flood risk elsewhere. The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in directing development away from areas at highest risk.
- 3.49** A land drainage assessment was undertaken for each site. All assessments were undertaken in a consistent manner, taking account of the following documents and procedures:
- National Planning Policy Framework
 - Flood Risk Regulations 2009
 - Flood and Water Management Act 2010
 - Land Drainage Act 1991
- 3.50** Additionally, more site specific information was obtained from:
- Environment Agency Flood Zone Maps;
 - Harrogate Borough Council Strategic Flood Risk Assessment (Level 1);
 - Historic flooding records;
 - Yorkshire Water and sewer records; and
 - Local knowledge of the area.

Results

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

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4 Site Assessments

Harrogate

Site Ref	Site Name	Site Area		Page
H1	Land south of Penny Pot Lane	10.3004		24
H2	Land north of Knox Lane, Harrogate	3.15		28
H3	Land at Kingsley Road, Harrogate	3.49	Draft Allocation - housing	33
H4	Grove Park Centre, Harrogate	0.3113		37
H5	Former Yorkshire Water treatment works, Harlow Hill, Harrogate	2.0101		39
H6	BT Training Centre, St George's Drive, Harrogate	3.4154	Draft Allocation - housing	44
H7	Land to the east of Fairways Avenue, Starbeck	1.6763		48
H8	Land off Leeds Road, Harrogate	10.1912		51
H9	Land at Bilton Hall Drive, Harrogate	19.865		55
H10	Longlands Farm, Harrogate	22.3109		60
H11	Forest Head Farm, Harrogate	13.2931		65
H12	Land at Hornbeam Park, Harrogate	15.6509		70
H13	Land at Nitter Hill, Harrogate	2.481		77
H14	Land at Fulwith Mill Lane, Harrogate	0.4834		84
H15	Land south of Hookstone Chase, Harrogate	1.5821		88
H16	Playing fields, Harrogate College	3.278	Draft Allocation - employment	92
H17	Heath Lodge Care Home, Harrogate	0.3841	Draft Allocation - housing	98
H18	Greenfield Court, 42 Wetherby Road, Harrogate	0.9492	Draft Allocation - housing	101
H19	Land south west of Cornwall Road, Harrogate	13.2899		103
H20	Land to the rear of the Old Swan, Harrogate	0.2198		110
H21	Land at Kingsley Drive, Harrogate	8.2259	Draft Allocation - housing	114
H22	Land at Granby Farm, Harrogate	4.0051		119
H23	Land north of Kingsley Farm, Harrogate	7.2265		125
H24	Land at Woodfield Road, Harrogate	29.7425		130
H25	Land at Forest Lane Head, Starbeck	3.2283		135
H26	Land at Hookstone Drive, Harrogate	1.9265		140
H27	Showground car park, Wetherby Road, Harrogate	1.8546		145
H28	Land at Wetherby Road, Harrogate	6.8495	Draft Allocation - employment	149
H29	Land at Masham Road, Harrogate	0.3178		154
H30	Land adjacent to Prince of Wales Mansions, Harrogate	0.2458		155
H31	Land at Henshaw's College, Harrogate	18.6325		158

4 Site Assessments

Site Ref	Site Name	Site Area		Page
H32	Land north of Hildebrand Barracks, Harrogate	73.3757		164
H33	Cow Dyke Farm, Harrogate	1.56		170
H34	Land at Oakdale Farm, Harrogate	39.3958		174
H35	Land at Knox Mill Lane, Harrogate	1.0624		178
H36	Former Police Training Centre, Yew Tree Lane, Harrogate	8.8227	Draft Allocation - housing	182
H37	Land at Station Parade, Harrogate	0.4797	Draft Allocation - mixed use	189
H38	Land at Willow Bank, Harrogate	1.8384		194
H39	Land off Forest Lane, Harrogate	12.1808		198
H40	Land east of Forest Lane, Harrogate	7.6106		203
H41	Land between Forest Moor Farm and Arlington, Forest Moor Lane, Harrogate	0.336		208
H42	Land to the rear of Oak House and Brooklands, Forest Moor Lane, Harrogate	4.4271		213
H43	Land at Forest Moor Road, Harrogate	1.0797		218
H44	Land south of Rossett Green Lane, Harrogate	3.3055		223
H46	Land at Otley Road, Harrogate	4.0782	Draft Allocation - housing	229
H48	Land adjacent to Kingsley Farm, Harrogate	2.2432	Draft Allocation - housing	233
H49	Windmill Farm, Otley Road, Harrogate	43.7927	Draft Allocation - housing	237
H51	Land east of Lady Lane, Harrogate	49.8234	Draft Allocation - mixed use	242
H52	Land at Castlehill Farm, Harrogate	32.0576		249
H53	Land at Leckhampton House, Hill Top Lane, Harrogate	1.1381		256
H55	White House Farm, Burley Bank Road	0.4119		259
H56	Land to the north of Cow Dyke Farm, Harrogate	7.1747	Draft Allocation - housing	263
H57	Land to the west of St. Michael's Hospice, Harrogate	1.8471		267
H58	Land at Bilton Hall, Harrogate	20.4964		272
H59	Skipton Road Phase Three, Harrogate	7.3738		277
H60	Claro Road depot, Harrogate	1.6801		279
H61	Land adjacent to Nidd Gorge, Harrogate	1.3147		283
H63	Dragon Road car park, Harrogate	0.7971	Draft Allocation - mixed use	288
H65	Harlow Nurseries, Harrogate	2.3164	Draft Allocation - housing	291
H66	Rudfarlington Farm, Harrogate	119.544		298
H67	Oak View Farm, Harrogate	14.5696		304
H68	Land to the east of Ripon Road, Harrogate	2.0459		309

Site Assessments 4

Site Ref	Site Name	Site Area	Page
H69	Land to the east of Knox Hill, Harrogate	3.2519	313
H70	Land east of Whinney Lane, Harrogate	9.4009	Draft Allocation - housing 318

Table 4.1 Harrogate Sites

Settlement: Harrogate**Site: H1 (Land south of Penny Pot Lane)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located on the south side of Penny Pot Lane/ Rough Road between the Army Foundarion college and the B6161. LCA22: Menwith and Penny Pot Grassland
Landscape description	Area description: Simple undulating plateau landscape that is large scale. Small geometric conifer plantations are sparsely scattered across the area. However Penny Pot land itself is well wooded along its length. Site description: The site comprises of two rectangular pastoral fields subdivided by post and wire fencing. The site's northern boundary consists of woodland screen planting which runs along Penny Pot Lane. A mature hedgerow with hedgerow trees forms the site's eastern and western boundaries with post and wire fencing to the south.
Existing urban edge	The site is detached from the urban edge of Harrogate but buildings associated with the army barracks are located to the north across Penny Pot Lane and to the west.
Trees and hedges	Woodland belt on the northern boundary outside of the site curtilage
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Although the landscape is not of particularly high quality it is susceptible to change as a result of adding dense housing to a location in open countryside.
Visual Sensitivity	Elevated site potentially highly visible
Anticipated landscape effects	Development of this site is likely to appear as a major intrusion into the landscape
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though allocation of 25% to green infrastructure to help integrate the development with the surrounding countryside.
Likely level of landscape effects	Large scale adverse effects. The site is highly visible and would result in some built form coalescence.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if H34 and H50 to the east and northeast respectively were also developed

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

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

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

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

Summary conclusion	The site is highly visible from Cardale and Birk Crag Woodlands where the barracks are already prominent on this elevated plateau. Development would add to built form coalescence and result in a significant intrusion into the landscape.
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Settlement: Harrogate**Site: H1 (Land south of Penny Pot Lane)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	No requirement to consult Natural England over residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None impacted
BAP Priority Habitats	Hedgerows, Woodland (tree belt along Penny Pot Lane)
Phase 1 Survey Target Notes	None
Sward	Improved pasture (eastern field) and arable (western field)
Trees and Hedges	There is a linear woodland shelter belt along Penny Pot Lane. There is also boundary hedge with trees along Oaker Bank and the western boundary. Some of the boundary trees are significant trees (including some probably identified to the first epoch OS maps). The southern and internal boundaries are fenced. Trees and hedgerows surrounding the site should be retained and conserved.
Presence of Trees that Merit TPO	Shelter belt along northern boundary likely to merit protection through a tree preservation order.
Water/Wetland	There is a stream to the east of Oaker Bank at the southern end of the site.
Slope and Aspect	South easterly slope down Oaker Bank
Buildings and Structures	None
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 22 Menwith and Penny Pot Grassland "Encourage the protection and restoration of stone wall and hedge field boundaries". "Promote diversity of grassland communities through management".
Connectivity/Corridors	The shelter belt along Penny Pot Lane extends as far west as Haverah Park and is a significant corridor. The southern boundary could be landscaped with woodland planting to connect with replanted ancient woodland at nearby Bardner Wood to the west and towards Long Crag and Oak Dale to the east.
GI/SUDS Opportunities (for biodiversity)	May be opportunity to create sustainable urban drainage wetland towards the SE of the site; SE aspect would favour wild-flower planting.
Protected Species	Nesting birds probably utilise the trees and hedges. Bats may utilise the mature trees for roosting and shelter-belt for foraging
BAP Priority Species	Some potential for ground-nesting birds such as skylark and lapwing
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion

Improved/arable Fields of low biodiversity value. Existing boundary trees and hedgerows should be protected, retained and enhanced (especially shelter belt to north, which should not be considered for potential site access route). Given this constraint, it should be possible to successfully mitigate for development and achieve biodiversity enhancements through the creation of semi-natural habitats along its boundaries, as part of the site's green infrastructure. Full ecological assessment required prior to development.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H2 (Land north of Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	North of Harrogate, off Knox Lane. LCA24: Lower Nidderdale Valley northwest of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: The site comprises part of an irregular shaped grassland field that extends right up to the edge of town and down to the Oak Beck. A dismantled railway crosses the site and is well vegetated with scrub woodland, some trees have grown quite tall giving a strong woodland setting.
Existing urban edge	The site is well contained by topography, woodland and tree cover found along Knox Lane and Oak Beck to the east and therefore appears quite detached from the urban edge despite backing onto housing.
Trees and hedges	Trees on east boundary TPO'd. Other trees across the site may be worthy of TPO.
Landscape and Green Belt designations	Open Countryside Special Landscape Area
Description of proposal for the site	Residential (assume 30+ properties per ha)
Physical Sensitivity	The landscape is sensitive to the loss of fields and trees that contribute to the integration of the existing urban edge with the surrounding countryside.
Visual Sensitivity	The site occupies the broad valley side right at the edge of town, however is not highly visible from close range at Knox Lane, because of intervening tree cover and changes to landform. The site is however visible from distant views to the north at Nidd.
Anticipated landscape effects	Development of this site would affect a diverse range of landscape features what contribute to the exceptional quality of the area, including attractive woodland cover. There is also potential coalescence between Harrogate and the small settlement of Knox. The rural character of Knox Lane would also be significantly affected by development of this site.
Potential for mitigation and opportunities for enhancement	There is little potential for mitigation since the site is steeply sloping and facing outwards towards open countryside. The abundance of woodland cover and tall hedgerow trees already provide screening and enclosure of the site.
Likely level of landscape effects	Development of this site would result in large scale adverse change due to the loss of high quality landscape features, erosion of the attractive setting of Harrogate and coalescence between Harrogate and the small hamlet of Knox.
Adjacent sites/cumulative impacts/benefits	No sites adjacent.

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

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

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

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red
Summary conclusion	The site makes a strong contribution to Harrogate and its setting and forms part of the Warren Top – Knox Hill Special Landscape Area. The site serves to bring countryside right up to the edge of the town and should be protected. There is no capacity to accept development without detriment to landscape character.

Settlement: Harrogate**Site: H2 (Land north of Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Historic, rural hamlet of Knox to the north west.
Commentary on heritage assets.	Historic, rural hamlet of Knox to the north west, comprising vernacular stone built cottages and terraces and detached properties.
Topography and views	Land raised above the height of Knox Lane. Wooded area in the foreground of the pumping station visible to the north-west. Canopies of trees lining the beck to the north-west are visible from within the site.
Landscape context	Important rural landscape, Gentle undulations throughout the site: land rises to the dismantled railway embankment and falls towards Oak Beck. Mature trees throughout the site, along the embankment and along site boundaries. Walled boundary to the south.
Grain of surrounding development	Knox hamlet to the west is a dispersed rural settlement largely hidden from view from Ripon Road by topography, mature trees and hedgerows. Suburbia to the north-east and south-east. Saw mills and timber yard to the south-east.
Local building design	Suburbia to the north-east, south and south-east- assorted brick. Mix of house types. Knox hamlet to the north-west- vernacular stone built cottages and terraces and detached properties- stone.
Features on site, and land use or features off site having immediate impact.	Raised and wooded embankment of dismantled railway dissects the site. Paddock. Electricity pylon to the east and cables cross the site overhead.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	This site serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. It forms an important and characterful green wedge between the two settlements. The trees bordering the site and within it consolidate the rural character of this green lane. The topography of the embankment and its wooded covering delineates the edge of suburbia.
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Settlement: Harrogate**Site: H2 (Land north of Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None
Sward	Improved pasture.
Trees and Hedges	Mature Trees bound the site and extend along the disused railway.
Presence of Trees that Merit TPO	Belt along Old Trough Way has TPOs; Protection should be extended to other significant trees across the site, along the disused railway and towards Oak Beck.
Water/Wetland	NE tip is within flood zone of Oak Beck.
Slope and Aspect	The land falls easterly towards Oak Beck.
Buildings and Structures	Pylon on SE boundary.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site constitutes part of the Oak Beck corridor which links Haverah Park through to the west side of Harrogate and across to its confluence with the River Nidd to the east, forming a largely continuous corridor along the northern fringe of Harrogate.
GI/SUDS Opportunities (for biodiversity)	A limited amount of development might enable enhancement of the remaining green-space around Oak Beck.
Protected Species	The site is likely to support bats and nesting birds; section along Oak Beck may support otter.
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely in the flood zone of Oak Beck.
Notes	

Conclusion

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

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

Summary conclusion	The northern part of the site forms an important part of Oak Beck Green Corridor and should not be developed. All mature trees should be retained and protected. Very limited development in the south western part of the site may be acceptable in return safeguarding of green infrastructure across the rest of the site; however, this would impact on the housing density achievable for the site as a whole.
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Settlement: Harrogate**Site: H2 (Land north of Knox Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the north eastern boundary of this proposed development is located within flood zones 2/3. Consequently development in the flood zone area should be avoided.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

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

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

Settlement: Harrogate**Site: H3 (Land at Kingsley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	North east of Harrogate, off Kingsley Drive LCA55: Bilton Triangle
Landscape description	Area description: The area is distinctive due to its location on the eastern edge of town surrounded by development on three sides. Tree cover is good and remnants of the historic field pattern remain. Site description: The site is part of the area of land known as the Bilton Triangle and comprises remnants of three small grass fields with overgrown hedgerow boundaries. The area is of recreation and amenity value to the local residents due to its good network of footpaths.
Existing urban edge	Although there is open countryside to the north and west, the site feels part of the urban edge because it is contained by Kingsley Road and the railway line.
Trees and hedges	Overgrown unmanaged hawthorn hedges on field boundaries.
Landscape and Green Belt designations	TPO Green Wedge (part of the site) Open Countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises small grass fields of varying size in the Bilton Triangle. The fields are divided by hedgerows and mostly used for horse grazing. It is a generally flat site enclosed and sheltered by good hedgerows with some tall hedgerow trees. There are some mature hawthorn and oaks along the disused railway to the northeast boundary.
Visual Sensitivity	The housing to the south and west provide some screening and enclosure and the disused railway line to the north contains the site.
Anticipated landscape effects	Development would result in the loss of grass fields with good hedgerows at the urban edge. However the fields are overgrazed and hedgerows are gappy in parts.
Potential for mitigation and opportunities for enhancement	Retention and improvement of hedgerows is important to the integration of development with the countryside and this may limit the development potential of the site.
Likely level of landscape effects	Medium scale adverse effect due to loss of hedgerows and trees and the loss of open green space that provides a link into town.
Adjacent sites/cumulative impacts/benefits	H47, H23, H21, H24 are also located in the Bilton triangle and the development of any of these sites along side H3 may result in cumulative effects.

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

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

Summary conclusion	Site development may help to better integrate urban edge with countryside through the retention and enhancement of hedgerows. The landscape has capacity to accept the development of this site as adjacent land would continue to provide a green link into town.
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Settlement: Harrogate**Site: H3 (Land at Kingsley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Bilton Petrol Dumps SINC to the immediately north (across Bogs Lane and the railway)
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	2016 Survey ADAS notes tree-lines and hedgerows
Sward	Improved Pasture [1992]. Appears to be very heavily horse-grazed with patches of tall ruderal vegetation.
Trees and Hedges	There are wide but neglected internal hedges along Kingsley Road, which are beginning to grow out into lines of trees. There is a small copse on the bridge embankment in northern corner. Some of the trees are individually significant but many are semi-mature having grown out of the neglected hedges.
Presence of Trees that Merit TPO	Significant trees on site benefit from TPO's.
Water/Wetland	Star Beck originates along the northern sections of Kingsley Road and the railway but appears to be little more than a ditch and boggy ground.
Slope and Aspect	Flat except roadside embankment
Buildings and Structures	None (Kingsley road bridge over disused railway is adjacent).
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	Area 55 Bilton Triangle <ul style="list-style-type: none"> • “Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge...” • “Encourage planting of trees along urban edge...”
Connectivity/Corridors	Part of the Bilton Triangle green wedge that connects the Nidd Gorge with the Stray in the town centre. Trees and hedgerows link in to surrounding fields, Starbeck Reservoir site, Bilton Petrol Dump SINC and disused railway line.
GI/SUDS Opportunities (for biodiversity)	The hedges, which are neglected and becoming grown out, should be managed to maintain their integrity. May be some opportunities for a small sustainable urban drainage wetland along Star Beck.
Protected Species	Nesting birds are likely to utilise the hedgerows and birds and bats may utilise the mature trees. Bats may utilise adjacent bridge over disused railway and Starbeck Reservoir for foraging.
BAP Priority Species	Toads and other amphibians likely to use the damp meadow areas
Invasive Species	Himalayan Balsam occurs in damper areas.
Notes	Refused application;15/03559/FULMAJ mitigation was proposed in association with the flood defence scheme; see ADAS survey and ecology comments 21.04.2016

Conclusion

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

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

Summary conclusion

The site has ecological value as part of a network of open space between Starbeck and Bilton. Mitigation for any development will need to create compensatory habitat and enhancement, and maintain connectivity along Star Beck on the northern and eastern site boundaries.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H4 (Grove Park Centre, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Terraces of late 19th / early 20th century houses. Warehouse building.
Commentary on heritage assets.	The conservation area boundary is located immediately to the south of the site; therefore, development will affect the setting of the conservation area in this location. The terraces of late 19th / early 20th century houses are located to the east and south of the site and therefore their setting may be affected. On the site itself is located a warehouse building dating from between 1910 and 1932. It is built of stone, with a windowed elevation facing south east onto Grove Park Terrace and to the north east is visible the gables with steeply pitched, asymmetric roofs, characteristic of warehouse buildings. The building itself will be affected by development.
Topography and views	Views are related to those visible from the surrounding streets. Ground level appears level.
Landscape context	Urban environment.
Grain of surrounding development	Highly characterised by terraced houses with additional business parks in the vicinity (including immediately to the south west with Grove Park Court).
Local building design	Terraced houses in stone with brick rears. Modern use of brick in the business park.
Features on site, and land use or features off site having immediate impact.	Warehouse buildings (early 20th century and with more modern parts). Stone wall boundary to the north west, adjacent to the railway embankment - this is well treed.

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The principle of housing on this site is acceptable but the demolition of the warehouse building would be extremely regrettable - it is desirable to retain it for conversion but it can be said to be of low significance due to its altered state - however, consideration could be given to the retention and conversion of the warehouse building, with design of new elements to maintain the industrial aesthetic. Otherwise, housing that is of appropriate design and which takes into account the context of the traditional, late 19th century / early 20th century terraced houses, should not cause harm local character or the setting of the conservation area.
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Settlement: Harrogate**Site: H4 (Grove Park Centre, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

Settlement: Harrogate**Site: H5 (Former Yorkshire Water treatment works, Harlow Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Former Yorkshire Water Treatment Works Otley Road Harrogate
Landscape description	Area description: The urban landscape surrounding the site comprises Harlow Hill situated to the west. The Harlow Hill Water Tower, a local landmark in the area is situated 120m to the north-west with the Pine-woods woodland forming a strong skyline backcloth feature Site description: The site comprises former operational land used by Yorkshire Water consisting of an elevated grassed area containing underground storage tanks. The site is bounded by chain link fencing
Existing urban edge	The site is situated within the urban fabric of Harrogate with recreational open space to the west
Trees and hedges	N/A
Landscape and Green Belt designations	N/A
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is valued as a grassed open space
Visual Sensitivity	The site is highly visible from Otley Road and PRoW routed along Nursery Lane to the west. Expansive views from the PRoW over the site towards the Howardian Hills and North Yorks Moors are of high local value with a number of memorial benches erected along this route.
Anticipated landscape effects	Development would result in the loss of an open space albeit one which can only be observed and has no public access. This open space however is highly valued by residents and recreational users using the surrounding network of footpaths and highly susceptible and sensitive to change.
Potential for mitigation and opportunities for enhancement	Siting of development to the lower eastern part of the site would assist in preserving important views out over the site to the east and north east
Likely level of landscape effects	There would be Medium scale adverse effects if the overall site was developed.
Adjacent sites/cumulative impacts/benefits	N/A

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

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

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

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

Summary conclusion	This site is highly visible from the adjacent PRoW and from Otley Road. Development that takes fully into account and conserves local views across the site would be more acceptable
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Settlement: Harrogate**Site: H5 (Former Yorkshire Water treatment works, Harlow Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. Harlow Hill Water Tower (grade II). Harlow Hill Observatory Tower (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Numerous traditional dwellings (early 20th century) located along Otley Road.
Commentary on heritage assets.	The west edge of the Harrogate Conservation Area is located close by, however, this is a small, extended part that juts out from the main boundary - impact on its setting should nevertheless be taken into account. Harlow Hill Water Tower (grade II) and Harlow Hill Observatory Tower (grade II) are located to the north west of the site and their setting is affected. The site is within the setting of numerous traditional dwellings (early 20th century) located along Otley Road.
Topography and views	Land rises to the west. Grassed embankment of the water treatment works present on the east of the site. Views of the towers across the site on the approach heading west, more open once past the embankment. Views of the tower up Nursery Lane. Critical views from Nursery Lane looking eastwards over the surrounding countryside - this was the reason for the erection of the observatory tower in this location.
Landscape context	Urban location but with open green spaces due to the water treatment works and the adjacent recreation ground.
Grain of surrounding development	Site is separated from established residential development and remains distinct, though development has been recently occurred to the north of the site.
Local building design	Tendency to stone or stone with part render, houses (such as those traditional buildings fronting Otley Road), detached or rows. Rendered dwellings also present. More variation, including brick, also in the wider area.
Features on site, and land use or features off site having immediate impact.	Stone wall to Otley Road, also a verge. Small trees on boundaries and road generally characterised by trees. Grassed embankment of water treatment works both within and to the north of site. Buildings of water works also present to north.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Orange score given only if reduction in standard housing density can be accepted.

Part of the site (to the west) was recently considered under 15/03087/OUT. This was refused because of the harmful impact on the open character and landscape of the area, including long-distance panoramic views over Harrogate and views of the listed towers.

Very low scale, very low density development may be possible if it allows views of the tower to be maintained and the panoramic views to be kept (which may require contemporary design in order to keep building heights low); however, there is still the location of the site in the context of the remaining part of the water treatment site to take into account in designing any new development

Settlement: Harrogate**Site: H5 (Former Yorkshire Water treatment works, Harlow Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Hard-standing and closely cropped grassland; some tall ruderal sward on corner of two main roads.
Trees and Hedges	There are a number of maturing trees along the roadside boundaries.
Presence of Trees that Merit TPO	Mature trees may merit protection by order.
Water/Wetland	None on site (except tanks).
Slope and Aspect	Underground reservoirs surrounded by sloping grassland.
Buildings and Structures	Covered reservoirs 'buried' beneath artificial mounds; low dry stone walls form external site boundaries.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland NCA 22: Pennines Dales Fringe SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	Urban but LCA 59 Harlow Hill is adjacent. "The setting of well treed mature suburb to east of Valley Gardens and the links the gardens have with the countryside through this character area must be preserved".
Connectivity/Corridors	The site constitutes open space which buffers the Pinewoods from quite densely urban development to the south and Otley Road provides a corridor from the urban area into the countryside to the west.
GI/SUDS Opportunities (for biodiversity)	Trees and vegetation along Otley Road frontage should be retained to maintain something of a buffer between the Pinewoods and urban development to the south.
Protected Species	Potential for nesting birds along frontage - possibility of bat roost potential in more mature trees on corner with Harlow Moor Road.
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Trees and vegetation along Otley Road Frontage should be retained and enhanced with additional native planting/wildflower area to retain a buffer between the Pinewoods and urban development to the south. Sward should be surveyed as part of Phase 1 Habitat Survey. Check for nesting birds and bat roost potential.

Land Drainage Site Assessment

Land drainage: summary of issues.

I would not class this site as Brownfield land, due to the fact that the area proposed for development it is generally open grass land.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H6 (BT Training Centre, St George's Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located southwest of the town centre, off St Georges Walk
Landscape description	Area description: The site lies within the built up area of Harrogate and not within any designated character area Site Description: The site comprises a rectangular shaped parcel of land comprising the BT training Centre. There is an outgrown hedge defining the south-west boundary with Rossett Drive which includes a ditch. There are also some small areas of vegetation on the site including a willow plantation and some oak and sycamore in the hedgerow defining the site's south-east boundary. A public footpath/cycleway runs along the site's north-west boundary
Existing urban edge	The site is bordered by residential development on three sides with Rossett Local Nature Reserve defining the fourth. The site is therefore well integrated into the urban grain of Harrogate
Trees and hedges	Overgrown mature hedgerow with hedgerow trees along the site's south-west boundary with Rossett Drive and occasional trees within the south-east boundary. Small areas of woodland are situated within the site
Landscape and Green Belt designations	N/A
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site includes areas of woodland vegetation, hedgerows and hedgerow trees. The site is bounded by a 1.8m high security fence and is not accessible by the general public.
Visual Sensitivity	The site is generally flat at an elevation of about 150m AOD and visually contained along three boundaries by residential development. Near distance views are therefore limited to those from the PRow adjoining the site.
Anticipated landscape effects	Development of this site would be appropriate providing design scale and massing is in keeping with the surrounding area.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development through allocation of sufficient green infrastructure particularly along the PRow margins which currently lacks natural surveillance situated within a narrow corridor that is not overlooked
Likely level of landscape effects	Small scale adverse effects. the site is visually contained within existing residential development on three sides
Adjacent sites/cumulative impacts/benefits	N/A

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green

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

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

Summary conclusion	The site is not prominent within the urban landscape and subject to an appropriate scheme could be effectively mitigated. The site currently forms a gap in the urban fabric and un-connected to the surrounding urban pattern. Opportunity to enhance existing green infrastructure links
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Settlement: Harrogate**Site: H6 (BT Training Centre, St George's Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Rossett Local Nature Reserve adjacent, which might be subject to increased recreational pressure.
BAP Priority Habitats	Hedgerow on southern boundary.
Phase 1 Survey Target Notes	None - but see ecological survey.
Sward	Large areas of surfaced land for car-parking/training. Some areas of amenity grassland.
Trees and Hedges	Old boundary hedge along southern boundary to Rossett Drive. Hedge is predominantly hawthorn but includes mature oak and sycamore. Otherwise, few trees on site apart from cluster of willow trees near centre of NW edge.
Presence of Trees that Merit TPO	Mature boundary trees may merit protection by order.
Water/Wetland	Old boundary hedge along southern boundary to Rossett Drive, includes a ditch, which may provide connectivity for Great Crested Newts from SINC/LNR to north.
Slope and Aspect	150.00 AOD generally flat topography.
Buildings and Structures	Site is dominated by a large complex of modern red brick office, operational and storage buildings.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats,,,
LCA and Relevant Guidance (for biodiversity)	Not applicable - urban
Connectivity/Corridors	The area is adjacent to a sinuous green corridor which trends from open countryside at Pannal Ash via Harrogate College and Rossett School playing fields via Rossett LNR and through this site and the wider Harrogate Grammar School playing fields to almost link in with the Stray. The green corridor is characterised by school playing fields and formally managed open space and is cut through and constrained by main roads through town (especially Leeds Road and Otley Road) but is reinforced by suburban gardens and street trees. The site is bound by a cycleway to the west, which forms the eastern boundary of the green corridor.
GI/SUDS Opportunities (for biodiversity)	The hedgerow and ditch along Rossett Drive should be retained and enhanced. A substantial green buffer should be created along the western boundary with the cycleway and Rossett LNR to enhance the green corridor. This should include a sustainable urban drainage wetland as enhancement for Great Crested Newts. Newts fall into and become trapped in gully pots, so redevelopment of this site ought to include a sustainable urban drainage alternative. It is important for the local population of Great Crested Newts that the closed section of Rossett Drive is not opened as a result of redevelopment of this site. There is already considerable recreational pressure on Rossett Acres SINC from dog walkers, mountain bikers and anti-social behaviour and this would be likely to increase with the development of more housing immediately adjacent to it (as would numbers of cats which predate on newts). Only the provision of well-designed public open space of the right type on-site at this proposed development could offset the likely increase in recreational pressure on the SINC
Protected Species	The hedgerow with ditch is likely to provide terrestrial habitat and connectivity for Great Crested Newts, which are also likely to utilise other features of terrestrial habitat on the site. Hedgerows and trees are likely to support nesting birds and foraging bats.
BAP Priority Species	GCN, toad, house sparrow, dunnock etc.

Invasive Species	Crassula helmsii occurs at adjacent Rossett Local Nature Reserve.	
Notes	15/05478/OUTMAJ includes ecological assessment.	
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	This is a sensitive site due to the presence of great crested newts and its proximity to Rossett Local Nature Reserve. Mitigation, compensation and enhancement are required both for loss of newt's terrestrial habitat and for increased recreation pressure as a result of development impacting on the tiny adjacent local nature reserve. Significant Green Infrastructure to provide both newt habitat and alternative recreational areas (e.g. for dog-walking) will be required.	

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H7 (Land to the east of Fairways Avenue, Starbeck)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located in Greenbelt on the east side of Harrogate. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small triangular field bounded by a golfcourse to the north, the railway line to the southeast and housing development to the west.
Existing urban edge	20th century housing comprising bungalows and two story houses to the west boundary. Development on edge of Harrogate protrudes into open countryside at this point south of Harrogate Golf club.
Trees and hedges	Hedgerow on north boundary with TPO'd trees.
Landscape and Green Belt designations	Green Belt TPO to north boundary. Public Right of Way just outside north boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of field would impact on landscape character to a small extent and result in a change the the urban edge which would further protrude into open countryside.
Visual Sensitivity	Visually well enclosed site not widely visible.
Anticipated landscape effects	Loss of field on the urban edge in Greenbelt would affect the openness of Greenbelt. However the site is well contained.
Potential for mitigation and opportunities for enhancement	In addition to protecting TPO'd trees green infrastructure along the north and southeast boundaries would be required to ensure integration with open countryside.
Likely level of landscape effects	medium scale due to loss of open field in greenbelt,
Adjacent sites/cumulative impacts/benefits	None

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

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

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

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

Summary conclusion	The landscape does have some capacity to accept the development proposed in this location due to the enclosed nature of the site. But Greenbelt would be affected.
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Settlement: Harrogate**Site: H7 (Land to the east of Fairways Avenue, Starbeck)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None Impacted
Sites of Special Scientific Interest (SSSI)	Site is between 2 to 3 km from Birkham Wood and Hay-a-Park SSSIs.
SSSI Risk Zone	Natural England require consultation on construction of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Site is about 100m of Gallows Hill SINC.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	Improved pasture (P1HS 1992).
Sward	check P1HS - prob. horse pasture
Trees and Hedges	Tree-lined hedge along the northern boundary and hedge along the railtrack side. Garden boundaries to the west.
Presence of Trees that Merit TPO	Trees to north have TPO.
Water/Wetland	None on site.
Slope and Aspect	Land slopes gently towards the SE.
Buildings and Structures	Stables type sheds along the railway track.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Site is set between golf course and railway, Gallows Hill SINC and Long Walk, River Nidd.
GI/SUDS Opportunities (for biodiversity)	Potential to recreate a wildflower meadow.
Protected Species	Within 300m of Great Crested Newts breeding pond at Gallows Hill, Breeding birds and bats likely to utilise woodland belt to north. There are possible badger setts in vicinity.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Development could impinge on the green corridor between golf course, railway, Gallows Hill SINC and Long Walk along the River Nidd, Potential mitigation for limited development may include re-inforcing the railway corridor with planting of native trees and shrubs. Potential impacts on protected species require assessment.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H8 (Land off Leeds Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of town east of the A61. LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. Site description: Grazed grass fields on the lower valley side south of the beck. Mature trees along the beck corridor and along field boundaries plus clumps of trees.
Existing urban edge	Low density housing comprising some single story at the urban edge, with well wooded garden boundaries that integrate town and countryside well. The site appears detached from the urban edge as a result.
Trees and hedges	Trees along the banks of Crimple Beck to the south and east. Hedgerow field boundaries. Trees and woodland to north on urban edge of Harrogate. Possibly worthy of TPO.
Landscape and Green Belt designations	Special Landscape Area (SLA) Public Right of Way (Bridleway) Open Countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Site is important to the character of the Crimple Valley SLA and to the setting of Harrogate and the landscape is susceptible to built development that is not characteristic and increases the visibility of the urban edge.
Visual Sensitivity	The site can be seen on the approach to Harrogate from the south and from various public rights of way and the railway line (viaduct).
Anticipated landscape effects	Loss of a considerable area of valued valley landscape.
Potential for mitigation and opportunities for enhancement	Limited due to the nature of the site on the valley side. Any development would need to ensure a substantial buffer along the beck corridor as well as substantial green infrastructure within the site.
Likely level of landscape effects	Large scale adverse
Adjacent sites/cumulative impacts/benefits	None

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

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

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

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

Summary conclusion	The site is an important area providing the setting for the south side of Harrogate and the extension of development upto the bank of Crimple Beck would be detrimental on the character of the valley. The landscape has no capacity to accept development on this site without considerable impact on the landscape character of the setting of the town and the Crimple Valley.
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Settlement: Harrogate**Site: H8 (Land off Leeds Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Crimple Valley Viaduct (grade II* listed).
Known non-designated heritage assets potentially affected by development of the site.	Fulwith Grange, Fulwith Mill Farm and Almsford Bridge.
Commentary on heritage assets.	The site is located in the setting of Crimple Valley Viaduct which has an extremely strong presence in this valley landscape. Fulwith Grange and Fulwith Mill Farm are located to the north east of the site and their setting will be affected. The old mill race associated with Fulwith Mill, runs through site and therefore there is likely to be archaeological interest. Almsford Bridge is located at the west end of the site, adjacent to the A61.
Topography and views	Land drops down significantly towards the beck / river. Glimpse views from road looking east. View from Follifoot Road looking north to the site. Presumed views possible from footpaths present in the area.
Landscape context	Crimple valley, farmland / fields, rural edge of south Harrogate.
Grain of surrounding development	Fulwith Road / Drive etc. to the north - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed.
Local building design	Stone is the traditional material of the area and is seen on the oldest buildings. Other materials seen in later buildings.
Features on site, and land use or features off site having immediate impact.	Crimple Beck / River Crimple and its woodland belt forms the southern boundary to the site. Further woodland present at the north / centre of the site and other trees along the southern edge of the Fulwith Road / Drive dwellings to the north. Site comprises open fields with hedged / treed boundaries and also buildings present on the site at the north west corner - no evidence on OS maps for the buildings being of any significance or age, but have not been inspected. Stone wall present on west boundary, possibly historic.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the site will result in a harmful impact on the setting of the designated and non-designated heritage assets, particularly the landscape setting of the grade II* listed viaduct. Harm will result from the introduction of development into this attractive rural edge to Harrogate and important landscape area. However, very minor redevelopment of the area where existing buildings are located may be possible (at west end of site, adjacent to road)
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Settlement: Harrogate**Site: H8 (Land off Leeds Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	No requirement to consult Natural England over residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None impacted
BAP Priority Habitats	Woodland,
Phase 1 Survey Target Notes	Woodland, hedges, flowing water
Sward	check P1HS
Trees and Hedges	Small woodland in centre north of site, trees line Crimple Beck and A61.
Presence of Trees that Merit TPO	Trees on site likely to benefit from a TPO.
Water/Wetland	Crimple Beck forms southern boundary .1/3 of site in flood plain.Drain along northern boundary.
Slope and Aspect	Land slopes down south-easterly towards the Crimple Beck.
Buildings and Structures	Almsford Bridge may be utilised by bats.
Natural Area	NCA 22 Pennine Dales Fringe.
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland.
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	Crimple Corridor (NE strategic Green Infrastructure corridor of District importance).
GI/SUDS Opportunities (for biodiversity)	Protect, retain and enhance existing trees and woodland. There may be some opportunity for high quality green infrastructure to mitigate for very limited development.
Protected Species	Potential for bats, otter, water voles, kingfisher, nesting birds in trees,hedges and woodland and along the Crimple Beck.
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely along Crimple Beck.
Notes	

Conclusion

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

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

Summary conclusion	Any small-scale development would need to respect the corridor of Crimple Beck (and its associated floodzone) and retain existing trees and woodland. There may be some opportunity for high quality green infrastructure to mitigate for very limited development and to provide enhancement, but this would need to be sufficient to more than offset disturbance to existing habitats on and adjacent to site.
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Settlement: Harrogate

Site: H8 (Land off Leeds Road, Harrogate)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, a large proportion of the site at the southern end is situated in flood zone 2/3 .

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

Conclusion

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

Settlement: Harrogate**Site: H9 (Land at Bilton Hall Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located in fields between Harrogate and Knaresborough. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Parliamentary enclosure grass fields with overgrown hedgerow boundaries. A small water course runs through the site.
Existing urban edge	Site detached from main urban edge north of Forest lane.
Trees and hedges	TPO through the site. Hedgerow field boundaries with trees.
Landscape and Green Belt designations	Open countryside Green Belt Majority of site in Special Landscape Area (SLA).
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Valued landscape in Greenbelt is susceptible to change as a result of proposed development due to loss of characteristic fields and lack of connection with similar development.
Visual Sensitivity	Views from the Harrogate Ringway PRoW to the north and views from A59. Would reduce visual separation between two towns therefore high sensitivity.
Anticipated landscape effects	Loss of field and introduction of large scale development in the middle of Green belt.
Potential for mitigation and opportunities for enhancement	NMitigation opportunities limited because of the loss of open green space between settlements that is the reason for the Green Belt designation.
Likely level of landscape effects	Large scale adverse due to the size of the site in the middle of Green belt.
Adjacent sites/cumulative impacts/benefits	Development of wither H11 and H25 to the west would increase the adverse effects.

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

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

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

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

Summary conclusion	No capacity for development without adverse effect on openness of green belt and landscape character.
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Settlement: Harrogate**Site: H9 (Land at Bilton Hall Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area. Bilton Hall (IILB). High Bridge (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Setting of Knaresborough Conservation Area. Setting of Bilton Hall (IILB). Setting of High Bridge (GIILB).
Topography and views	Views east and south. Site affords views to the east of Knaresborough Castle and the church spire and may be viewed from across the valley. Site is visible from the A59. Undulating landscape. Land falls to the east towards Nidd Gorge. Land rises steeply to the south. Views to the east of the heterogeneity of Knaresborough.
Landscape context	Greenbelt. Open countryside. Undulating landscape separating Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Wooded landscape, including Fox Wood and Foolish Wood to the north west, Mackintosh Park to the north, Long Walk to the east and Belmont Wood to the south west. River corridor. Railway embankment to the south.
Grain of surrounding development	Beyond urban edge in open countryside.
Local building design	Outside of established settlement. To the south of the site, on the east side of Bilton Hall Lane and flanking the north of Forest Lane Head, is a line of dwellings comprising; a large, detached pebbled dash render and slate house to the rear of which are brick and render former farm buildings, now converted to dwellings and domesticated in appearance; a detached stone dwelling; a pair of substantial which rendered and artificial slate dwellings set well back from the road; 4 pairs of stone built semi's with front and rear gardens; and a detached brick built dwelling also with front and rear gardens. Adjacent to this line of dwellings is a large commercial unit- the Yorkshire Care mobility equipment centre, with hardstanding providing parking provision in the forecourt. To the east, adjacent to the site is open fields and paddocks providing separation from the edge of Harrogate and Knaresborough Conservation Area and the river corridor of Nidd Gorge which borders the edge of the historic market town of Knaresborough. An assortment of timber stables, sheds and isolated caravans, associated with the paddocks to the north, On the north side of Harrogate Road, to the east and bordered on three sides by site ref H58, is line of dwellings comprising: a detached house, raised above the road level, part render and part brick; and two pairs of semi's- also part brick and part render in construction. To the south, on the south side of and bordering Forest Head Road, is Harrogate Golf Club, a white rendered building. Further south west, set back and barely visible from the road, on land rising southwards, is a small cluster of modern farm buildings.
Features on site, and land use or features off site having immediate impact.	The site lies to the north of Forest Lane Head, on the north-eastern edge of Harrogate. Bilton Hall Drive runs north/south through the site. It consists of a number of fields predominantly used for grazing, most of which are bounded by mature hedgerows many of which include trees. There is a TPO covering trees on both sides of Bilton Hall Drive and along a field boundary towards the south-west and west of the site. Further fields are to the north, east and west, whilst there are residential properties of various styles and ages between the site and Forest Head Road.

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

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

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

Rationale		Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.		Red
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.		Red
Summary conclusion	Greenbelt. Valued landscape that provides setting to and separation between Harrogate and Knaresborough. Setting of Knaresborough Conservation Area. Setting of Bilton Hall (IILB). Not capable of mitigation. Key views. Development would intrude into open countryside. Site is divorced from settlement edge.	

Settlement: Harrogate**Site: H9 (Land at Bilton Hall Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	Nidd Gorge woodlands SINC within c. 350m to NW.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None on site
Sward	Improved and semi-improved (species-poor) pastures.
Trees and Hedges	Avenue of TPOed trees along Bilton Hall Drive; line of TPOed trees along SW boundary; Well treed hedgerows bound the majority of small fields.
Presence of Trees that Merit TPO	Any mature field boundary trees not already covered may merit the protection of TPOs .
Water/Wetland	Two small becks run east-west through site; 2 small ponds near NW corner.
Slope and Aspect	Generally flat.
Buildings and Structures	There is a residential dwelling on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The network of small pasture fields and hedgerows and becks link in with River Nidd corridor to north and east.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of small fields, hedgerows and ditches with additional native planting
Protected Species	Nesting birds and bats likely to utilise trees and hedgerows and potentially buildings on site; great crested newt breeding ponds c.650m to SE.
BAP Priority Species	Some possibility of priority species of ground nesting birds.
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	This site's network of small pasture fields, hedgerows and ditches makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, which is a valuable wildlife resource in its own right and for the people of Harrogate and Knaresborough.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses (Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd.) It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H10 (Longlands Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the east side of Harrogate east of the disused railway line and north of Henshaws school. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: parliamentary enclosure grass fields with hedgerow boundaries plus farmstead and associated fields characteristic of the area.
Existing urban edge	Site appears detached from existing urban edge by railway and fields to the north and west and Henshaws college grounds to the south and west.
Trees and hedges	Hedgerow field boundaries with some trees
Landscape and Green Belt designations	Open countryside Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape has high susceptibility to change as a result of the proposed development through the loss of open countryside in Green Belt.
Visual Sensitivity	There are views of H10 from the H24 and PRoW to the east.
Anticipated landscape effects	Loss of fields in Green belt.
Potential for mitigation and opportunities for enhancement	Limited as once the openness of Green belt is lost the loss cannot be mitigated.
Likely level of landscape effects	Large scale adverse due to the impact on Green belt and the effect on the setting of Harrogate.
Adjacent sites/cumulative impacts/benefits	H24 located on the west side of the railway if developed would provide greater connection with the existing urban edge. However the railway line is a physical boundary. Development of other sites in Green Belt (H31, H11, H9 and H25) alongside this site would increase the adverse effects on Green Belt.

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

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

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

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

Summary conclusion	Landscape has high sensitivity to change because of its contribution to Green belt and lack of connection with the existing urban edge. Landscape has no capacity to accept development without detriment to the characteristics of the Green Belt.
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Settlement: Harrogate**Site: H10 (Longlands Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Longlands farmhouse is a substantial stone house. To the north of the house is The Old Granary, which is constructed of stone and stone slate, now converted to a dwelling. The farm group comprises stone built barns.
Commentary on heritage assets.	This open countryside provides separation between Harrogate and the historic market town of Knaresborough.
Topography and views	Relatively flat landscape. Valley landscape of Nidd Gorge to the east.
Landscape context	Greenbelt. Divorced from the existing settlement edge to the west and south by the railway line which is a physical barrier to development, and by the open fields on the edge of Harrogate. This open countryside provides separation between Harrogate and the historic market town of Knaresborough and the openness of this landscape should be maintained.
Grain of surrounding development	To the west of the site, across the railway line and open fields, is the suburb of Bilton. To the south is Starbeck.
Local building design	Longlands farmhouse is a substantial stone house. To the north of the house is The Old Granary, which is constructed of stone and stone slate, now converted to a dwelling. The farm group comprises stone built barns and modern sheeted buildings. Adjacent to the farm group on the east side is a courtyard arrangement of timber stables and the fields are subdivided into paddocks. Open countryside. Farmsteads pepper the landscape. To the east, adjacent to the site boundary is Henshaws College. To the south on the south side of Bogs Lane is the recent housing development, constructed in brick and pantile/artificial slate, and railings which fail to reflect the established hedgerow boundaries in the immediate vicinity- thereby eroding the rural character of Bogs Lane and beyond.
Features on site, and land use or features off site having immediate impact.	The site is north of Bogs Lane and includes Longlands Farm, this includes a farmhouse and a number of farm buildings. The farmstead dates, in part, from the late 19th century. The site includes a number of fields in agricultural use which are bounded mostly by mature hedges that include in places mature trees. The fields included in the northern part of the site are part of larger fields, as such the site boundary is arbitrary. There are further agricultural fields to the north, Henshaw College to the east and the disused railway line to the south-west, that is now a footpath / cycle path.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

There may be potential to convert the farm buildings into residential use and to subdivide the farmhouse into smaller units to maximise the level of accommodation/number of units provided with the existing footprint of the building. The setting of the farmhouse and its associated farmstead should be maintained in order to provide context for this farm group. Hedges and hedgerow trees should be retained. The railway line, and to a lesser extent Bogs Lane, provides a physical barrier to development and has, to date, prevented significant encroachment on the greenbelt. Loss of the openness of the greenbelt erodes the visual and physical separation between Harrogate and Knaresborough and would contribute to coalescence to the detriment of the character and identity of these two settlements. Development of the scale proposed along the north side of Bogs Lane would erode the rural character of Bilton Lane, and indeed the wider area.

Settlement: Harrogate**Site: H10 (Longlands Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation in relation to SSSIs for residential development.
Sites of Importance for Nature Conservation (SINCs)	Bilton Petrol Dumps SINC is just across the cycleway to the west; Nidd Gorge Woodlands SINC is approximately 400m to the north.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	Most fields have hedgerows, some of which support mature trees.
Presence of Trees that Merit TPO	Mature trees on site may merit the protection of TPOs
Water/Wetland	Bilton Beck on the NW boundary of the site feeds into a small pond just off site.
Slope and Aspect	Generally flat
Buildings and Structures	Longlands Farm - substantial farm building with numerous outbuildings.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..." SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
Connectivity/Corridors	Disused railway corridor runs along the western boundary.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of small fields, hedgerows and ditches.
Protected Species	Potential for bats, and nesting birds to utilise the trees and hedgerows on site.
BAP Priority Species	Some possibility of priority species of ground-nesting birds.
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	This site's network of medium-sized pasture fields and hedgerows and ditches makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, adjacent to the cycleway, which is a valuable wildlife resource in its own right and for the people of Harrogate and Knaresborough. Any development should be small scale and would be required to add to green infrastructure through habitat enhancement.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. & subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

Drainage strategies for Brownfield or mixed sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse.

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. The applicant should also provide calculations showing the existing peak flow rates from site and the proposed rates

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H11 (Forest Head Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located in fields between Harrogate and Knaresborough, north of Bogs Lane. LCA54: Harrogate-Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site Description: Parliamentary enclosure fields with mature trees on boundaries.
Existing urban edge	Site appears detached from existing urban edge
Trees and hedges	Mature trees on field boundaries.
Landscape and Green Belt designations	Open countryside Green Belt Numerous individually TPO's trees on field boundaries.
Description of proposal for the site	Residential (assume 30+ dwellings per ha.)
Physical Sensitivity	Landscape has high susceptibility to change as a result of the proposed development through the loss of open countryside in Green Belt.
Visual Sensitivity	Views from the Harrogate Ringway PRoW to the north and views from A59. Development would reduce visual separation between two towns therefore high sensitivity.
Anticipated landscape effects	Loss of fields in Green belt.
Potential for mitigation and opportunities for enhancement	Limited as once the openness of Green Belt is lost the loss cannot be mitigated.
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	Development of other sites in Green Belt (H31, H10, H9 and H25) alongside this site would increase the adverse effects on Green Belt.

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

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

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

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

Summary conclusion	Landscape has high sensitivity to change because of its contribution to Green belt and lack of connection with the existing urban edge and has no capacity to accept change without detriment.
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Settlement: Harrogate**Site: H11 (Forest Head Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of Bilton Hall (IILB).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Bilton Hall is a substantial residence set in open countryside, now converted to a residential care home. The site is within the vicinity of Knaresborough Conservation Area.
Topography and views	Views east and north. Site affords views over open countryside towards the east and possible views of Knaresborough Castle and the church spire. Site provides visual and physical separation between Harrogate and Knaresborough. Undulating landscape. Land falls to the north and east towards Nidd Gorge.
Landscape context	Greenbelt. Open countryside. Undulating landscape separating Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Wooded landscape, including Fox Wood and Foolish Wood to the north west, Mackintosh Park and Long Walk to the east and Belmont Wood to the south east. River corridor. Railway embankment to the south east. The site is bound by hedgerows with mature trees.
Grain of surrounding development	Beyond urban edge in open countryside.
Local building design	Outside of established settlement. To the south of the site, on the north side of Bogs Lane, is a line of dwellings constituting suburbia and comprising; an assortment of brick and render bungalows. To the rear of properties fronting Bogs Lane, is Forest Head Farm, which comprises low-lying brick and modern sheeted farm buildings. To the east, adjacent to the site is open fields and paddocks, which together with the site in question, provide separation from the edge of Harrogate and Knaresborough Conservation Area and the river corridor of Nidd Gorge which borders the edge of the historic market town of Knaresborough. An assortment of timber stables, sheds and isolated caravans, associated with the paddocks to the north and east, To the east of the site, on the east side of Bilton Hall Lane and flanking the north side of Forest Lane Head, is a line of dwellings comprising; a large, detached pebbled dash render and slate house to the rear of which are brick and render former farm buildings, now converted to dwellings and domesticated in appearance; a detached stone dwelling; a pair of substantial which rendered and artificial slate dwellings set well back from the road; 4 pairs of stone built semi's with front and rear gardens; and a detached brick built dwelling also with front and rear gardens. To the south, on the south side of Bogs Lane, is Starbeck Tennis Club, and residential development arranged in cul-de-sacs comprising detached and semi-detached properties with private gardens and private drives in most cases. To the south west of the site, is a recent housing development, the construction phase of which is just coming to an end and the majority of the dwellings are now occupied. The ubiquitous housing development has resulted in a notable loss of hedgerow- rather site and property boundaries are now defined by railings. The predominant building materials are brick, render and pantile or artificial slate. To the west is Henshaws College comprising modern buildings constructed of brick and panelled uppers.
Features on site, and land use or features off site having immediate impact.	The site is situated to the north of Bogs Lane and includes Forest Head Farm and a number of small surrounding fields. There are mature hedges around the site which in places include mature trees many of which are covered by TPOs. The site has access onto Bogs Lane between two houses which extend across the width of the southern boundary. There are agricultural fields to the east and north with Henshaws College to the west.

Conclusion

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

Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Greenbelt. Valued landscape that provides setting to and separation between Harrogate and Knaresborough. Setting of Bilton Hall (IILB). Key views. Development would intrude into open countryside.

Settlement: Harrogate**Site: H11 (Forest Head Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation on ??
Sites of Importance for Nature Conservation (SINCs)	Nidd Gorge Woodlands within 500m to north.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-Improved Pasture (species poor).
Trees and Hedges	Mature hedges around the site boundaries which in places include mature trees, many of which are covered by TPOs.
Presence of Trees that Merit TPO	Any mature trees not already covered likely to merit TPO protection.
Water/Wetland	Drain on eastern boundary; 2 small ponds just beyond NE boundary.
Slope and Aspect	Generally flat
Buildings and Structures	Forest Head Poultry Farm
Natural Area	Mostly within NCA 22 Pennine Dales Fringe, borders NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	This site's network of medium-sized pasture fields and hedgerows and ditches makes an important contribution to the biodiversity of the Nidd Gorge urban fringe.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of small fields, hedgerows and ditches.
Protected Species	Trees, hedges and buildings on site are likely to support nesting birds and potentially bats. nesting.
BAP Priority Species	Some possibility of priority species of ground nesting birds.
Invasive Species	Not known
Notes	Site situated between H9 and H31.

Conclusion

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

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

Summary conclusion	This site's network of medium-sized pasture fields and hedgerows and ditches makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, which is a valuable wildlife resource both in its own right and for the people of Harrogate and Knaresborough. Some potential for the presence of protected species. Any small scale development, which may be permitted, would be expected to add to green infrastructure through habitat mitigation and enhancement.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

Drainage strategies for Brownfield or mixed sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse.

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. The applicant should also provide calculations showing the existing peak flow rates from site and the proposed rates

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H12 (Land at Hornbeam Park, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of town outside the development limit adjacent to St Michaels Hospice. LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: The site consists of a detached stone built farmhouse with a collection of various outbuildings and barns. The site also includes an open broadly rectangular grassland field to the east of the farm/steading site. This field is sheep grazed, remote and rural in character affording attractive views over the Crimple Valley to the south.
Existing urban edge	The site projects into the open countryside and although contained by Bathingwell Wood/Hookstone Wood any development of the open field would conflict with the distinct rural and unspoilt character of the area. The existing urban edge in the vicinity comprised business use and the Yorkshireshow ground.
Trees and hedges	Loss of open field and introduction of high density built form would affect the appearance of the urban edge and the landscape is sensitive to this change.
Landscape and Green Belt designations	Open Countryside Special Landscape Area (SLA) Public Right of Way (Harrogate Ringway) TPO adjacent at St Michaels Hospice
Description of proposal for the site	Residential (assume 30+ dwellings per ha). Note that residential development is not characteristic of the urban edge in this part of Harrogate.
Physical Sensitivity	The site is an important link with the green edge to the northwest and its development would impact on the green infrastructure that provides the setting for the town. Existing development in the vicinity is for business use and residential development would result in change in the character of builtform and its integration with the countryside. As a result the highly valued landscape is susceptible to the type of development proposed.
Visual Sensitivity	The land around the farm/steading is visually contained by woodland and other development including Gardner House to the southwest and the Hornbeam Park Industrial Estate to the north. However, the open field to the east is highly visible from the Harrogate Ringway footpath that borders the north and eastern boundary and there are also views from Crimple Valley to the south.
Anticipated landscape effects	The loss of the open field would result in harm to the exceptional landscape quality of the area and adversely affect the attractive views towards the edge of the town from the Crimple Valley.
Potential for mitigation and opportunities for enhancement	The open field site has limited potential for mitigation since the land is facing out towards the open countryside and is highly visible from the Crimple Valley.
Likely level of landscape effects	The land around the farm/steading has the potential to be developed with few adverse effects since the site is well contained and forms an integral part of the urban edge. There would be some adverse effects, but these could be mitigated by careful restoration of the important buildings/site features. Development of the open field to the east would result in large scale adverse effects.
Adjacent sites/cumulative impacts/benefits	H57 located to the west of St Michaels hospice would result in cumulative effects.

Conclusion

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

Rationale		Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.		Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.		Red
Will it increase the quality and quantity of tree or woodland cover? Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?		
Rationale		Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.		Red
Summary conclusion	The landscape is susceptible to change as a result of the proposals for the field in a locally valued landscape of high quality. The landscape has no capacity to accept change as a result of the proposed residential development. The small area around the farmstead may be suitable for employment but this has not been proposed.	

Settlement: Harrogate**Site: H12 (Land at Hornbeam Park, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	TPO Trees in central 'join' of the two halves of the site TPO Trees directly adjoining all of the southern boundary of the site.
Known non-designated heritage assets potentially affected by development of the site.	c.1900 stone built vernacular revival style houses. Farmhouse and clustered farm buildings- On site: almost square plan stone built farmhouse with pyramidal slate roof rising to broad central stack. Two storey. Locally distinctive. Near site entrance the principal barn is a very attractive stone built high two storey building. Pantile roof, quoins, arched openings, decorative finials to gables. Very interesting locally distinctive building.
Commentary on heritage assets.	Southwest: c.1900 stone built vernacular revival style houses. Two storey, gabled, stone slate roofs, mullioned windows, hoodmoulds. Domestic scale. Locally distinctive. Further south, St Michael's Hospice is in the same style, but is a much larger, more ornate three storey H-plan building. Locally distinctive.
Topography and views	Key views into / out of / across site to and from Crimple Beck Valley, particularly from the Harrogate Ringway which runs along the eastern and northeastern edges of the site. Western portion of site is much more enclosed. Steep fall within site between farm buildings and ringway footpath. Field in eastern portion of site falls gently from west to east, very open.
Landscape context	Western portion of site highly enclosed by buildings to north and dense tree canopy to south. Overall character quite urban due to scale of buildings to north. Views into and out of this part of the site are limited, and the ringway feels self-contained as it passes through the site. Eastern portion far more open with views of railway viaduct and pastoral landscape, with woodland at Follifoot Ridge visible in the distance. Dense strip of woodland to east and southeast between site and golf course channels views across valley. A thinner strip of woodland to the north screens off the open fields and tree belts beyond.
Grain of surrounding development	On site, freestanding farmhouse and clustered farm buildings. Farmhouse well separated from the other buildings. north and north-west: Large 1-2 storey commercial / industrial sheds. Sprawling layout, large areas of hardstanding for access and parking. Thin strips of landscaping to edges and between units (immature). Southwest: two storey dwellings set in fairly large gardens. Trees to front and rear boundaries, houses set back from road. South: Gardner House very large office building set in landscaped grounds. Large car park, mixed species of trees, many not native to area. Beyond this is another large building used as a hospice. Set in expansive landscaped grounds with mixed tree species, many not native to area.
Local building design	On site: almost square plan stone built farmhouse with pyramidal slate roof rising to broad central stack. Two storey. Locally distinctive. Near site entrance the principal barn is a very attractive stone built high two storey building. Pantile roof, quoins, arched openings, decorative finials to gables. Very interesting locally distinctive building. Two lower stone ranges with pantile roofs extend from the southern elevation, probably of interest, but these are swamped by later sheds made of stone brick and sheeting which are not locally distinctive. North and north-west: Large 1-2 storey commercial sheds. Brick and rolled metal, sheeting for roofs. Very broad, gently sloping roofs, mix of gables and hips. Not locally distinctive. Southwest: c.1900 stone built vernacular revival style houses. Two storey, gabled, stone slate roofs, mullioned windows, hoodmoulds. Domestic scale. Locally distinctive. Further south, St Michael's Hospice is in the same style, but is a much larger, more ornate three storey H-plan building. Locally distinctive. South: Gardner House, three storey hip roofed stone faced office block. Gabled. Mix of modern and vernacular revival details has dated badly. Overbearing impact on eastern portion of site. Not locally distinctive.

Features on site, and land use or features off site having immediate impact.

Buildings in western portion of site: detached farmhouse. To west of this is what was originally an uneven south facing U-plan farmyard bounded by a large barn and attached outbuildings, but this has been in filled and extended by modern sheds. Other modern sheds (freestanding) to north and west of the former farmyard.
Ringway footpath runs through site near north-western edge. It is well enclosed by topography and trees.
Majority of site is either open grassland (western portion) or open field (eastern portion). These two sections are separated by a cluster of mature trees (TPO'ed) which bisects the site.
Wire and post and timber fence boundaries generally, hedge boundary to southeastern edge.
Drive access from west end to farmhouse. Agricultural access from adjacent field to southeast.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts.
The eastern portion of the site is not suited for housing development for the following reasons:
- Impact on the landscape of Crimple Beck Valley and the enjoyment of this landscape from the Harrogate Ringway.
- Accessing this part of the site would involve clearing TPO'ed trees out of the way.
- The large three storey mass of Gardner House stands very close to the site boundary and has an overbearing impact, which could create issues re; privacy.
- This part of the site is bounded by mature trees, many of which are protected. The resultant buffer required around these trees would eat into much of the site's area.
The western portion of the site is suitable for dwellings. The following should be noted:
- the route of the ringway would need to be safeguarded and its self-contained character upheld
- The farmhouse and principal barn should be retained and re-used
- There is a good access from Hornbeam Park Avenue
- The site is enclosed and well screened by trees, reducing the impact on the landscape.
- There is a local precedent of domestic scale buildings to the southwest of the site.

Settlement: Harrogate**Site: H12 (Land at Hornbeam Park, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, Woodland (adjacent).
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Hedgerows form internal field boundaries, woodland forms the majority of site boundaries.
Presence of Trees that Merit TPO	Boundary woodland likely to merit TPO protection.
Water/Wetland	River Crimple forms SE boundary, part of site adjacent is within floodzone.
Slope and Aspect	The fields slope gently downwards to the south east.
Buildings and Structures	Crimple House Farmhouse stone built with pyramidal slate roof with large barns and attached outbuildings with pantile roofs plus modern sheds made of stone brick and sheeting.
Natural Area	NCA 22: Pennines Dales Fringe (eastern edge)
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	River Crimple has been identified by Natural England as a strategic green infrastructure corridor of district-wide importance
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance the corridor of the river Crimple, possibly in association with sustainable urban drainage.
Protected Species	Nesting birds and bats likely to use the trees, hedgerows and buildings of the site and its boundaries. Badger may occur in woodlands. Otter and kingfisher likely to utilise the Crimple. Bats and falcons may utilise the viaduct.
BAP Priority Species	May be riparian priority species in the Crimple e.g. brown trout.
Invasive Species	Himalayan balsam likely along the Crimple.
Notes	H14 2010 (amber)

Conclusion

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

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

Summary conclusion

These fields form an important component in the network of small fields and treed hedges and woodland that form a key link between the Crimple Valley and the town - especially the lower slopes. Limited low intensity development may be acceptable providing that existing trees are retained and the boundaries are strengthened with native planting to maintain the connectivity between the town and the countryside to the south and the opportunity is taken to enhance green infrastructure of the corridor of the Crimple.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, capacity/flooding problems in local watercourses including Hookstone Beck/ tributary waterways & ditches etc. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H13 (Land at Nitter Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Nitter Hill off Pennypot Lane Harrogate LCA59: Harlow Hill
Landscape description	Area description: The site sits within a moderate scale landscape comprising Harlow Hill, the Oak Beck Valley and the Harlow Carr RHS Gardens. Oak Beck is a heavily wooded corridor enclosing the valley and dispersing views, elsewhere the land is open grassland and tended for livestock Site description: The site comprises of a small irregular shaped area of pasture alongside the northern bank of the Oak Beck including a narrow wooded embankment on the southern side of the Beck. There is a single detached dwelling situated at the north-west corner of the site. The site gently falls from north to south from 98m to 90m AOD
Existing urban edge	The site appears detached from the urban edge due to its woodland setting and partially visible from Pennypot Lane through boundary trees.
Trees and hedges	Mature woodland encloses the site.
Landscape and Green Belt designations	R11 Right of Way C9 Adjoins Special Landscape Area HD3 Within Conservation Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is open grazed grassland with some 'parkland' style trees. A large detached property occupies the north-west corner of the site. The site is considered of high value with a high level of susceptibility
Visual Sensitivity	The site is visually contained by the steeply rising land to the north and elsewhere by dense woodland along the river corridor which screens and encloses the site. There is also a wooded belt to the north-east that provides an attractive backdrop to views from Pennypot Lane.
Anticipated landscape effects	The site has a combination of attractive landscape features comprising steeply sloping topography, dense woodland, pasture with 'parkland' style trees. It is rural, attractive, and retains an unspoilt valley character
Potential for mitigation and opportunities for enhancement	Retention of boundary and 'parkland' style trees. Any additional screen planting likely not to provide effective mitigation
Likely level of landscape effects	There would be High adverse effects if the site was developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H19 and H34 could result in cumulative effects.

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

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

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

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

Summary conclusion

This pastoral and wooded valley floor site is visible from the Harrogate Ringway to the south of the site with loss of pastoral treed setting adversely impacting on valley landscape character. The landscape has very limited capacity to accept development on this site. Any planting mitigation measures are likely to have a negligible effect.

Settlement: Harrogate**Site: H13 (Land at Nitter Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. Oakdale Bridge, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Nitter Hill
Commentary on heritage assets.	<p>The site is within Character Area C, the Duchy Estate, of the conservation area. The essential character of the Duchy derives from the relationship of the mature landscape and low density of built form. The woodland on the site and to the northeast is defined as an important treed area in the conservation area appraisal (CAA). The end of Kent Road next to the site forms part of Ringway, a strategic pedestrian route and is noted in the CAA as needing enhancement.</p> <p>Oakdale Bridge west of the site is an eighteenth century stone bridge, currently traffic lights allows only single lane traffic across.</p> <p>Nitter Hill is an attractive circa 1900 two-storey house which is of local character; the house and garden contribute to the significance of the conservation area.</p>
Topography and views	<p>The site is part of a steep-sided valley with a very narrow valley floor. The valley sides and floor along this stretch are densely wooded. There is a steep fall from north to south to at the south of Nitter Hill.</p> <p>Tree canopies and steep topography limit views to along the Beck and up the north side of the valley.</p>
Landscape context	The site is at the edge of Harrogate, but due to trees and topography it is not in an exposed location.
Grain of surrounding development	<p>East: Suburban housing dominated by the canopies of mature trees. Oak Beck and its densely wooded southern bank cut through this area. Oakdale houses present gable fronts to street, the main body of houses are perpendicular to the road. All houses have fairly large gardens.</p> <p>West: There is a cluster of farmhouse, cottages and former farm buildings, with Oakdale House the principal building. Set well back from road, principal house oriented to face south over the valley, rather than face onto the road.</p> <p>Generally in the Duchy, houses are set well back from the road behind mature front gardens and buildings generously spaced side to side. Houses take the form of detached and semi-detached villas, there are few terraces in this locality.</p>
Local building design	<p>West: is a stone built, slate roofed gabled vernacular farm group. The buildings are of traditional appearance, and the farm buildings have been sensitively converted to dwellings. Features like original openings (such as cart entrances etc) have been retained. The buildings are locally distinctive.</p> <p>East: are two storey stone dwellings with slate or clay tile roofs. There are a mix of symmetrical and asymmetrical gables, usually quite broad in width. Most houses are L-plan or T-plan with steps in roof heights between the different components. They are attractive, but not locally distinctive.</p> <p>Houses typical of this part of the Duchy are likely to be inspired by the Arts and Crafts Movement; they are of brick and/or render (often with brick to the ground floors and render to the upper floors) with Rosemary tiled roofs, they often feature half-timbering and/or timber balconies. There are some houses nearby that are more typical of the east of the Duchy; Walls are of rusticated sandstone with stone dressings to openings, roofs are of Welsh slates with steeply pitched front gables, usually with decorated bargeboards and frequently faced with render and they feature half timbering, dormers, bay windows, and covered porches. Garages are generous in size and of the same architectural styling to the house.</p>

Features on site, and land use or features off site having immediate impact.

Nitter Hill is a gabled stone built two storey house with oversailing slate roof. It has half timbering to the principal gables. Windows are in mullioned openings. It is locally distinctive.
The woodland and topography are important features of the site.. The woodland to the northeast is protected by an order.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Developing this site for housing would significantly harm the character and appearance of the conservation area, and the setting of the listed bridge. Even a single dwelling could compromise the contribution this site makes to the significance of the conservation area.
The rural, wooded, informal character of the site would be destroyed by development.

Settlement: Harrogate**Site: H13 (Land at Nitter Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland (including wet woodland), Hedgerows (Site is divided into three approximate sections: Nitter Hill and its garden, a small field and an area of woodland).
Phase 1 Survey Target Notes	None
Sward	Appears to be improved pasture (not accessed 1992) The field comprises about one third of the site area.
Trees and Hedges	The site forms part of a wooded steep-sided valley with a narrow valley floor. The woodland occupies half of the site. OS Epoch 1 shows the original field boundary to be bound with well-treed hedgerows. There are a number of significant field trees.
Presence of Trees that Merit TPO	Mature trees and woodland on site would be likely to benefit from TPO protection.
Water/Wetland	Oak Beck runs from SE to NE corner of the site
Slope and Aspect	The land drops south-easterly towards Oak Beck
Buildings and Structures	Dwelling at Nitter Hill, Oakdale Bridge adjacent
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • “Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor” • “The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved”.
Connectivity/Corridors	The Oak Beck corridor is a strategically important green infrastructure corridor which here is densely wooded. The site links into woodland at Birk Crag and Cardale woodland SINC, which links into open countryside to the west. There are further wooded areas around the culs-de-sac at Oakdale and around the edge of the golf course. To the east, a corridor of wet woodland follows Oak Beck into north Harrogate where it joins the Nidd at Bilton.
GI/SUDS Opportunities (for biodiversity)	The wooded corridor of Oak Beck should be protected and retained.
Protected Species	Nesting birds and bats are likely to utilise the trees and hedgerows. Oak Beck may support otters, kingfishers and white-clawed crayfish.
BAP Priority Species	Oak beck may support priority species of fish.
Invasive Species	Himalayan balsam likely along Oak Beck, rhododendron may occur in the woodland.
Notes	H19 (Amber) & H19a Red (2010)

Conclusion

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

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	Development would impact on the mosaic of BAP habitats, which make up the site (river, woodland, potential veteran trees). It would also disrupt the important Oak Beck wooded green corridor, which connects north Harrogate with the open countryside to the west and to the river Nidd to the east.

Settlement: Harrogate**Site: H13 (Land at Nitter Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the southern boundary of this proposed development is located within flood zones 2/3. Consequently development in the flood zone area should be avoided.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

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

Settlement: Harrogate

Site: H14 (Land at Fulwith Mill Lane, Harrogate)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	South of Harrogate, off Fulwith Mill Lane LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: The site comprises a paddock of rough grass bounded by outgrown hedgerows with mature trees. The hedgerow on the east boundary of the paddock contains some large mature pine trees, which contribute to the wooded setting of the area.
Existing urban edge	The site is well integrated into the urban edge because it is mostly enclosed by housing and screened by mature woodland. However the rectangular paddock would be visible from the opposing sides of the Crimple Valley. existing property is large scale low density in large gardens with mature vegetation. Some new build on going.
Trees and hedges	Mature hedgerow with trees on site boundary.
Landscape and Green Belt designations	Open Countryside Special Landscape Area (SLA) TPO to north, east and west boundaries.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of field in open countryside but adjacent to existing urban edge would affect the character of the SLA.
Visual Sensitivity	The site is visible from Fulwith Mill Lane and Fulwith Close and also from the public footpath that follows the lane along the eastern boundary of the site.
Anticipated landscape effects	Development of the site would result in the loss of a grassland field and an open paddock and this would have an adverse impact upon the openness of the area. Development of the paddock would also affect views out from the edge of Harrogate towards the Crimple Valley and views back towards the town to a lesser degree.
Potential for mitigation and opportunities for enhancement	The site has mature hedgerows and distinctive trees including a large oak to the south, which would require protection.
Likely level of landscape effects	Medium scale adverse due to loss of open field and introduction of higher density housing not in keeping with existing built form
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

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

Summary conclusion	Development may be accommodated to some extent assuming building density reduced and existing trees retained.
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Settlement: Harrogate**Site: H14 (Land at Fulwith Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Crimple Valley Viaduct (grade II* listed).
Known non-designated heritage assets potentially affected by development of the site.	Linden Lea. Lodge building.
Commentary on heritage assets.	Development on the site has the potential to affect the setting of the Crimple Valley Viaduct; however, if development involves the retention of existing trees and has no more presence in the landscape than the existing situation, there is unlikely to be an impact on that setting. Linden Lea is a dwelling to the north west of the site (the site appears to be its extended garden) - this is an early 20th century, large detached house, brick and render / timber frame affect. There is also a characterful, stone built, dwelling (to the east of the site) which appears to have formerly been the lodge to Fulwith Grange - dates from at least the 2nd half of the 19th century.
Topography and views	Fall of land in direction of lane to the east. Views of site in context of the lane - the site largely characterised by the numerous trees present. Possible wider views within the surrounding valley landscape.
Landscape context	Generally in area, urban fringe site with leafy mature suburban development with very large gardens along Fulwith Lane. Mature trees and high hedges along perimeters of properties. Immediate area of site - dwellings are in substantial grounds with large open spaces and dense belts and banks of trees.
Grain of surrounding development	In immediate area - very large detached houses set in substantial grounds. Set far from street, oriented to take in views across valley. Houses not visible or scarcely visible from street. Formally laid out gardens with areas of dense tree planting. Some smaller lodge houses and later detached houses adjoining lane.
Local building design	Mix of traditional and contemporary buildings.
Features on site, and land use or features off site having immediate impact.	Fence / hedge and trees along boundary to lane. Tree belt to land and on the west and east boundaries are TPO'd. Numerous trees within site. Existing access gate (5 bar) with stone piers.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Orange score given on the basis that mitigation can be the acceptance of a reduction in density from standard expectations - a single dwelling (perhaps two, but due to the number of TPO trees and triangular shape of the plot, one seems more feasible), would be acceptable on this site but only if sufficient tree cover and the leafy, low density character is maintained (to be in a manner that ensures no adverse effect on the wider landscape). Adequate spacing required to both Linden Lea and the lodge building.
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Settlement: Harrogate**Site: H14 (Land at Fulwith Mill Lane, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Amenity grassland
Trees and Hedges	Mature trees along boundary with Fulwith Lane and adjacent gardens
Presence of Trees that Merit TPO	TPO exists on boundary trees
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	Mature trees on Fulwith Lane link into network of small fields and hedges of the Crimple Valley
GI/SUDS Opportunities (for biodiversity)	Retain trees on site
Protected Species	Nesting birds and bats likely to utilise trees and shrubs on site . Mature trees may have bat roost potential.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H21 (part) 2010 (amber)

Conclusion

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

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

Summary conclusion	Boundary mature trees and hedges are important part of urban fringe matrix bordering the Crimple Valley and they should be protected and retained in association with development (which may limit its intensity). There may be bat roost potential in mature trees. Extended Phase 1 survey required.
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Settlement: Harrogate**Site: H14 (Land at Fulwith Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

Settlement: Harrogate**Site: H15 (Land south of Hookstone Chase, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located on former railway embankment within the Woodlands urban area of Harrogate
Landscape description	Woodland corridor on former railway embankment in an urban location provides setting and context for adjacent development and contributes to green infrastructure.
Existing urban edge	Site is within the urban area and is an important green corridor.
Trees and hedges	Embankment comprises trees
Landscape and Green Belt designations	TPO Within development limit.
Description of proposal for the site	Residential (assume 30+ houses per ha)
Physical Sensitivity	Loss of green corridor would impact on the green network and could not be replaced.
Visual Sensitivity	The site is reasonably well enclosed in the urban setting.
Anticipated landscape effects	Loss of TPO'd trees.
Potential for mitigation and opportunities for enhancement	None due to the nature of the site and its surroundings.
Likely level of landscape effects	Large scale adverse due to loss of a substantial corridor of trees in the urban area.
Adjacent sites/cumulative impacts/benefits	None.

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

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

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

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

Summary conclusion	The area is currently an important green space within the urban area that links to open countryside via Stonefall cemetery. The shape of the site does not lend itself to a layout that would be characteristic of its surroundings. May be acceptable for small scale development on small part of the site already developed outside the TPO.
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Settlement: Harrogate**Site: H15 (Land south of Hookstone Chase, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Historic terrace of cottages located to the west of the site.
Commentary on heritage assets.	A historic terrace of cottages is located to the west of the site adjacent to the embankment of the former railway line, now curtailed at Hookstone Chase. The terrace is visible on mid 19th century OS maps. It is aligned north to south and has a hipped gable facing Hookstone Chase. Rendered. The site is located within the setting of the terrace and former railway embankment.
Topography and views	Raised embankment. Site visible looking along Hookstone Chase in context of embankment and terrace / surrounding buildings.
Landscape context	Urban area.
Grain of surrounding development	Houses facing to Hookstone Chase and roads coming off it.
Local building design	Mix of mostly 20th century housing along Hookstone Chase. Retail and Industrial parks also in the vicinity.
Features on site, and land use or features off site having immediate impact.	Remains of raised railway line embankment which terminates at the north end of the site where it meets Hookstone Chase. TPO woodland covers the whole embankment. Area of land to the north west of the site (facing onto Hookstone Chase) is an industrial unit (further units present on the north side of the road, opposite). Existing building on site is a modern brick and flat roof building. To road, verge and stone wall / post and rail fence. Very modest one and a half storey dwelling located to the west of the site. Historic terrace located to the east side. Busy roundabout present to north of site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the whole site is not feasible due to the presence of the embankment and TPO trees upon it. Re-development should be limited to the area occupied by the existing building / industrial unit, with house/s facing the road and perhaps some to the rear. Building scale and position should respect the neighbouring buildings. The setting of the terrace to be taken into account in the design - whilst mitigation could be used to reduce impact on the setting of the terrace (through limiting development at the northern end of the site), the principle of development across the whole is still wholly inappropriate.
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Settlement: Harrogate**Site: H15 (Land south of Hookstone Chase, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Natural England do not require consultation on residential development in relation to SSSIs
SSSI Risk Zone	None likely to be impacted
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland
Phase 1 Survey Target Notes	None, but see Brooks Ecology report
Sward	Small area of species-rich grassland at NW end of the railway embankment
Trees and Hedges	Secondary woodland has developed on the disused railway land
Presence of Trees that Merit TPO	TPO exists on disused railway embankment
Water/Wetland	None on site
Slope and Aspect	Disused railway track is raised above the surrounding land
Buildings and Structures	Modern business unit and car-parking in the NW corner of the site. Raised embankment is an artificial structure
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The railway track links southwards into Stonefall Park and Cemetery
GI/SUDS Opportunities (for biodiversity)	Retain the woodland and manage it for biodiversity
Protected Species	Nesting birds and bats are likely to utilise the woodland
BAP Priority Species	Not known
Invasive Species	Not known
Notes	Application in for 14 dwellings top part of site 15/04894/OUTMAJ.Eco-survey by Brooks Oct. 2015

Conclusion

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

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	Development on secondary woodland which has developed on the disused railway across majority of site would not be acceptable. This is a valuable wedge of semi-natural habitat which greatly enhances the urban setting. Redevelopment should be limited to the existing commercial site, excluding the embankment.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses (Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse.

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. The applicant should also provide calculations showing the existing peak flow rates from site and the proposed rates.

Dependent on the development proposals & surface water outfall location, I would recommend any applicant to commence early negotiations with Yorkshire Water if the strategy includes discharge via the public sewer network.

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H16 (Playing fields, Harrogate College)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located at the north end of Hornbeam Park within the development limit.
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site Description: Site comprises playing fields at Harrogate College. Hookstone Beck is to the east provides the setting for the site and is in Green Wedge.
Existing urban edge	Hornbeam park industrial estate forms the urban edge in this location and is reasonably well integrated as a result of tree cover in the area and Hookstone Beck corridor to the north east of the site which is designated Special Landscape Area.
Trees and hedges	TPO to the south west boundary with Hornbeam Park Avenue.
Landscape and Green Belt designations	Existing recreation open space within the development limit. TPO to south west boundary. Adjacent to SLA (C10d) Adjacent to Conservation Area to the north.
Description of proposal for the site	Mixed employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site makes some contribution to the setting of the town and the business park but its development would be characteristic of the area and the preservation of the adjacent Green Wedge and SLA would help with integration.
Visual Sensitivity	The site is reasonably well contained within the urban edge.
Anticipated landscape effects	Loss of playing fields on urban edge but within the development limit.
Potential for mitigation and opportunities for enhancement	Mitigation should include boundary planting to the north east boundary with SLA and Green Wedge to buffer the effects of development on open countryside that is part of the green infrastructure network linking to the town.
Likely level of landscape effects	small scale adverse due to loss of playing field.
Adjacent sites/cumulative impacts/benefits	None

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

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

Summary conclusion	The site is located within the development limit and its development offers opportunities to enhance the urban edge and integrate with the landscape of the neighbouring SLA.
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Settlement: Harrogate**Site: H16 (Playing fields, Harrogate College)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Lodge type building located at the west corner of the site and 'Hornbeam Farm,' located just outside the north corner of the site.
Commentary on heritage assets.	The site abuts the Harrogate Conservation Area on its north west facing boundary (boundary to Hookstone Road). Development on the site will therefore have an impact on the setting of the conservation area. The lodge type building is located at the west corner of the site (outside of the site boundary), dating from the early 20th century and may be linked to Crimple House / Crimple House Farm (Hornbeam Park Avenue historically being the access road to the house). 'Hornbeam Farm' is present on OS maps dating back to the mid 19th century. Located at the north corner (outside the boundary) of the site. The former farmhouse and an outbuilding still remain, along with a small area of land which is in use as a paddock for horses. The setting of both non-designated heritage assets would be affected by development on the site.
Topography and views	Site is located to the west of Hookstone Beck and its valley giving an attractive rural character to this urban edge. Land undulating within site and drops generally towards the beck. Site is sometimes lower than road level. Openness of site gives rise to multiple views across the site towards countryside beyond. Buildings of Hornbeam Park also provide a backdrop, but contrasting in character.
Landscape context	Edge of town location.
Grain of surrounding development	Mixed - early / mid 20th century residential area to the north, buildings of Hornbeam Park to the east and south and rural, low density character provided by the presence of the former Hornbeam Farm.
Local building design	Oldest buildings are stone but 20th century housing is of varied form.
Features on site, and land use or features off site having immediate impact.	Site is an open field / playing fields. Hedge and verge to road. Hedge and trees to boundary with Hornbeam Park (TPO belt here). Hedge, small trees and post and rail fence to north east boundary.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Some degree of development would be acceptable on the site as long as any scheme addresses the following constraints:

- The setting of Hornbeam Farm, a formerly isolated farmstead, where encroachment upon the buildings and its land (and reduction in ability to appreciate its rural context) would harm its setting.
- The setting of the lodge type building if it has significance as a former lodge to Crimple House / Crimple House Farm (lodges always being distanced from their principle building and typically are found in isolated locations).
- The desirability of maintaining space around the remaining undeveloped stretch of Hornbeam Park Avenue, which has been enhanced with the line of TPO trees (historically, this road forming the lane down to Crimple House).
- The desirability of maintaining views across the site which allow an appreciation of the rural context of this part of the town, this context making a positive contribution to the setting of the conservation area.

Settlement: Harrogate**Site: H16 (Playing fields, Harrogate College)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Hookstone Wood Local Nature Reserve is about 60m to the east
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved amenity grassland
Trees and Hedges	There is a belt of scattered broadleaved woodland along the south-eastern boundary. The playing fields are bounded by low trimmed hedgerows with some mature trees. There is a line of maturing beech trees along the western boundary of the northern field (TPO 09/1987 G1 7 beech) and trees separate this field from that to the south. There is a TPO'd sycamore (09/1987 T1 syc) and row of cherries and other trees (TPO 09/1987 G2 2 prunus 1syc 9 beech) along the frontage to the college buildings.
Presence of Trees that Merit TPO	Mature trees not already covered by TPOs are likely to benefit from such protection.
Water/Wetland	None on site. Hookstone Beck is 40m to east.
Slope and Aspect	The land slopes gently down from the south west to north east with a sudden change in levels midway across the site
Buildings and Structures	There is a greenhouse on the site.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage the planting and maintenance of trees along the urban edge..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Promote the enhancement of the footpath network..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	River Crimple Sub-Regionally Important Corridor 34, Harrogate & Knaresborough District Corridor 3 (Links Crimple Valley Corridor into Stray via Hookstone Beck and woods and playing fields of St John Fisher and St. Aiden's). The site links in to the Hookstone Beck/Hookstone Woods green wedge which links the gardens of the suburbs of south Harrogate with the diverse countryside of the Crimple Valley. The wedge provides an an important recreational and wildlife resource and this site buffers the more semi-natural areas.
GI/SUDS Opportunities (for biodiversity)	Any development would require substantial enhancement, by planting of native species to buffer the Hookstone Beck corridor.
Protected Species	Nesting birds are likely to utilise hedges and trees. Low bat roost potential.
BAP Priority Species	House sparrow and song thrush identified in Thompson Ecology survey. Starlings also likely to forage on grassland starlings
Invasive Species	None known

Notes	H3016 (majority) 2101 (amber)	
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale	Rating	
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow	
Summary conclusion	The site links in to the Hookstone Beck/Hookstone Woods green wedge which links the suburban gardens of south Harrogate with the diverse countryside of the Crimple Valley. The corridor provides a rich recreational and wildlife resource and this site buffers the more semi-natural areas. Development would require substantial enhancement including planting of native species to buffer the Hookstone Beck.	

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, capacity/flooding problems in local watercourses including Hookstone Beck/ tributary waterways & ditches etc. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H17 (Heath Lodge Care Home, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The historic part of Heath Lodge.
Commentary on heritage assets.	The care home comprises an historic frontage building dating from the early 20th century, originally a house , built of stone with hipped and a slate roof. Large, modern extensions have been added to the rear which are an inappropriate form of extension to the traditional building. Similar properties are located in the vicinity, plus a row of stone cottages located to the south.
Topography and views	Level ground, views along street and into properties and their gardens (less so when trees in leaf).
Landscape context	Suburban context.
Grain of surrounding development	Detached houses in reasonably spacious plots, some semis. Occasional rows.
Local building design	Varied materials and forms of dwellings are located in the local area but included some historic building of stone.
Features on site, and land use or features off site having immediate impact.	Hedge and trees to frontage (some TPO). Wide verge to frontage. Hedge to side. Wall / small outbuilding to side appears to be early 20th century also.

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Sensitive redevelopment would be acceptable as a means to improve the existing situation (where substantial modern extensions have harmed the character of the traditional frontage building) - either rebuild of the extensions to a better design and scale, provision of a single dwelling to the rear or return to a single dwelling, with an appropriate degree of extension to the original house. It is important to retain all TPO trees, hedge to front and sense of spaciousness of plot.
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Settlement: Harrogate**Site: H17 (Heath Lodge Care Home, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Hardstanding and amenity grassland
Trees and Hedges	Mature trees to the frontage and on the north and southern boundaries
Presence of Trees that Merit TPO	Mature trees on site are likely to merit TPO status
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Large residence with multiple pitched roofs and an outbuilding
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	Fairly dense urban development but with relatively generous provision of garden boundary trees, which ultimately link into the countryside of south west Harrogate
GI/SUDS Opportunities (for biodiversity)	Retain boundary trees
Protected Species	Nesting birds and bats may utilise the trees, shrubs and buildings
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Boundary trees and hedges should be retained. Breeding Birds likely. Some Bat Roost Potential in mature trees and buildings. Extended Phase 1 Habitat Survey Required,

Settlement: Harrogate**Site: H17 (Heath Lodge Care Home, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

Rationale

Rating

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

Yellow

Settlement: Harrogate**Site: H18 (Greenfield Court, 42 Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Dwelling to the west (adjacent to Wayside Crescent) and the core of Greenfield Court.
Commentary on heritage assets.	Both the dwelling to the west (adjacent to Wayside Crescent) and the core of Greenfield Court date from the early 20th century, part of a row of detached dwellings added along Wetherby Road at this time. Both have been altered but very likely to be capable of retention and enhancement (which would raise their degree of significance, which is currently reduced to a low level due to their degree of extension / alteration).
Topography and views	Urban context so views are limited to those available through the adjacent trees / views looking into and across the site. Views into site more open in winter.
Landscape context	Urban context.
Grain of surrounding development	Dwellings facing onto Wetherby Road with many residential roads leading off it. Detached dwellings located along Wetherby Road.
Local building design	Varied mix.
Features on site, and land use or features off site having immediate impact.	Greenfield Court has a core of a traditional, large detached house but then extended with buff brick wings / ranges, varying in scale and height (max. 3 storey). To the west is a separate detached house (but still part of the overall site). Well treed frontage (present since first built) with hedgerow and wide verge to road. Trees also along west and south boundary, those to west are TPO'd (to west, also, an unattractive concrete panelled fence).

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	It would be desirable to retain the two detached dwellings on the site so as to maintain the established, historic grain of single, detached dwellings along Wetherby Road. Demolition of the extensions to Greenfield Court would allow for the provision of replacement buildings to the rear of the site and should be designed in such a way as to provide an enhancement over the existing situation.
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Settlement: Harrogate**Site: H18 (Greenfield Court, 42 Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. Applicants should also provide calculations showing the existing peak flow rates from site and the proposed rates.

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

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

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

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

Settlement: Harrogate**Site: H19 (Land south west of Cornwall Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated South West of Cornwall Road Harrogate LCA59: Harlow Hill
Landscape description	Area description: The wider landscape comprises Harlow Hill that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important transition between town and country. The Pine Woods form a strong skyline feature in the landscape which is visible from large parts of the surrounding area Site description: The site comprises of two rectangular fields in pastoral use with the central part of the site given over to school sports pitches. Field boundaries consist of drystone walls along the site's western and eastern boundaries, stock fencing and hedgerows. A hedgerow subdivides the two field areas which has a number of mature hedgerow tree within it.
Existing urban edge	The site has an open pastoral character extending out into the wider landscape to the south-west.. The adjacent urban edge lies within Harrogate Conservation Area
Trees and hedges	Mature woodland enclose the site to the north-west and north-east.with a hedgerow and hedgerow trees sub-dividing the site .
Landscape and Green Belt designations	R11 Right of Way R2 Existing Recreational Facilities C9 Special Landscape Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is highly valued as a connected open space linking with open countryside to the west and would be highly susceptible to change resulting in high sensitivity as a result of development
Visual Sensitivity	The site is highly visible from Cornwall Road, adjoining PRow to the south-west and from Pennypot Lane to the north-west. Expansive views from the site are encountered both to the Pennine Hills and North Yorks Moors
Anticipated landscape effects	Development would result in a significant encroachment into open countryside and affect the rural setting of the town. This open space area is highly valued by residents and recreational users using the surrounding network of footpaths and highly susceptible to change
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows and hedgerow trees. Additional structure/ screen planting could be appropriate but difficult to effectively mitigate and lead to screening of valued views and loss of openness
Likely level of landscape effects	There would be High adverse effects if the overall site was developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H13 and H34 in particular could result in significant cumulative effects.

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

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

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

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

Settlement: Harrogate**Site: H19 (Land south west of Cornwall Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	Houses opposite the site on Cornwall Road.
Commentary on heritage assets.	<p>The eastern boundary of the site (the stone wall) is just within Character Area C, the Duchy Estate, of the conservation area. The essential character of the Duchy derives from the relationship of the mature landscape and low density of built form. The Conservation Area Appraisals denotes a key view from Cornwall Road looking across the site. As the site is open to view from Cornwall Road, there is not just one focussed view, more there is an open aspect providing views across to the west, which contributes to the character and appearance of this part of the conservation area. Another important view is from the end of Cornwall Road East looking west to the site and beyond.</p> <p>The majority of houses opposite are early twentieth century and of sufficient architectural merit to contribute to the character and appearance of the conservation area, but are not of high significance.</p>
Topography and views	<p>The site falls from south to north; to the north is a steep-sided valley with a very narrow valley floor. The valley sides and floor along this stretch are densely wooded.</p> <p>There are views of the site, and beyond, from the conservation area. The site benefits from attractive views to the west.</p>
Landscape context	The site is separated from the settlement by Cornwall Road.
Grain of surrounding development	East of the site are well spaced, detached dwellings in substantial gardens. The trees along front and rear garden boundaries and the low density contribute to local character. There is a consistent set-back of buildings behind fairly deep front gardens with hedge boundaries to Cornwall Road. Buildings are oriented to face road.
Local building design	<p>Houses typical of this part of the Duchy are likely to be inspired by the Arts and Crafts Movement; they of brick and/or render (often with brick to the ground floors and render to the upper floors) with Rosemary tiled roofs, often they feature half-timbering and/or timber balconies.</p> <p>The new development being constructed on the reservoir site includes houses of this style and also those that are more typical of the east of the Duchy, where walls are of rusticated sandstone with stone dressings to openings, roofs are predominantly of Welsh slates and have steeply pitched front gables, usually with decorated bargeboards, and frequently feature half timbering, dormers, bay windows, and covered porches. Garages are generous in size and are of the same architectural styling to the house.</p> <p>The hall used by community groups north of the site is not locally distinctive.</p>
Features on site, and land use or features off site having immediate impact.	<p>There are no buildings on the site, but a hall immediately to the north. The site is agricultural fields and playing fields associated with nearby school. There are wire and post fences around the playing fields. A line of trees and a hedge run east-west through the centre of the site. A stone boundary wall fronted by drainage ditch is on Cornwall Road. There is a hedge boundary to the west and hedge with scattered trees to the south. A low hedge provides the boundary to the north, which is backed by tree canopies. There are scattered trees along Cornwall Road.</p> <p>The field is accessed from Cornwall Road, and there is a track to the playing fields from Cornwall Road. A footpath runs alongside the southern boundary. The Ringway footpath runs through the area to the north of site.</p>

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	
	Developing this site for housing would harm the character and appearance of the conservation area. The openness of the landscape means that development on this site would intrude into the countryside. Long distance views from Cornwall Road and the footpath to the south would be detrimentally affected.

Settlement: Harrogate**Site: H19 (Land south west of Cornwall Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Birk Crag Local Nature Reserve and SINC adjacent to the north.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None but see ecological survey submitted with planning application
Sward	Improved pasture [1992] with amenity grassland (school playing fields).
Trees and Hedges	Good line of trees / hedge running east-west through centre of site. Stone boundary wall fronted by drainage ditch to Cornwall Road. Hedge boundary to west. Hedge/scattered tree boundary to south. Low hedge boundary to north backed by tree canopy. Scattered tree line along Cornwall Road. Post and wire fence around playing fields
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPO protection
Water/Wetland	Drainage ditch to Cornwall Road, the track to the sports field and the south-east boundary to the site
Slope and Aspect	Site slopes gently to the north west towards Oak Beck
Buildings and Structures	No buildings on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • "Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor" • "The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved".
Connectivity/Corridors	The network of hedges links into the surrounding field system to the west and to Birk Crag and the Oak Beck corridor to the north and to Pinewoods to the south. The whole being part of a green wedge that links open countryside to the centre of Harrogate via Oak Beck, Pinewoods and Valley Gardens. The suburbs to the east have large gardens with many mature trees, which contribute towards a permeable landscape for wildlife.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to increase tree cover in the area as a result of limited low density development. More specifically, native tree belts could be strengthened to enhance connectivity between Pinewoods and Birk Crag woodlands. It may be possible to link the footpaths through the site with a green link along the south-west boundary.
Protected Species	Not known although nesting birds are likely to be associated with the hedgerows and they and bats are likely to be associated with mature trees.
BAP Priority Species	Possibility of ground-nesting birds in the fields
Invasive Species	
Notes	Current App. 15/05163/OUTMAJ. H37 2010 Amber

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	There may be the opportunity to increase tree cover in the area as a result of limited low density development. In particular, native tree belts could be strengthened to enhance connectivity between Pinewoods and Birk Crag woodlands. There is opportunity for creation of a small sustainable urban drainage wetland and green infrastructure.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H20 (Land to the rear of the Old Swan, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. The Swan Hotel, is a grade II listed building and its curtilage buildings are protected under the listing. A number of buildings in Swan Road are listed.
Known non-designated heritage assets potentially affected by development of the site.	Nearby historic houses and college building.
Commentary on heritage assets.	<p>The site is within the Town Centre Character Area of Harrogate Conservation Area, which is generally characterised by rows and terraces set close to the highway.</p> <p>The Swan Hotel, is particularly large and is an important landmark building in Harrogate. The listed building is of particular historic significance to the town because of its association with the Spa. There were a number of garages, outbuildings and a cottage near the application site. These were demolished to make way for the apartment blocks that are under construction. Unfortunately these do not retain the area of space behind the large hotel consistent with the conservation area to the north and east, the Duchy Estate, where large buildings are set in generous grounds and where generally the larger the building, the more generous the plot size.</p> <p>The site is a walled garden, which has small garden buildings forming the southern side, these are curtilage listed buildings. The garden and buildings are an important part of social history and contribute to the setting and hence significance of the listed hotel.</p> <p>Trees on the site are important to the character and appearance of the conservation area, and the setting of the hotel.</p> <p>A number of historic (pre 1900) buildings are around the site, but development is unlikely to substantially impact on those.</p>
Topography and views	Land rises up to the northeast, however the site is generally flat. Views from the public highway are restricted by trees and existing hotel extensions. Views from the hotel overlook the site. Views out of the site are limited.
Landscape context	The site is within the town, and in the grounds of the Swan, is in one of the few generous areas of private open space in the Town Centre Character Area. To the west, the Duchy is characterised by mature landscaped gardens.
Grain of surrounding development	The Swan Hotel sits at the edge of tight urban grain; terraced and semi-detached dwellings are set behind small front gardens on Swan Road. To the north and west the grain is much looser in the Duchy, where houses are set well back from the road behind mature front gardens and buildings are generously spaced side to side. Houses take the form of detached and semi-detached villas, terraces are in the minority in the Duchy.
Local building design	<p>Harrogate town centre and the nearby buildings of the Duchy are Victorian, they characterise the conservation area. Buildings are generous in height and general proportion. Most are two storeys with rooms in the roofspace or a full three storeys in height. The walls are of sandstone and roofs finished in Welsh slates, which have steeply pitched front gables, usually with decorated bargeboards. Dormers and bay windows are common features. Fenestration has a vertical emphasis in these buildings; windows are vertically sliding sashes.</p> <p>The hotel is of the same architectural style, but its scale makes it a landmark. It has been extensively extended over the twentieth century. The two stone faced blocks under construction northeast of the site are three storeys in height and have unbroken overhanging hipped slated roofs. The depth of the buildings is greater than the depth of the majority of residential properties in the area. The external appearance is contemporary with generally horizontal emphasis.</p>
Features on site, and land use or features off site having immediate impact.	The existing curtilage listed buildings and curtilage listed garden wall are features of high significance. Any development would directly impact on these and the setting of the Swan Hotel. Any development of the site would also impact on the amenity of the adjacent block under construction, and could impact on trees along the southwestern boundary.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	
	<p>Development would have an adverse effect on the setting of the listed building, and cause substantial harm to the curtilage listed structures. Development would cause harm to the character or appearance of the conservation area through loss of open-ness and by putting existing trees at risk, and the loss of those trees would be detrimental to the character of the area.</p> <p>Notwithstanding the impact on heritage assets, development of the open area, which provides setting to an extremely large detached building would not reflect local distinctiveness. The buildings under construction should not set precedent for design, the cumulative impact of any development of this site would be very harmful to the grain and character of the area.</p>

Settlement: Harrogate**Site: H20 (Land to the rear of the Old Swan, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Gardens and urban wildspace/orchards
Phase 1 Survey Target Notes	None but see Environmental Services survey report
Sward	Overgrown ornamental garden with rank grassland
Trees and Hedges	There are a number of mature trees within and on the edge of the site (see tree report with planning application)
Presence of Trees that Merit TPO	Extensive TPO covers the site
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Partially dilapidated utility building on the eastern boundary
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The grounds of the Hotel and adjacent college provide well treed green-space linked to Valley Gardens and to Oak Beck corridor via large gardens of the Duchy
GI/SUDS Opportunities (for biodiversity)	Trees and green space should be retained during the course of any redevelopment
Protected Species	Foraging common pipistrelle bats recorded on site. Birds likely to nest in the trees, shrubs and building
BAP Priority Species	Not known
Invasive Species	None known
Notes	Refused application - 15/03058/FULMAJ

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The grounds of the hotel and adjacent college provide well treed green-space near the centre of Harrogate. Trees and green space should be retained during the course of any redevelopment. Swift and bat bricks should be incorporated into any new buildings.

Settlement: Harrogate**Site: H20 (Land to the rear of the Old Swan, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This development would be classed as garden development, Garden development is now classed as Greenfield land

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

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide.

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

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

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

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

Rationale

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

Rating

Orange

Settlement: Harrogate**Site: H21 (Land at Kingsley Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	North east of Harrogate, off Kingsley Drive LCA55: Bilton Triangle
Landscape description	Area description: The area is distinctive due to its location on the eastern edge of town surrounded by development on three sides. Tree cover is good and remnants of the historic field pattern remain. Site description: Irregular shaped grass field in an area of piecemeal enclosure. Site is open with overgrown hedgerows on the northern boundaries.
Existing urban edge	The site is integrated with the urban edge and the area is an important green link between the town and the open countryside. The row of houses on Kingsley Drive presents a stark urban edge. The site is also used as a shortcut for children walking to and from school and by locals for dog walking.
Trees and hedges	Overgrown hedgerows on the northern boundaries.
Landscape and Green Belt designations	Green Wedge (small part) Open Countryside
Description of proposal for the site	Residential (assume 30+ per ha)
Physical Sensitivity	The site comprises an irregular shaped area of open grassland that is characteristic of the Bilton Triangle. The site rises gradually towards the west and there are some good hedgerows to the north boundary that contain numerous oaks, willow species and hawthorn. As a result the landscape is susceptible to the loss of this area.
Visual Sensitivity	The hedgerows and tall trees provide screening and enclosure from the north since they are mostly overgrown and generally unmanaged.
Anticipated landscape effects	Development would result in the loss of a key amenity space that provides access from the urban area to the open countryside. Housing would impact on the open character of the area, which is sensitive to built development.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows, trees and footpath links is essential. Development of part of the site to the east might be acceptable providing that the area continues to act as an important transition between the open countryside and the urban area.
Likely level of landscape effects	Moderate adverse effects due to loss of high value amenity open space within the urban area. The area provides good views to north over open countryside. The site lies at a pinch point in the 'Green Wedge'; it should remain open for access and recreation in any new development proposal.
Adjacent sites/cumulative impacts/benefits	Development H48 and H22 may increase potential adverse effects on landscape where no provision is made for maintaining a green link into town.

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

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

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

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

Summary conclusion

The Bilton triangle area is an important part of the green infrastructure linking into town and therefore has some susceptibility to change as a result of the development of this site.

There is medium landscape capacity to develop this site assuming appropriate mitigation and allowance to maintain significant links with the green wedge and surrounding countryside.

Settlement: Harrogate**Site: H21 (Land at Kingsley Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	Buildings of Kingsley Farm
Commentary on heritage assets.	Kingsley Farm has a farmhouse and agricultural buildings of interest. The farm was formerly known as Bogs Farm. Development should respect the setting of the historic farmstead. There are views from the Stray, particularly between buildings of Granby Court, that are across this site. Full development of the site would impact on the setting of the conservation area.
Topography and views	The land is relatively flat, Views out are limited.
Landscape context	The site is immediately adjacent to a housing estate, playing fields and open countryside are to the north.
Grain of surrounding development	The farmstead has expanded in the twentieth century, although its original grouping around the yard can be seen. To the east are school buildings (to be replaced by fewer buildings), and to the south the housing estate is mainly of semi-detached houses set behind small front gardens and relatively equally spaced about 5m apart along the roads. There are later culs-de-sac further from the site.
Local building design	The farmstead reflects the vernacular, the house is two storey with a simple dual pitched roof, other buildings vary in size. Two storey housing close to the site is in brick with a mix of roof tiles, some render can be seen. Roofs are dual pitched and often hipped, some bay windows feature.
Features on site, and land use or features off site having immediate impact.	Alongside the northern boundary are some protected trees and a public right of way borders the site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Careful design should ensure the settings of Kingsley Farm and the conservation area are not harmed. Also consideration should be given to retaining the link between the housing estate and open countryside.
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Settlement: Harrogate**Site: H21 (Land at Kingsley Drive, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Bilton Petrol Dumps within 350m to NE but across the railway
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Species Poor (white) Semi-Improved Pasture [1992]. North east corner appeared very neglected and overgrown March 2010.
Trees and Hedges	Mature trees in overgrown hedgerows border the site to the north and north east. Boundaries and hedgerows follow those of the Epoch 1 OS maps.
Presence of Trees that Merit TPO	Any mature trees not already covered would be likely to benefit from TPO protection.
Water/Wetland	Drains run along northern and north eastern site boundaries.
Slope and Aspect	Generally flat
Buildings and Structures	Vernacular stone built farmhouse and outbuildings. Large warehouses/modern agricultural sheds
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	Area 55 Bilton Triangle <ul style="list-style-type: none"> • “Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge...” • “Encourage planting of trees along urban edge...”
Connectivity/Corridors	Treed hedgerows link into the network of the surrounding fields. The site is a part of the Bilton Triangle green wedge that connects the Bilton Triangle (including Bilton Petrol Dump SINC and disused railway line) with the Stray in the town centre.
GI/SUDS Opportunities (for biodiversity)	Valuable boundary trees, hedgerows and ditches should be retained and generously buffered to maintain a green link between Bilton Triangle towards the Stray.
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and the mature trees
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H102 2010 (amber)

Conclusion

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

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

Summary conclusion	The site forms an important part of the green wedge between the town centre and the Nidd Gorge, which is undergoing substantial development. Valuable boundary, trees hedgerows and ditches should be retained and generously buffered to maintain a green links towards the Stray.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H22 (Land at Granby Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Northeast of Harrogate, off Kingsley Drive LCA55: Bilton Triangle
Landscape description	Area description: The area is distinctive due to its location on the eastern edge of town surrounded by development on three sides. Tree cover is good and remnants of the historic field pattern remain. Site description: The site is part of a triangular-shaped area of land known as the Bilton Triangle that is surrounded by development on three sides. The area is of recreation and amenity value to the local residents due to its good network of footpaths.
Existing urban edge	The site appears well integrated with the urban edge because it is enclosed by development on three sides.
Trees and hedges	Hawthorn hedgerows to boundaries not shared with back gardens.
Landscape and Green Belt designations	Green Wedge Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises a medium-sized grassland field used for horse grazing that is characteristic of the area and its loss would weaken the green infrastructure that is recognised as important to the town.
Visual Sensitivity	The site is visually contained by housing to the south and the Harrogate High School site to the north. However the site is overlooked from the urban edge because of the poor woodland/tree or hedgerow cover around its north and south boundaries.
Anticipated landscape effects	Development of this site will result in the loss of an open field, which retains important views into and out of the town. The field also serves to separate the neighbourhoods of Granby to the north and High Harrogate and Kingsley Drive to the south and east.
Potential for mitigation and opportunities for enhancement	Any development should provide a substantial green link with the town centre, improve the wooded character of the urban edge and provide access for recreation.
Likely level of landscape effects	Medium to large scale adverse effects as a result of losing the green wedge corridor that is important to the green infrastructure network.
Adjacent sites/cumulative impacts/benefits	H21 developed alongside this site would result in large scale adverse effects.

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

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

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

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

Summary conclusion	The site is an important part of the green infrastructure network linking into the stray and town. Therefore the landscape has limited capacity to accept development of this site provided that a substantial green corridor is maintained covering approximately 50% of the site.
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Settlement: Harrogate**Site: H22 (Land at Granby Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. Granby Court, 10,11&12 Granby Road and 1&3 Silverfield Road, which are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Non-listed terraces in the conservation area and 5-9 Silverfield Road
Commentary on heritage assets.	The south boundary of the site is contiguous with the conservation area; Character Area D, High Harrogate, The northwest part of the site is within a view from the Stray and this part of the site should be kept open. Granby Court (formerly Hotel) is a listed building of substantial scale and the listed buildings on Granby Road are well-proportioned in size and typical of the Victorian architecture of the spa town. Although close by, it is unlikely they would be little affected by any development of the site. 1&3 Silverfield Road are two storey listed buildings; they are older than the houses on the Stray, they are semi-detached and are quite modest in height, shallow in plan depth although three bays wide each. Further along the road are 5-7 Silverfield Road, which are of architectural and historic merit. Development will affect the setting of the conservation area and the listed buildings and other historic buildings on Silverfield Road,
Topography and views	The land is relatively flat, Views out are limited, except to the northeast. Important views into the site are from the conservation area.
Landscape context	The site is immediately adjacent to housing and the school buildings are to the north. There is a field to the northern part of the east side.
Grain of surrounding development	School buildings are to be replaced by fewer larger buildings. Houses facing the Stray near the site are terraces, semi-detached and a villa, all are set behind modest front gardens. The housing estate is mainly of semi-detached houses set behind small front gardens and relatively equally spaced 4- 5m apart along the roads. There are later culs-de-sac further from the site.
Local building design	Granby Court is of substantial scale, is rendered and is atypical of the immediate area. The terraced housing facing the Stray are a very generous three storeys in height, one terrace has accommodation in the roof served by pitched dormers and front gables. The listed detached and semi-detached pair are two storeys in height and have hipped roofs, they are similarly generously proportioned. 1&3 Silverfield Road is an older and more modest pair, the roof is of simpler form, unusually it features a two storey bay. Further along 5&7 are of similar age, but without bays, their particular features attractive porch canopies. The buildings are of sandstone with Welsh slate roofs and have vertical sliding sash windows. 9 Silverfields Road is a rendered hipped roofed house, a particular feature is an ornate fascia board. The housing estate features two storey housing typical of the mid twentieth century in brick with a mix of roof tiles, some render can be seen. Roofs are commonly hipped, some bay windows feature. A few houses near the site have flat roofs and are more horizontal in emphasis.
Features on site, and land use or features off site having immediate impact.	Granby Farm, a livery stable, is adjacent the southern part of the east boundary of the site and just to its north is a house. Development should take account the proximity of these and other housing against the southern boundaries of the site.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Consideration should be given to retaining the link between the settlement and open countryside, consequently density should be modest to allow generous open space in the development. Careful design and modest density should ensure the settings of the conservation area, listed buildings and non-designated heritage assets are not harmed.

Settlement: Harrogate**Site: H22 (Land at Granby Farm, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Species poor (white) semi-improved grassland [1992]
Trees and Hedges	Neglected, gappy hedgerows form the site boundaries to the west, east and north and there is a narrow belt of scrub/woodland towards the northeast corner of the site. The hedge and trees should be retained and reinforced during the course of any development.
Presence of Trees that Merit TPO	Some of the trees on and bounding the sites would be likely to benefit from TPO protection
Water/Wetland	There are drainage ditches along the eastern boundary and towards the northeast of the site.
Slope and Aspect	Generally flat
Buildings and Structures	There are some insubstantial looking sheet-roofed farm/warehouse type buildings in the southwest corner of the site.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants... SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	Area 55 Bilton Triangle <ul style="list-style-type: none"> • "Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge in this area..." • "Encourage planting of trees along urban edge..."
Connectivity/Corridors	This site forms an important link in the Bilton Triangle green wedge that connects the Nidd Gorge almost into the Stray in the town centre. Ditches and hedgerows link into the fields to the east.
GI/SUDS Opportunities (for biodiversity)	The hedges, which are neglected and becoming grown out should be managed to maintain their integrity. May be some opportunities for a small SUDS wetland in association with existing drainage ditches
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and trees and possibly the buildings on site.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H4a 2010 (amber)

Conclusion

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

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

Summary conclusion

Valuable trees and hedgerows should be retained in the course of any development as part of green infrastructure which will be required as the site is an important part of the green wedge between town centre and Bilton Triangle.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H23 (Land north of Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	North east of Harrogate, off Kingsley Drive LCA55: Bilton Triangle
Landscape description	Area description: The almost triangular-shaped area of land known as the Bilton Triangle is surrounded by development on three sides. The area is of great recreation and amenity value to the local residents due to its good network of footpaths. Site description: The site comprises an irregular shaped grassland field with open rural views to the northeast comprising the attractive well-wooded landscape of Nidd Gorge. Views back towards the urban edge are partially concealed by the farm buildings but there are views of the large high school buildings and the housing along Kingsley Drive.
Existing urban edge	The site is clearly detached from the urban edge by Kingsley Farm and intervening woodland and tree cover. The school playing field and open land to the west also provide detachment from the urban edge.
Trees and hedges	Hedge to south boundary and scrub along boundary with railway.
Landscape and Green Belt designations	Green Wedge (Small Part) Open Countryside Public Right of Way
Description of proposal for the site	Residential (30+ properties per ha)
Physical Sensitivity	The green wedge is an important link to green space in town (particularly the Stray) and is susceptible to unsuitable development resulting in the loss of green space.
Visual Sensitivity	The site has open views to the northeast, but the Kingsley Farm development encloses the site to the south. Birch woodland along the railway screens views from the north.
Anticipated landscape effects	Loss of or reduction of green link from the Stray to open countryside.
Potential for mitigation and opportunities for enhancement	The development of the site could incorporate green infrastructure to maintain links.
Likely level of landscape effects	Medium scale adverse affects due to the loss of open countryside on the urban edge.
Adjacent sites/cumulative impacts/benefits	Development of H47, H48, H21, H3 or H24 would have cumulative effects.

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

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

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

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

Summary conclusion

The landscape is sensitive to the loss of green links between town and country and increasing the visibility of the urban edge on the east side of Harrogate.

There is some capacity for development that should ideally be carried out in conjunction with neighbouring sites and requires incorporation of green infrastructure to maintain green link into town.

Settlement: Harrogate**Site: H23 (Land north of Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings of Kingsley Farm.
Commentary on heritage assets.	Development of the site in conjunction with others would impact detrimentally on the view from the Stray, which is a very important element of the conservation area. Kingsley Farm has a farmhouse and agricultural buildings of interest. The farm was formerly known as Bogs Farm. Development should respect the setting of the historic farmstead.
Topography and views	The land gently falls towards the river Nidd. Views south and west are limited.
Landscape context	The site is in open countryside.
Grain of surrounding development	The farmstead has expanded in the twentieth century, although its original grouping around the yard can be seen. To the south the housing estate is mainly of semi-detached houses set behind small front gardens and relatively equally spaced 4- 5m apart along the roads. There are culs-de-sac to the eastern area of the housing..
Local building design	The farmstead reflects the vernacular, the house is two storey with a simple dual pitched roof, other buildings vary in size. Two storey housing close to the site is in brick with a mix of roof tiles, some render can be seen. Roofs are dual pitched and often hipped, some bay windows feature.
Features on site, and land use or features off site having immediate impact.	A railway line passes to the northeast of the site. There are trees protected by order on the southern boundary with the track

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Low density and careful design should ensure the setting of Kingsley Farm is not harmed by ensuring there remains a visual link between the farmstead and open countryside. Assuming the site is developed in conjunction with H21,47 & 48 and with low density, it could provide a well-designed permanent edge to the settlement. If developed in isolation, this site would have a negative impact on local distinctiveness.
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Settlement: Harrogate**Site: H23 (Land north of Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Site is immediately over the railway line from Bilton Petrol Dump SINC to the NE
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable [1992] now tussocky improved grassland
Trees and Hedges	Treed hedgerows border the site boundary with Kingsley Farm and Kingsley road.
Presence of Trees that Merit TPO	The hedges with their numerous mature trees should be retained and reinforced during the course of any development.
Water/Wetland	A drainage ditch runs along the boundary with Kingsley Farm. There is a tree-shaded pond in the adjacent railway cutting.
Slope and Aspect	Generally flat
Buildings and Structures	Very dilapidated sheds, formerly kennels, in eastern 'neck' of the site. Adjacent railway bridge on Kingsley road.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	Area 55 Bilton Triangle <ul style="list-style-type: none"> • "Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge..." • "Encourage planting of trees along urban edge..."
Connectivity/Corridors	This site is an important link in the Bilton Triangle green wedge that connects the Nidd Gorge with the Stray in the town centre. Ditches and tree-lined hedgerows link into the railway line, Bilton Petrol dump SINC, the disused railway line and fields to the east
GI/SUDS Opportunities (for biodiversity)	The hedges with their numerous mature trees should be retained and reinforced during the course of any development. New hedges with trees could be planted along the railway line, along the site boundary to the west and along the public right of way which runs through the site. There may be some opportunities for a small sustainable urban drainage wetland in on site, possibly in association with existing drainage ditch.
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and trees. The buildings may have some potential to support nesting birds but are very dilapidated.
BAP Priority Species	There may be farmland bird BAP species associated with hedges
Invasive Species	None known
Notes	H4b 2010 (red)

Conclusion

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

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

Summary conclusion

The site is an important component of the green wedge between the Stray and the Nidd Gorge. Valuable boundary trees and hedgerows should be retained in the course of any development and corridors along the railway and boundary with Kingsley Farm landscaping should be reinforced to enhance green infrastructure.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H24 (Land at Woodfield Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Northeast of Harrogate, west of Longlands Farm. LCA55: Bilton Triangle
Landscape description	Area description: The almost triangular-shaped area of land known as the Bilton Triangle is surrounded by development on three sides. The area is of great recreation and amenity value to the local residents due to its good network of footpaths. Site description: The site comprises a large open arable field with some grassland in the southwest corner. The main York - Harrogate railway passes along the south boundary and two other disused railway lines pass along the west and the east boundaries. All three railway lines are wooded and provide substantial separation/enclosure to the large field.
Existing urban edge	The site appears quite 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 northwest and south that visually separate the site from the urban edge/countryside.
Trees and hedges	Scrub and trees to the periphery of the site.
Landscape and Green Belt designations	Green Wedge (part) Open Countryside
Description of proposal for the site	Residential (30+ properties per ha)
Physical Sensitivity	The urban edge has some susceptibility to the loss of the open field which currently provides the setting for the eastern edge of town.
Visual Sensitivity	The site is visually contained by the housing on three sides and the woodland along the railway lines. Although the residential edge to the west is well wooded, the site can be seen through gaps in the trees. The area to the centre of the site is slightly raised and development would be visible from the wider landscape of the green belt to the east.
Anticipated landscape effects	Development of this site will result in the loss of an open field that provides recreation and amenity open space for local residents. It is a popular place for dog walking, pedestrians and cyclists.
Potential for mitigation and opportunities for enhancement	Development of the western part of the site should be resisted since it falls within the Green Wedge designation. Any development should maintain a substantial green link along the west side of the site to incorporate the disused railway and enhance the wooded character of the urban edge.
Likely level of landscape effects	Development would result in medium scale adverse effects on the recreation and amenity value of the area and take away a piece of land that retains important views into and out of the town. Housing development would be out of character in this rural location without appropriate landscape mitigation and avoidance of development in more sensitive parts of the site.
Adjacent sites/cumulative impacts/benefits	Development of H23 would provide a link with the urban edge and the development of H10 would significantly increase the extension of development into open countryside. The development of this site alongside H23, H22, H21, H3 H48 and the consented H47 offers an opportunity for masterplanning to include significant green infrastructure and the integration of new development and the existing urban edge with open countryside.

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

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

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

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

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The Bilton triangle plays an important role in the integration of the urban edge with open countryside and in providing green links into the town. The area is susceptible to change and loss of its role as a result of development. The area does have some capacity to accept development on this site assuming the incorporation of significant green infrastructure that reduces the visibility of development in the wider landscape to the east and maintains green link into town.

Settlement: Harrogate**Site: H24 (Land at Woodfield Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	The site incorporates Bilton Petrol Dumps SINC in the SE corner.
BAP Priority Habitats	Large field includes arable with 'set-aside'; small improved pasture to north; SINC is 'greened-over brown-field land' with Open Mosaic Sites on Previously Developed Land, Unimproved Neutral Grassland, Hedgerows
Phase 1 Survey Target Notes	TN3 - Council owned 'airy mountains' to west.(neutral grassland and scrub).
Sward	Unimproved grassland,wet grassland, ruderal and arable field margins
Trees and Hedges	Large field includes arable with 'set-aside'; small improved pasture to north; SINC is 'greened-over brown-field land' with biodiversity value
Presence of Trees that Merit TPO	Trees along Kingsley Road may merit TPOs; significant trees along NE boundary are within council curtilage.
Water/Wetland	There is a tributary stream of Bilton Beck along the boundary separating the main field from the northern field. A ditch runs along the disused railway line which also feeds into Bilton Beck. Old maps show drainage ditches through the centre of site. (Ephemeral wetlands on the SINC).
Slope and Aspect	Generally flat
Buildings and Structures	No buildings, although the site is set within a triangle bounded by two disused and one currently active railway lines with structures such as tunnels and bridges. Some areas of hardstanding close to site entrance
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area. SEO4: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LC Area 55 Bilton Triangle <ul style="list-style-type: none"> • “Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge in this area...” • “Encourage planting of trees along urban edge...”
Connectivity/Corridors	Disused railway lines are valuable habitat corridors of woodland, scrub and grassland which link the urban centres of Starbeck and Bilton to the Nidd Gorge. Road access to the site may disrupt these corridors. This site's fields, set-aside and formerly brownfield land make an important contribution to the biodiversity of the Nidd Gorge urban fringe, immediately adjacent to the cycleway, which together comprise a valuable wildlife resource both in its own right and for local people.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to buffer the existing SINC with sustainable urban design wetlands were any development permitted.
Protected Species	Ground-nesting and scrub breeding bird species on site; bats likely to forage and may roost in trees along site boundaries.Bats and birds may utilise some of the adjacent railway structures.
BAP Priority Species	BAP Priority species of scrubland and arable farmland present; e.g. skylark, lapwing and reed buntings etc. Potential presence of amphibians and common species of reptile and brownfield invertebrates and plant communities on the SINC.
Invasive Species	Potential for the presence of Himalayan balsam.
Notes	See SINC citation

Conclusion

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

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	<p>This site's arable fields, set-aside and former brownfield land make an important contribution to the biodiversity of the Nidd Gorge urban fringe, immediately adjacent to the cycleway, which together comprise a valuable wildlife resource both in its own right and for the people of Harrogate and Knaresborough.</p> <p>The SINC is designated for neutral and wet grassland and scrub which have developed significant biodiversity interest on previously developed land which now comprises a BAP priority habitat.</p> <p>The arable farmland and associated 'set-aside' has significant biodiversity value (eg. for skylarks, lapwing) especially in an urban fringe context and its setting within the railway line corridors and adjacent to other semi-natural habitats enhances its value. Significant development would adversely impact on the overall landscape ecology of the area.</p>

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H25 (Land at Forest Lane Head, Starbeck)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the east side of town off Forest Lane Head. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: large scale parliamentary enclosure field on the edge of town near the junction of Forest Lane Head with Bogs Lane
Existing urban edge	Existing urban edge reasonably well integrated due to number of trees that soften the appearance of the built form.
Trees and hedges	Mature overgrown hedgerow boundaries with trees.
Landscape and Green Belt designations	Green Belt Open countryside TPO
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of open field in Green Belt that provides a gap in low density development on Forest Lane Head would impact on local character but site is outside SLA.
Visual Sensitivity	Site contributes to the gap in development and can be seen from the A59 as well as the public right of way on the east boundary.
Anticipated landscape effects	Loss of field affects openness but development could be integrated through inclusion of significant green infrastructure particularly on the A59 boundary.
Potential for mitigation and opportunities for enhancement	Loss of open field could not be mitigated but incorporation of existing trees and hedgerow to green infrastructure would help to integrate development and the urban edge.
Likely level of landscape effects	Medium scale adverse affect due to loss of field on urban edge in an area important to separation of Harrogate and Knaresborough.
Adjacent sites/cumulative impacts/benefits	H11 and H9 are both larger sites to the north in Green Belt and cumulative adverse effects would be considerable.

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

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

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

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

Summary conclusion	Sensitive due to Green belt designation and loss of openness. The medium sized site on the urban edge does offer opportunities to integrate development with open countryside to help mitigate the effects of development.
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Settlement: Harrogate**Site: H25 (Land at Forest Lane Head, Starbeck)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Properties on the south eastern side of Forest Lane Head predate 1890.
Commentary on heritage assets.	Properties on the south eastern side of Forest Lane Head predate 1890.
Topography and views	Views east and south to open countryside. Site is visible from the A59. Undulating landscape. Land falls to the east towards Nidd Gorge. Land rises steeply to the south. Views to the east of the heterogeneity of Knaresborough.
Landscape context	Greenbelt. Open countryside. Undulating landscape separating Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Wooded landscape, including Fox Wood and Foolish Wood to the north west, Mackintosh Park to the north, Long Walk to the east and Belmont Wood to the south west. River corridor. Railway embankment to the south.
Grain of surrounding development	Beyond urban edge in open countryside.
Local building design	Open countryside borders established settlement. To the east of the site, on the east side of Bilton Hall Lane and flanking the north of Forest Lane Head, is a line of dwellings comprising; a large, detached pebbled dash render and slate house to the rear of which are brick and render former farm buildings, now converted to dwellings and domesticated in appearance; a detached stone dwelling; a pair of substantial which rendered and artificial slate dwellings set well back from the road; 4 pairs of stone built semi's with front and rear gardens; and a detached brick built dwelling also with front and rear gardens. Adjacent to this line of dwellings is a large commercial unit- the Yorkshire Care mobility equipment centre, with hardstanding providing parking provision in the forecourt. To the north, adjacent to the site is open fields and an assortment of timber stables, sheds and isolated caravans associated with the paddocks providing separation from the edge of Harrogate and Knaresborough Conservation Area and the river corridor of Nidd Gorge which borders the edge of the historic market town of Knaresborough. To the south east, on the south side of and bordering Forest Head Road, is Harrogate Golf Club, a white rendered building. To the east and bordering the site is the suburban edge of Starbeck.
Features on site, and land use or features off site having immediate impact.	The site comprises a number of small fields to the north of Forest Head Lane on the north-eastern edge of Harrogate. There is also a narrow access onto Bogs Lane. There are mature overgrown hedges along many of the field boundaries that contain a number of trees many of which are protected by TPOs. The site lies within the green belt and is surrounded by residential properties to the east, south and west whilst there are open agricultural fields to the north.

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The scale of the site would fail to respect the established layout, where development is petering out signalling the transition from urban edge to open countryside- as such development of this site in its entirety would be detrimental to local distinctiveness. Development of the whole site would lead to coalescence of Harrogate and Knaresborough.

Settlement: Harrogate**Site: H25 (Land at Forest Lane Head, Starbeck)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Nidd Gorge Woodlands within 700m to north
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi improved (species-poor) and improved with area of tall ruderal to NW corner
Trees and Hedges	There are mature overgrown hedges along many of the field boundaries that contain a number of trees many of which are protected by TPOs
Presence of Trees that Merit TPO	Any mature field boundary trees not already covered may merit the protection of TPOs
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Stable buildings
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The site's network of medium-sized pasture fields, hedgerows and ditches makes an important contribution to the biodiversity of the Nidd Gorge urban fringe
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of small fields, hedgerows and ditches with additional native planting
Protected Species	Trees, hedges and buildings on site likely to support nesting birds and potentially bats.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	This site's network of small-sized pasture fields and hedgerows makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, which is a valuable wildlife resource, both in its own right and for local people. Some potential for the presence of protected species. Any small scale development, which may be permitted, would be expected to add to green infrastructure through habitat mitigation and enhancement.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H26 (Land at Hookstone Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

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

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

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

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

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

Summary conclusion	The landscape has high sensitivity to the development of this site because of its contribution to the setting of the town and the weakening of the green network in this area. The area has very limited capacity to accept development on this site due to the detrimental effect on the green network and key characteristics of the landscape setting of the town.
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Settlement: Harrogate**Site: H26 (Land at Hookstone Drive, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

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

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Housing proposals at standard densities would be harmful to the rural setting of town and conservation area related to the presence of the crimple valley landscape area. Established grain would indicate that appropriate development may be to add a single dwelling in the part of the site facing onto Hookstone Road, with a garden to the same depth as the existing dwellings. For development across the site, harm would be reduced by acceptance of low density housing designed so that the rural context of the conservation area is respected (e.g. appropriate landscaping to integrate development into the rural setting).
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Settlement: Harrogate**Site: H26 (Land at Hookstone Drive, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	200m to Hookstone Woods Local Nature Reserve
BAP Priority Habitats	Hedgerows, woodland (adjacent)
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	There is a line of mature broad-leaved trees along Hookstone Road and a further line of trees along the eastern boundary. Other field boundaries are hedgerows.
Presence of Trees that Merit TPO	Mature trees are likely to benefit from TPO protection
Water/Wetland	None on site. Hookstone Beck runs through the field to the south west.
Slope and Aspect	The land falls gently towards the south
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	This site is part of the green corridor of Hookstone Beck, a tributary of the River Crimple, which links the suburban gardens of south Harrogate with the diverse countryside of the Crimple Valley. The corrior includes Hookstone Woods and other small woodlands and a network of small pasture fields bound by well treed hedgerows and provides an important recreational and wildlife resource through diverse semi-natural habitats.
GI/SUDS Opportunities (for biodiversity)	Development would have to be compensated for by substantial mitigation of tree-planting and development of other semi-natural habitats along the Hookstone Beck corridor.
Protected Species	Nesting birds and bats may utilise hedges and trees.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H3015 (small part) 2010 red

Conclusion

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

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

Summary conclusion

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

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, capacity/flooding problems in local watercourses including Hookstone Beck/ tributary waterways & ditches etc. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H27 (Showground car park, Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located at the Yorkshire Show ground off Wetherby Road within Harrogate
Landscape description	Urban area of comprising 20th century development. Site description: Existing car parking in front of the Pavillions with semi mature avenue of trees.
Existing urban edge	Within the urban area.
Trees and hedges	Trees on the roadside.
Landscape and Green Belt designations	TPO on boundary with Wetherby Road
Description of proposal for the site	Employment
Physical Sensitivity	Openness associated with the Yorkshire show ground would be lost. Any loss of trees on Wetherby Road would affect the character of the approach to town.
Visual Sensitivity	Site not widely visible as it is surrounded by existing development.
Anticipated landscape effects	Loss of open area.
Potential for mitigation and opportunities for enhancement	In addition to protection and retention of trees there are opportunities to strengthen green infrastructure.
Likely level of landscape effects	Small scale effects.
Adjacent sites/cumulative impacts/benefits	H29 adjacent at the end of Masham road would not result in significant cumulative effects.

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

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

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

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

Summary conclusion	Development that respects currently layout could be accommodated and there is landscape capacity to accept proposals for employment use.
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Settlement: Harrogate**Site: H27 (Showground car park, Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Hookstone Wood Local Nature Reserve to SW but unlikely to be directly impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Hardstanding, amenity grassland
Trees and Hedges	Roadside hedgerow with mature trees, ornamental hedgerows and trees within carpark
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None other than hardstanding and gates and fencing
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats...
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The showground provides a buffer of open space between suburban housing to the west and open countryside of Crimple Valley to the south and east
GI/SUDS Opportunities (for biodiversity)	Green infrastructure required to offset increased recreational pressure on Hookstone Wood LNR
Protected Species	Nesting birds and bats may utilise trees and hedgerows on site
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Boundary hedges and significant trees should be protected and retained, any minor trees lost on site should be fully compensated for and opportunities sought for biodiversity enhancement in association with development and green infrastructure should aim to restore habitat links from Crimple Valley and north of A661.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse.

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. The applicant should also provide calculations showing the existing peak flow rates from site and the proposed rates.

Dependent on the development proposals & surface water outfall location, I would recommend any applicant to commence early negotiations with Yorkshire Water if the strategy includes discharge via the public sewer network.

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H28 (Land at Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south east side of town off Wetherby road. LCA58: Middle Crimple Valley.
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grassland typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: Parliamentary enclosure fields on the edge of Harrogate. Used as a temporary car park on Yorkshire Show days
Existing urban edge	Range of employment uses and crematorium with cemetery to the north.
Trees and hedges	Hedgerow field boundaries and TPO'd trees on north boundary with Wetherby Road and through the site.
Landscape and Green Belt designations	TPO Open countryside.
Description of proposal for the site	Employment use
Physical Sensitivity	Loss of open fields on the urban edge that are currently used for car parking on show days. Landscape has some susceptibility to change through loss of open fields. However adjacent development has already impacted on the approach to Harrogate from this location.
Visual Sensitivity	Site is seen on the approach to Harrogate and new development would impact on the approach to the town.
Anticipated landscape effects	Loss of open field to employment use.
Potential for mitigation and opportunities for enhancement	In addition to protection of existing trees significant green infrastructure of appropriate scale would be required to integrate development with the surrounding countryside and maintain/improve the character of the approach to Harrogate
Likely level of landscape effects	Medium scale adverse.
Adjacent sites/cumulative impacts/benefits	None adjacent.

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

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

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

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

Summary conclusion	The area is susceptible to change as a result of development, however the proposed employment use would be in keeping with development on the opposite side of Wetherby Road. The area has some capacity to accept change assuming green infrastructure is of appropriate scale to integrate with the surrounding countryside.
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Settlement: Harrogate**Site: H28 (Land at Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Bilton Court (grade II listed) and possible curtilage listed buildings. Bilton Court stables, coach house and entrance (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Stonefall Cemetery.
Commentary on heritage assets.	Bilton Court, a house dating from 1740, is located adjacent to the east side of the site. The stables, coach house and entrance are also listed. There are also other possible curtilage listed buildings on the site (including the smaller house at the front of the site) - the setting of these buildings would be affected by development on the site. Also, there is potential for the setting of grade II listed Crimple Farmhouse and its attached stable block to be affected (located to the south). Several historic buildings are located on Crimple Lane to the south, the setting of which may be affected by development (e.g. Travellers Rest PH). Stonefall Cemetery is located to the north, on the other side of Wetherby Road (an early 20th century cemetery) and its setting will be affected by development on the site.
Topography and views	Views across site from various points, some in context of open countryside (more open in winter). Some views possible from Crimple Lane. Level ground and then drops away to the east. Located on a main approach into town so prominently located.
Landscape context	Edge of town location which forms rural setting to town.
Grain of surrounding development	Varied - supermarket and showground buildings etc located to the west, housing located further to the north and west and also car showrooms but otherwise low density as the site is located on the edge of the town and with presence of stonefall cemetery on the other side of Wetherby Road,
Local building design	Varied, but historic buildings are built from stone, with a variety of forms and materials seen in 20th century housing to the north.
Features on site, and land use or features off site having immediate impact.	The site comprises three fields with hedgerow boundaries, part of complex of land associated with the Great Yorkshire Showground. TPO trees on frontage to Wetherby Road and along field boundary within the site. Railway Road runs along the west side of the site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Provision of development across the site will impact detrimentally upon the setting of Bilton Court and it is difficult to see how this could be mitigated at such close proximity to the listed building, which have always been historically in an isolated location; however, harm could be reduced by reducing the scale of the site so that development is moved away from the listed buildings (for example, omitting the nearest field or consideration could be given to limiting development to the field closest to the Railway Road). There would also be an encroachment towards Crimple Lane and its rural context - any harm could be mitigated through the careful consideration of appropriate landscaping and of the scale and density of buildings. Existing hedgerows and trees should to be retained and adequate spacing provided to the trees.

Settlement: Harrogate**Site: H28 (Land at Wetherby Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted. Hookstone Wood Local Nature Reserve to SW
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Amenity grassland
Trees and Hedges	Strong lines of roadside trees and hedges externally and within the site. Row of poplars along the roadside to the west.
Presence of Trees that Merit TPO	Trees running N-S though centre of site merit TPO
Water/Wetland	None on site
Slope and Aspect	Generally flat but falls away to the south east
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats...
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple"
Connectivity/Corridors	The showground provides a buffer of open space between suburban housing to the west and open countryside of Crimple Valley to the south and east
GI/SUDS Opportunities (for biodiversity)	Green infrastructure should aim to restore habitat links from Crimple Valley to the north of A661.
Protected Species	Nesting birds and bats may utilise trees and hedgerows on site
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Boundary hedges and significant trees, especially the row of trees running north-south through the centre of the site should be protected and retained. These may have potential to support roosting bats and nesting birds. Green infrastructure should aim to restore habitat links from Crimple Valley to north of A661.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses (Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd.) It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse.

A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. The applicant should also provide calculations showing the existing peak flow rates from site and the proposed rates.

Dependent on the development proposals & surface water outfall location, I would recommend any applicant to commence early negotiations with Yorkshire Water if the strategy includes discharge via the public sewer network.

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

Conclusion

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

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

Settlement: Harrogate**Site: H30 (Land adjacent to Prince of Wales Mansions, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. No.6 York Place and row to its east up to and including no12, which are grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Prince of Wales Mansions.
Commentary on heritage assets.	The site is in Character Area A, Town Centre, of the Harrogate Conservation Area and faces the Stray, another character area. Due to the Stray Act, which protects the Stray from development, the buildings that face it are of particular importance to the character and appearance of the conservation area. All buildings here facing the Stray are substantial in height, most are terraces. The Prince of Wales Mansions to the west of the site is of significant size, much larger than other buildings in the area, such that it is classed as a landmark building in the conservation area appraisal. No.6 York Place, is an early nineteenth century house, and the remainder of the row was constructed a little later.
Topography and views	West Park falls gently to the north, but here the site is flat. Views of the site are across the Stray from the walks and the A61. The site benefits from views over the Stray.
Landscape context	The site is within the town centre adjacent to the open Stray land, which benefits from a large number of large trees.
Grain of surrounding development	The scale of the Prince of Wales Mansion and the open space of the site differs from the grain of this area. Buildings of the town are set close to the highway (often forecourts are not defined and form part of the footway). On York Place buildings, predominantly houses, are set behind very small front gardens and form continuous rows broken only by ginnels and roads passing from the edge of the Stray into the town centre.
Local building design	Most of the high quality Victorian buildings are three storeys in height in this area, and often have basements. Walls are of sandstone with vertically proportioned openings, and roofs are of Welsh slates. Features include steeply pitched front gables, usually with decorated bargeboards, dormers, and bay windows. Secondary buildings behind the main frontage are usually two storeys in height, of simpler form and of similar materials to the principal buildings.
Features on site, and land use or features off site having immediate impact.	The site is the car park for the Prince of Wales Mansions. Boundary walls are of stone. The Mansions and the smaller (although still substantial) listed building to the east side create a unique context to the site.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The development of this site would have to be particularly sensitive to its context, and allow sufficient space for the setting of Prince of Wales Mansions (and to maintain amenity), whilst respecting the setting of the adjacent listed building. If parking levels are to be maintained, this would constrain potential dwelling numbers.

Settlement: Harrogate**Site: H30 (Land adjacent to Prince of Wales Mansions, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Hardstanding
Trees and Hedges	A few ornamental shrubs to the road frontage and elsewhere on site. Street tree adjacent to site entrance
Presence of Trees that Merit TPO	Street tree adjacent to site entrance should be retained
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Low terraced garages
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats,,,
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The Stray provides green space through the centre of Harrogate
GI/SUDS Opportunities (for biodiversity)	Boundary trees & hedges should be retained.
Protected Species	Breeding Birds may utilise shrubs and buildings. Bat Roost Potential possible in flat roofs of garages,
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green
Summary conclusion	No ecological issues - other than retention of trees and shrubs which may provide birds nesting sites, together with flat-roofed garages which may support roosting bats.

Settlement: Harrogate**Site: H30 (Land adjacent to Prince of Wales Mansions, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

Settlement: Harrogate**Site: H31 (Land at Henshaw's College, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is located on the east side of Harrogate north of Bogs Lane adjacent to Henshaws college. LCA54: Harrogate-Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: grass field with hedgerow boundaries located on the north side of Bogs Lane with Henshaws college buildings to the west.
Existing urban edge	Low density housing on the north side of Bogs Lane on the edge of Green belt. High density new housing on the south side of Bogs Lane with some taller buildings standing out.
Trees and hedges	Boundary hedges with trees. Possible TPO?
Landscape and Green Belt designations	Green belt Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the Harrogate Knaresborough corridor is susceptible to change as a result of loss of openness of Green belt. However the site is not in SLA.
Visual Sensitivity	Site not widely visible due to development on Bogs Lane and Henshaws college.
Anticipated landscape effects	Loss of greenfield in greenbelt that also separates development on the north side of Bogs Lane. Cumulative affect of continuing development and encroaching into green space.
Potential for mitigation and opportunities for enhancement	Limited due to the role of the site and its size.
Likely level of landscape effects	Medium/large scale adverse due to the impact on Green belt.
Adjacent sites/cumulative impacts/benefits	H10 and H11 are larger sites nearby located in Green belt and there development would result in very large scale effects.

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

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

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

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

Summary conclusion	Medium/high sensitivity because of the role to site plays in the Green belt. With significant amounts of green infrastructure and lower housing density it may be possible to accommodate some development but not without detriment to the landscape setting of the town and the Green belt.
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Settlement: Harrogate**Site: H31 (Land at Henshaw's College, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Longlands Farmhouse and farmstead, circa 19th century.
Commentary on heritage assets.	Site within the vicinity of the historic market town of Knaresborough and the designated Knaresborough Conservation Area. Longlands farmhouse, to the west, is a substantial stone house. To the north of the house is The Old Granary, which is constructed of stone and stone slate, now converted to a dwelling. The farm group, which in part, dates to the late 19th century, comprises stone built barns.
Topography and views	Relatively flat landscape. Valley landscape of Nidd Gorge to the east.
Landscape context	Greenbelt. Divorced from the existing settlement edge to the west and south by the railway line which is a physical barrier to development, and by the open fields on the edge of Harrogate. This open countryside provides separation between Harrogate and the historic market town of Knaresborough and the openness of this landscape should be maintained.
Grain of surrounding development	To the west of the site, across the railway line and open fields, is the suburb of Bilton. To the south is Starbeck. To the east are open fields leading to Nidd Gorge.
Local building design	Henshaws College campus comprises modern brick buildings with panelled uppers, which reflect a degree of uniformity but lack any particular architectural merit. The building group is linked. The site is spacious and legibility through the site is aided by signage, pavements etc. Longlands farmhouse, to the west, is a substantial stone house. To the north of the house is The Old Granary, which is constructed of stone and stone slate, now converted to a dwelling. The farm group, which in part, dates to the late 19th century, comprises stone built barns and modern sheeted buildings. Adjacent to the farm group on the east side is a courtyard arrangement of timber stables and the fields are subdivided into paddocks. To the east are low-lying farm buildings and open fields associated with Forest Head Farm. Further east is open countryside leading to Nidd Gorge. Farmsteads pepper the landscape. To the south on the south side of Bogs Lane is the recent housing development, constructed in brick and pantile/artificial slate, and railings which fail to reflect the established hedgerow boundaries in the immediate vicinity- thereby eroding the rural character of Bogs Lane and beyond.
Features on site, and land use or features off site having immediate impact.	The site includes the existing Henshaws College campus and a number of surrounding arable fields. The main College buildings are situated closest to Bogs Lane with the open fields being to the east and north. The whole site is situated within the green belt. A number of open agricultural fields forming Lowlands Farm, which is part, dates to the late 19th century, are located further north, whilst to the south of Bogs Lane are recent housing developments.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The college buildings could be converted for residential use. Hedges and hedgerow trees should be retained. The railway line, and to a lesser extent Bogs Lane, provides a physical barrier to development and has, to date, prevented significant encroachment on the greenbelt. Loss of the openness of the greenbelt would erode the visual and physical separation between Harrogate and Knaresborough and would contribute to coalescence to the detriment of the character and identity of these two settlements. Development of the scale proposed along the north side of Bogs Lane would erode the rural character of Bilton Lane, and indeed the wider area.

Settlement: Harrogate**Site: H31 (Land at Henshaw's College, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Nidd Gorge Woodlands within 500m to north; Bilton Petrol Dumps within 200m to east
BAP Priority Habitats	Hedgerows, Woodland
Phase 1 Survey Target Notes	None
Sward	Improved and semi-improved (species-poor) pasture in fields surrounding college; one area of species rich semi-improved grassland identified to NE of buildings; other similar areas areas to west; amenity grassland field to NW of college
Trees and Hedges	Site and associated fields bound by treed hedges; copse to SW boundary.
Presence of Trees that Merit TPO	Many of the mature boundary trees may merit the protection of a TPO
Water/Wetland	None known
Slope and Aspect	Generally flat
Buildings and Structures	Modern college buildings
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants... SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The local network of small pasture fields and hedgerows makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, in close proximity to the Nidderdale Greenway.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of small fields, hegerows and ditches with additional native planting of trees and creation of widdflower meadows
Protected Species	Pipistrelle bat roosts recorded on site, associated with college buildings. Trees, hedges and buildings on site likely to support bats and nesting birds.
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion

This site's network of small pasture fields and hedgerows makes an important contribution to the biodiversity of the Nidd Gorge urban fringe, in close proximity to the Nidderdale Greenway. Full ecological assessment would be required prior to any development. The college grounds appear to be likely to be particularly rich in biodiversity. There may be some potential to redevelop the footprint of the buildings but following a full ecological survey, key habitat features should be retained. Once these factors are taken into account, the site as a whole would be unable to meet housing density targets although some limited redevelopment may be acceptable.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H32 (Land north of Hildebrand Barracks, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land north of Hildebrand Barracks Harrogate LCA22: Menwith and Penny Pot Grassland
Landscape description	Area description: The wider landscape comprises the simple undulating plateau between the valley systems of Oak Beck and Nidderdale. The landform is large-scale and lack of woodland cover results in the landscape remaining open with extensive views. The heavily treed road corridor of Penny Pot Lane however and the new woodland plantation at High Moor Farm provide some degree of screening and enclosure. Site description: The site comprises of several pastoral fields which gently slope down to the north from the boundary with Hildebrand Barracks. There is a significant change in level from 140m in the south down to Saltergate Beck at 100m AOD. Fields are defined by gappy hedgerows with a drystone wall bordering the B6161 Oaker Bank Road to the east.
Existing urban edge	The site borders the Hildebrand Barracks to the south which is isolated from the urban edge of Harrogate and surrounded by open countryside.
Trees and hedges	Gappy hedgerows define many of the field boundaries with infrequent hedgerow trees. The Saltergate Beck along the site's northern boundary runs west to east within a wooded corridor
Landscape and Green Belt designations	R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is gently sloping pastoral landscape that is defined by hedgerows and drystone walls. The site is considered of medium value but would be highly susceptible to change from this type of development particularly with regard to views from the north
Visual Sensitivity	Upper southern limits of the site are highly visible on a prominent local ridge on the approach to Harrogate from the A59. Generally there is a lack of woodland cover, apart from woodland along Penny Pot Lane and Saltergate Beck. There are attractive views of the urban edge of Harrogate to the west and the AONB to the north.
Anticipated landscape effects	Some development of the site could be acceptable provided that sufficient structure planting and green infrastructure initiatives are incorporated. Key views across the area should be taken fully into consideration to minimise adverse impacts, including the exclusion of built form along the southern ridge line. Development to the west along Burley Bank Road should be of low density associated with screen planting to again minimise potential impacts
Potential for mitigation and opportunities for enhancement	Woodland structure planting and green infrastructure initiatives could provide effective mitigation
Likely level of landscape effects	High adverse effects should the overall site be developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H50 could result in significant cumulative effects.

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

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

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

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

Summary conclusion

The landscape has some limited capacity to accept development on this site with planting mitigation and green infrastructure measures likely to have a positive benefit

Settlement: Harrogate**Site: H32 (Land north of Hildebrand Barracks, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Historic Buildings of Burley Bank Farm and Dike Bottom Farm
Commentary on heritage assets.	South of the historic core of Burley Bank Farm are the industrial buildings of Saltergate Business Park, which have affected the setting of the older buildings, but generally the industrial buildings appear as modern farm buildings in the countryside. The buildings of Dike Bottom are north of the site. Any development of site H32 should ensure that the farm buildings maintain their historic association with farmland in order to protect their setting.
Topography and views	The site slopes to the north in an open landscape and there are extensive views.
Landscape context	South of the site is the buildings of the barracks, but otherwise the site is in open countryside
Grain of surrounding development	Farm buildings are in small groups. The housing of the barracks is mainly in the form of terraces set close to the road, although there are a few semi-detached pairs set back forming a semi-circular space in front.
Local building design	The farm houses and buildings are of stone with stone and slate roofs, and robust in nature. The housing south of the site is two storey in height, the walls are finished in a deep cream render and there are red tiled roofs, such that they do not reflect the vernacular and are highly visible in the countryside.
Features on site, and land use or features off site having immediate impact.	The site is made up of a number of fields, boundary hedges and some hedgerow trees feature.

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Provided the design of development close to the farms is sensitive, it is not likely to cause harm to the setting of the historic buildings. However, due to the topography, the location of this large site would result in development that would not reflect traditional settlement pattern.
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Settlement: Harrogate**Site: H32 (Land north of Hildebrand Barracks, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Killinghall Moor SINC east of Oaker Bank
BAP Priority Habitats	Potential lowland heath, the site was once part of Killinghall Moor.
Phase 1 Survey Target Notes	SE25NE TN09 damp acid SE grassland with gritstone boulders - in process of being 'improved' (1992)
Sward	Mostly improved grassland. One of the central fields appears less improved and requires survey in early summer
Trees and Hedges	There are hedgerows with trees forming most of the field boundaries especially along Burley Bank where there is also a belt of maturing screen planting for an industrial site. There is a narrow belt of woodland along the northern boundary following Saltergate Beck.
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPO.
Water/Wetland	Saltergate Beck runs along the north-eastern boundary of the the site
Slope and Aspect	The land falls from Burley Bank towards Saltergate Beck in the north east
Buildings and Structures	Dry stone walls along some of the field boundaries
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	The site is split between LCAs 22 (Menwith) and 23 Saltergate Valley Grassland. "Ensure appropriate management of woodland ...and trees within the valley". "Encourage the management of the grassland in the valley for wildlife".
Connectivity/Corridors	Field boundaries, Saltergate beck and road verges provide connectivity between remnant elements of Killinghall Moor
GI/SUDS Opportunities (for biodiversity)	Seek opportunities to restore elements of heathland and acid grassland of Killinghall Moor and enhance boundary features and connectivity
Protected Species	Birds and bats likely to utilise trees and hedgerows on site.
BAP Priority Species	BAP priority species of ground nesting birds may utilise the site & potential for reptiles in semi-improved area
Invasive Species	Not known
Notes	H2 was included as eastern part of this site in 2010

Conclusion

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

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

Summary conclusion

The semi-improved fields with gritstone boulders need to be thoroughly surveyed for remnants of Killinghall Moor heath/acid grassland which should remain undeveloped together with the corridor around Saltergate Beck. Boundary trees & hedgerows should be retained and protected. Development of some of the improved pasture would not necessarily be detrimental to biodiversity, with opportunities to enhance green infrastructure.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H33 (Cow Dyke Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on north side of Harrogate north of Skipton Road. LCA24: Lower Nidderdale Valley West of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Site comprises a farmstead on the hillside and a bungalow in grass field adjacent to a site that has planning consent on Skipton Road.
Existing urban edge	Site currently detached from urban edge at Jennyfields. However, new residential development is consented in the field to the south and southwest.
Trees and hedges	Hedgerow boundary to the east with mature trees that should be considered for TPO.
Landscape and Green Belt designations	Special Landscape Area Open countryside Public Right of Way (Harrogate Ringway) on east boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is highly susceptible to further change as a result of extending the urban edge further into open countryside and SLA.
Visual Sensitivity	Currently the site is on raised ground and highly visible. New consented development would screen views of the site. However, new development on this site is likely to be seen above new development on the adjacent site with consent.
Anticipated landscape effects	Loss of farmstead that is characteristic of the landscape and increased visibility of new development in the countryside on the urban edge.
Potential for mitigation and opportunities for enhancement	Limited due to the elevated nature of the site and the cumulative effect of developing along side existing consented development. However, significant tree planting on the north boundary and preservation of and addition to trees on the east boundary would help integration of any new development.
Likely level of landscape effects	Medium scale adverse when assessed alongside consented development.
Adjacent sites/cumulative impacts/benefits	H56 to the north would result in very large scale cumulative effects.

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

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

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

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

Summary conclusion	The landscape is sensitive due to its elevated nature and the loss of the farmstead characteristics that contribute to local distinctiveness. The landscape does have some capacity to accept the development of this site in conjunction with the development that has consent in fields to the south and southwest. However, the treatment of the northern part of the site will be important to ensure intergation with the countryside.
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Settlement: Harrogate**Site: H33 (Cow Dyke Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Farmhouse and historic farm buildings of Cow Dyke Farm.
Commentary on heritage assets.	These are good examples of traditional farm buildings in the area, due to topography they are visible from Skipton Road and contribute to local distinctiveness. They should be conserved.
Topography and views	The site falls to the south and there are extensive views to the south and at present to the west. Views to the east are more limited.
Landscape context	The site is in open countryside at present, but is adjacent to a site, which has planning consent for residential development.
Grain of surrounding development	The grain of Jennyfields housing estate to the south of Skipton Road varies. Facing Skipton Road, most homes are detached with small front gardens, all set behind a generous width of open space. Behind the frontage, there are avenues linking back to the main access road through the estate and culs-de-sac off these Houses are set parallel to roads and take the form of detached, semi-detached and some terraces. The proposed development adjacent to the site would be of similar highway hierarchy, but built form density would be greater.
Local building design	The farm houses and buildings are of stone with stone and slate roofs, and robust in nature. The housing south of the site is two storey in height, the walls are in brick and render and roofs are concrete tiled. Some houses are gable onto the road, contrary to tradition. The houses do not reflect the local vernacular, nor the older housing of the town.
Features on site, and land use or features off site having immediate impact.	The bungalow is of no particular merit and there would not be objection to a replacement dwelling, or modest cottages. The farmhouse and traditional farm buildings should be conserved, as should any stone walling.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Replacing the bungalow with a single house, semi-detached pair or short row reflecting farm labourers cottages, and conversion of the farm buildings would be appropriate, but redevelopment of the site would substantially harm the significance of the historic buildings. Redevelopment of the site would have a negative impact on local distinctiveness if the site to the east were not developed. Assuming the development of the adjacent site, low density development could provide an appropriate edge to the extended settlement.
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Settlement: Harrogate**Site: H33 (Cow Dyke Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Hedgerow along bridlepath contains mature trees
Presence of Trees that Merit TPO	Trees along bridlepath likely to merit TPO protection
Water/Wetland	Stream off site to southeast.
Slope and Aspect	Land slopes down to south east
Buildings and Structures	Cow Dyke traditional stone farm buildings with outbuildings, South Park is a twentieth century bungalow.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	Corridor of Cow Dyke Beck links Oak Beck corridor at Grange Quarry to Oaker Bank via public open space at Jennyfields.
GI/SUDS Opportunities (for biodiversity)	Native planting of boundaries
Protected Species	Potential for bats and nesting birds to utilise trees, hedgerows and buildings. Otter utilises Cow Dyke Beck to south of site. Small numbers of pipistrelles found by Whitcher associated with 14/03119/FULMAJ. Otter utilises beck by Skipton Road.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green
Summary conclusion	Retain trees along farm-tracks and re-inforce with native planting. Potential for bats and nesting birds to utilise farm buildings. Requires survey but appropriate mitigation and enhancement likely to be achievable with redevelopment.

Settlement: Harrogate

Site: H33 (Cow Dyke Farm, Harrogate)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the southern boundary of this proposed site is located adjacent flood zones 2/3. Consequently development towards the southern end of the site should be avoided.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

Conclusion

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

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

Settlement: Harrogate**Site: H34 (Land at Oakdale Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Oakdale Farm Harrogate LCA22: Menwith and Penny Pot Grassland
Landscape description	Area description: The wider landscape comprises the simple undulating plateau between the valley systems of Oak Beck and Nidderdale. The landform is large scale and lack of woodland cover results in the landscape remaining open with extensive views Site description: The site comprises or seven pastoral fields which reduce in size from west to east. Fields are bounded by drystone walls, hedgerows and occasional hedgerow trees. The site slopes down from the north-west at a height of 140m down to Oak Beck and Oak Beck Woodland in the south-east at 90m AOD.
Existing urban edge	A section of the site bordering Pennypot Lane adjoins the small residential development to the north accessed off Young's Drive. Development however would not be considered as a natural extension and be highly intrusive and incongruous impacting on landscape character
Trees and hedges	Hedgerows and hedgerow trees define several field boundaries with a woodland spur breaking the slope running parallel with Oak Beck and Oak Beck Woodland
Landscape and Green Belt designations	C9 Special Landscape Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is set within a highly valued pastoral landscape that is strongly defined by drystone walls and hedgerows. and would be highly susceptible to change with this type of development.
Visual Sensitivity	This is an elevated exposed transitional landscape that is highly visible and as a result sensitive to change. There are views to the south as far as Birk Crag and Pinewoods, both popular destinations for locals and tourists
Anticipated landscape effects	Pressures in the area have already resulted in changes to the rural setting of Harrogate including the Army Foundation College, the Water Bottling Plant and the former Queen Ethelburgas school site resulting in a landscape that is highly sensitive to change from further development
Potential for mitigation and opportunities for enhancement	Limited potential for mitigation as the site is highly visible, any tree planting would significantly affect key views across the area and be inappropriate to maintaining openness
Likely level of landscape effects	High adverse effects if the overall site was developed. The site provides an attractive setting and high quality landscape to this edge of Harrogate
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H1, H13 and H50 could result in significant cumulative effects.

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

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

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

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

Summary conclusion

This hillside pastoral site is highly visible from adjacent and nearby PRowS, Birk Crag and Pinewoods both popular destinations for recreational users
The landscape has very limited capacity to accept development on this site with planting mitigation measures likely to have an adverse effect on openness of the landscape

Settlement: Harrogate**Site: H34 (Land at Oakdale Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Adjacent to Birk Crag Local Nature Reserve and SINC
BAP Priority Habitats	Hedgerows, woodland, flowing water
Phase 1 Survey Target Notes	SE25 NE TN23 P1HS [1992] Pond Oakdale "an area of significant local ecological interest" - an open pool with marsh edges surrounded by bracken and willow scrub, a belt of coniferous and broadleaved trees and a tall hedge which extends to the road.
Sward	Improved pasture [P1HS 1992]
Trees and Hedges	There is a belt of woodland along the stream which runs through the centre of the site. South-east boundary of the site abuts woodland at Oak Beck
Presence of Trees that Merit TPO	Trees and woodland on site likely to benefit from TPO protection
Water/Wetland	A stream runs through the centre of the site. Oak beck runs close to the south-eastern site boundary
Slope and Aspect	The land falls south easterly down towards Oak Beck
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 22 Menwith and Penny Pot Grassland "Encourage the protection and restoration of stone wall and hedge field boundaries". "Promote diversity of grassland communities through management".
Connectivity/Corridors	The site ajoins the wooded corridor of Oak Beck which interconnects the west of Harrogate to Haverah Park an the River Nidd to the east
GI/SUDS Opportunities (for biodiversity)	Development of the northern part of the site may enable habitat restoration between the two streams in the Oak Beck corridor.
Protected Species	Nesting birds and bats likely to utilise the woodland, trees and hedgerows on site.
BAP Priority Species	May be priority species of riparian habitats e.g. kingfisher, bullhea
Invasive Species	Himalayan balsam likley along the stream banks
Notes	Was H3010 Red (2010).

Conclusion

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

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

Summary conclusion	Any limited development of the site would need to buffer Birk Crag and Oak Beck, and retain and protect existing stream, pond and woodland and maximise opportunities for enhancemnt for bioiversity and green infrastructure - with housing limited to northern part of site.
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Settlement: Harrogate**Site: H34 (Land at Oakdale Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the southern end of this proposed development is located on the boundary line with flood zones 2/3. Consequently development on the southern boundary should be avoided.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

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

Settlement: Harrogate**Site: H35 (Land at Knox Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located north of Harrogate between Knox Mill Lane and Oak beck. LCA24: Lower Nidderdale Valley north west of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley, which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: Small rough grass field that is low lying. Small part of the site to the south is in the floodplain of Oak Beck.
Existing urban edge	Site detached from urban edge except for low density rural development on Knox Mill Lane. Site forms part of the setting for the north side of town.
Trees and hedges	Trees on boundary with Oak Beck and Knox Mill Lane.
Landscape and Green Belt designations	Open Countryside. Special Landscape Area.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open countryside in high quality landscape important to the setting of Harrogate susceptible to change. Impact on the rural character of Oak Beck corridor.
Visual Sensitivity	Prominent site overlooked by the A61 on the approach to Harrogate.
Anticipated landscape effects	Loss of characteristic field and change to Oak Beck
Potential for mitigation and opportunities for enhancement	Limited due to location of site on the approach to Harrogate and in open countryside.
Likely level of landscape effects	Large scale adverse effects due to the location of the site in open countryside and its visibility on the approach to Harrogate.
Adjacent sites/cumulative impacts/benefits	none

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

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

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

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

Summary conclusion	Uncharacteristic high density urban development would be detrimental in this location. The landscape has no capacity to accept the proposed development without detriment to character.
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Settlement: Harrogate**Site: H35 (Land at Knox Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Properties forming the historic hamlet of Knox.
Commentary on heritage assets.	Historic (pre-1890), stone built cottages which are characterful, albeit significantly altered with incremental changes.
Topography and views	Knoll and wooded area to the north east is prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open field and established field boundaries within the site fall away from the knoll and are very visible.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town. Gentle undulations throughout the site: land falls to Oak Beck to the south east and rises to the knoll further east. Mature trees along site boundaries and wooded area to the north east on the knoll. Walled boundary to the road. Land used for grazing.
Grain of surrounding development	Properties forming the historic hamlet of Knox to the north and east of the site. Warren Bank Cottage to the north is of pre-1890 construction, as is Knox Mill to the north east. Isolated traditional stone built farmhouse-Knox Mill Farm to the south east and associated farm buildings now converted for residential use. Suburbia to south and south east.
Local building design	To the north is ribbon development along the north side of Knox Mill Lane of speculative detached housing exhibiting heterogeneity in style and palette and application of materials. These properties are set well back from the Lane in large, established gardens. To the north east are historic (pre-1890), stone built cottages which are characterful, albeit significantly altered with incremental changes. Suburbia to the south and south east-assorted brick. Mix of house types. Imposing stone built terraces to the south west on the opposite side of Ripon Road. Harsh urban edge to south/ south east.
Features on site, and land use or features off site having immediate impact.	Open field. Mature trees and good hedgerows. Stone wall borders the site to the south and runs parallel with Ripon Road. Land rises steeply to the north side of Knox Mill Lane, with properties raised well above road level for part of its length. Former quarry to the north east. Mature trees flank Oak Beck which forms the south eastern boundary of the site. Former ford and Spruisty Bridge (LB) to the north east and Rocky grit stone outcrop forms knoll to the south east of the site with mature tree cover.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Important rural landscape, which provides an attractive setting on approach to the town from the west as well as providing a rural setting for the historic hamlet of Knox. The site serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. Harm could be mitigated in part by very low density set well back off Ripon Road (A61) and fronting Knox Mill Lane.

Settlement: Harrogate**Site: H35 (Land at Knox Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Flowing water (Oak Beck)
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland
Trees and Hedges	Tree lines run along Oak Beck and Grain Beck along the SE northern site boundaries and the outgrown hedgerow along the eastern boundary
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection
Water/Wetland	Oak Beck runs along SE and Grain Beck along the SE and northern site boundaries
Slope and Aspect	The lan slope gently down southwards towards Oak Beck
Buildings and Structures	None other than stone wall forming western boundary
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site contributes towards maintaining a green corridor between Harrogate and Killinghall; linking into Grange Quarry (Oak Beck Park) via Knox Hill Wood and the Nidd Gorge at Old Trough
GI/SUDS Opportunities (for biodiversity)	Native planting to enhance trees and hedgerows and boundary links between Oak Beck and Knox Hill, including restoration of species-rich grassland.
Protected Species	Nesting birds and bats likely to use trees, hedgerows and scrub onsite
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely to occur along watercourses
Notes	

Conclusion

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

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

Summary conclusion	The GI corridor of Oak Beck should be protected and enhanced in association with any development of this site, which should only be contemplated with the provision of substantial semi-natural green infrastructure, which may impact on achievable housing density across the site.
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Settlement: Harrogate**Site: H35 (Land at Knox Mill Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the south eastern boundary of this proposed development is located within flood zones 2/3. Consequently development in the flood zone area should be avoided.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

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

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

Settlement: Harrogate**Site: H36 (Former Police Training Centre, Yew Tree Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated to the south-west of Harrogate off Yew Tree Lane. LCA60: Upper Crimple Valley
Landscape description	Area description: The site forms part of the wider Crimple Valley landscape that abuts Harrogate's urban edge. The valley is slightly steeper than the Middle Crimple Valley and relatively shallow. Site description: The site comprises of a medium sized parcel of land that was previously used as a police training facility known as NPIA. There is a large teaching building, chapel, a large detached house belonging to a former college and an additional detached villa close to the site entrance with several of the buildings having some historic value
Existing urban edge	The south-westerly part of the site projects out into open countryside from the urban edge with the northern part of the site already developed. the southern part of the site consists of playing fields and a redundant swimming pool building.
Trees and hedges	Existing mature TPO'd trees along the northern and southern boundaries should be retained together with those along 'The Drive' site access and around the playing fields
Landscape and Green Belt designations	R1 Right of Way C9 Special Landscape Area R1 Existing Recreation Open Space
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises of a medium sized rectangular parcel of land consisting of existing built form and recreational open space. Several of the buildings have a degree of historic value which has been degraded by inappropriate additions over the years. The northern part of the site is relatively flat with the remainder of the site sloping down to the south from about 155m to 140m AOD.
Visual Sensitivity	Trees along the small beck to the south provides some filtering of views with the site visually contained along the eastern boundary. Elsewhere the site is exposed to surrounding open countryside. The landscape beyond the south and west of the site is gently undulating rising to 160m AOD to form a small ridge which provides some screening and enclosure from distant views.
Anticipated landscape effects	The site is currently partially developed with open landscaped areas comprising mainly of short mown grassland with mature treed boundaries.
Potential for mitigation and opportunities for enhancement	Planting to mitigate views from the Harrogate Ringway PRoW and other footpaths to the south would be required. All existing boundary vegetation should be retained.
Likely level of landscape effects	There would be moderate adverse effects if the overall site was developed. However with adequate woodland planting and trees in and amongst the development negative visual effects could be reduced
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H51, H52 and H53 could result in significant cumulative effects.

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The site gently slopes to the south with potential views from the open countryside and public footpaths to the south-west and south. The landscape has some capacity to accept development on this site provided that mitigation measures are integrated to ensure significant green infrastructure within the development

Settlement: Harrogate**Site: H36 (Former Police Training Centre, Yew Tree Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	North Lodge, Kensington House and its outbuildings, the former Headmasters House, and the Memorial Library. Stone boundary walls and stone built workshops to the rear of the school buildings.
Commentary on heritage assets.	<p>The former headmaster's house, built in 1840 as a private residence, is an attractive stone built property of significance. The memorial library, built in mid 1920s, is of commemorative and aesthetic significance. The large 3 storey property, formally Kensington House, at the entrance to the site is contemporary with the former headmaster's house. North Lodge was associated with Kensington House and is an attractive building of modest scale. These three buildings should be retained and any development should respect their setting.</p> <p>The additions to the former head masters house have an attractive stone façade but behind the façade is a building of brick construction which presents a harsh urban edge when viewed from the N outside the site. Two single storey stone built workshops to the rear of the old school building should be retained. The stone boundary walls complete with stone copings should be retained.</p>
Topography and views	There are views across undulating landscape to the southwest and down the valley to the south across a wooded beck. There is a level change in the northern half of the site compared with the southern half. The level of the sports pitches has been raised.
Landscape context	The site is on the edge of Harrogate, the majority of the site projects west beyond the existing development to the north and south into open countryside.
Grain of surrounding development	Brinklow Way off Yew Tree Lane north of the site is a series of culs-de-sac, with two storey houses set close to each other and the roads. West of the south of the site, the area is predominantly bungalows set in generous gardens, although relatively close side by side, they have generous enclosed front gardens. To the western areas the landscape is peppered with individual farmsteads.
Local building design	<p>The substantial stone buildings of the site are roofed in Welsh Slate. Buildings are generously proportioned, have a vertical emphasis and include features and detailing typical of their era.</p> <p>Farmhouses nearby are of stone with Welsh or stone slate roofs. They are simple in form and robust in character.</p> <p>Houses on the northeast corner are typical of twentieth century suburbia and are not locally distinctive. Similar to housing on Brinklow Way, they are of brick or render with concrete tiled roofs. Projecting gables and dormers are common features. Further south are larger blocks in brick, which are a little institutional in appearance. The bungalows to the south are of brick and render and are not locally distinctive.</p>

Features on site, and land use or features off site having immediate impact.

The site comprises buildings associated with the Police Training Centre operations, including semi-detached residential dwellings; Headmasters House, Library, North Lodge; Kensington House; a series of temporary classrooms, and; a redundant swimming pool building. Most are of little merit, but the heritage assets above described should be retained. North of the lodge are houses facing Yew Tree Lane, which could be retained.

There are a sports ground and sports pitches; sports pavilion on site. A number of trees are protected by order, these include those around the sports field in the southwest of the site, along both sides of The Drive and a small group in the northwest area of the site.

There are ditches and a water course/issue on the northern and western boundary.

The boundary of dense hedgerow and the historic walls should be preserved.

A public right of way runs alongside and parallel with the north boundary of the site.

The memorial garden in the North should be retained.

The boundaries with open countryside should be respected.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Density should be modest to allow adequate setting for heritage assets, and building design should respect the historic buildings on site. There should be generous open space retained and appropriate landscape for a permanent settlement edge.

Settlement: Harrogate**Site: H36 (Former Police Training Centre, Yew Tree Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None (but see Brooks Ecology report 2014)
Sward	Amenity grassland (sports pitches).
Trees and Hedges	There are several scattered groups of trees and individual trees and within the grounds. These include trees on the boundaries of adjacent gardens to the SE (including a very large mature ash within the site) and trees which line the stream on the western boundary. Other notable groups include a block of beech and another of birch beside the car park, an avenue of mature cherries lining the entrance and ornamental planting around the formal garden between the buildings. There are further trees scattered around the buildings and the sports fields, together with coniferous hedges and shrubberies around the buildings. The banks of the bunds along the southern boundary are developing scrub and bramble.
Presence of Trees that Merit TPO	Any of the mature trees on site not already protected should be considered for TPOs
Water/Wetland	There is a small stream along the entire western boundary which runs into Clarke Beck to the south.
Slope and Aspect	The overall topography slopes gradually to the south but the site has been levelled so there is level change between the higher northern and lower southern halves of the site which are both now relatively flat.
Buildings and Structures	There are a number of stone built buildings, up to three stories high, with slate roofs, semi-detached houses and single-storey stone built workshops. There are stone boundary walls around the northern perimeter,
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The site lies on the boundary between suburban Harrogate and open countryside between the Haverah Corridor to the west and the River Crimple Corridor to the south. It is bound to the west by a small stream which runs into Clark Beck, a tributary of the Crimple. The sports pitches are open, in contrast to the small fields and well treed hedgerows which characterises the countryside between Beckwith Pannal and Rossett Green.
GI/SUDS Opportunities (for biodiversity)	Existing native trees and hedges should be retained and protected. Redevelopment would provide the opportunity for new planting of native species, particularly along the southern boundary and to strengthen the corridor of the beck along the western boundary. There may also be the opportunity to along the western boundary to link up, the east-west footpaths which run to the north and south of the site. There may be the opportunity to create a SuDS wetland in association with the small beck to the SW of the site or along Clark Beck on adjacent land to the south
Protected Species	Bats have been identified utilising some of the buildings on site and trees for foraging. Nesting birds are also likely to be associated with the buildings, trees and shrubs and bramble. Badgers have been recorded on site
BAP Priority Species	Hedgehogs likely on site

Invasive Species	Not known	
Notes	H4007(1) Amber in 2010; current planning application	
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.		Yellow
Summary conclusion	Many of the ecological features of interest of the site could be retained, providing that development is not over intensive. Existing native trees and hedges should be retained and protected and new planting of native species should be undertaken, especially along the water courses and to reinforce existing hedge-lines. The watercourses should be buffered and retained as green corridors through the site. There may be the opportunity to create a wetland SuDS habitat where the tributaries of Clark Beck come together towards the southern part of the site. There may be the opportunity to link up the footpaths which run east-west across the site. Brooks Ecological have undertaken ecological surveys.	

Settlement: Harrogate**Site: H36 (Former Police Training Centre, Yew Tree Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

Settlement: Harrogate**Site: H37 (Land at Station Parade, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area. Harrogate Theatre, 63-81 (odd) Station Parade (known as Albert Terrace), and flanking the opposite entrance to Cambridge Street: the Church of St Peter, 1-12 Cambridge Crescent and 1-10 Prospect Crescent are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	A number of buildings nearby are of historic and architectural interest, those designated in the conservation area appraisal as of particular local interest and merit are at the junction of Beulah Street and Cambridge Street, on Cheltenham Crescent at junction with Station Parade, the Hirst Terrace on James Street opposite the Victoria monument. Victoria Gardens is a landmark building of architectural interest constructed in the twentieth century, which contributes to the character and appearance of the conservation area.
Commentary on heritage assets.	Harrogate theatre and the church are landmarks in the town due to their height, particularly corner turret of the theatre and the church spire. It is important to ensure that any development of site H37 would not detract from these and the other heritage assets, and additionally is sensitive to its context in the conservation area. Victoria Gardens shopping centre has a colonnade and ordered columns and pilasters topped with statues that do not reflect the more restrained, but none the less high quality Victorian and Edwardian buildings of the town, which characterise the town centre area of the conservation area. The shopping centre is connected to the multi-storey car park east of the site by a bridge over the A61; its supporting tower is on the site and the remainder of the bridge passes across the site.
Topography and views	The site falls to the north. The land on which the railway track sits is higher than the bus station. The site is highly visible in the town, it is the arrival point of many visitors to Harrogate. Views of particular note are; all views from Station Parade, the vistas up Cambridge Street and Cheltenham Parade, views from Station Square, James Street and views from Albert Street to the southwest corner and from the east to the southern end of the site. The site will be looked down on from the Victoria Car Park. If new tall buildings are proposed, they will be seen from distant points, including the Stray and from outside the town, as is The Exchange tower next to the site.
Landscape context	This is a very urban site, generally ground finishes are bitmac, the pedestrianised streets are of high quality paving. As much of the site is open car park, it forms an open space within the town centre, but due to the bridge over and the supporting "pepperpot", it is not a positive space. Station Square opposite is one of the few landscaped spaces in the town centre.
Grain of surrounding development	Buildings are set against the back edge of the pavement and abut each other side to side forming enclosed streets. Whilst the majority of buildings in Harrogate are three or four storeys, there is a variety of building heights around the site. Victoria Shopping Centre is a three-storey centre with generous floor to floor heights, the buildings between the southern part of Beulah Street and Station Parade are single storey except at the Cambridge Street end, whilst those to the north end of Beulah Street are of three generous storeys. Baines House north of the site is a two storey building, whilst the Victoria Car Park east of the site is tall and of significant mass, forming the backdrop to the bus station. The bus station is a lightweight open sided construction designed to emulate the traditional ironwork of the town. The Exchange Tower is a significant landmark in the centre, being eight floors in height above the podium, and together with the multi-storey car parks, is of a scale and form alien to the remainder of the town centre.

Local building design	<p>Typically the buildings of Harrogate reflect the major era of the town's development and are Victorian in character. The local material is stone and pitched roofs are of Welsh Slate. Elevations are classical in their arrangement and they exhibit high quality details all with vertical emphasis. There are exceptions, for example the brick railway buildings and the light coloured cladding to the Exchange and Copthall Bridge House. Another exception is the 1990's Victorian Gardens shopping centre; although of stone with high quality detailing, the elevations are influenced by Palladio's basilica in Vicenza. The open colonnade has been infilled. A curved roof that accomodates further accomodation, is finished with a dark copper coloured profiled cladding.</p> <p>The bus station takes the form of a covered footway extended to create covered areas for queues of passangers at each stand. The roof supports reflect those of the cast iron canopies of the town centre.</p>
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Features on site, and land use or features off site having immediate impact.	<p>The context of this site is complex. A Development Brief was prepared in 2005 for the majority of the site, and this contains useful information, which remains up to date.</p> <p>The site is alongside the A61, which is a very heavily trafficked road, across which passes the bridge that links the Victoria Gardens shopping centre with Victoria Car Park. The bridge is supported on a tower, known locally as the "pepper pot" due to its proportions and domed top. The high level pedestrian link must be maintained.</p> <p>The railway is to the east of the site. The site includes the Victorian brick station buildings, part now a public house. The northern part of the site is railway land and includes a disused track. This area is bounded by a high brick wall, which creates the back edge of the Bus Station, which is excluded from the site.</p> <p>The central part of the site is used for car parking, part is for shoppers etc and the remainder serves the rail station.</p> <p>The station concourse is south of the site, but it appears the canopy is within the site. Next to the rail station is the Exchange tower, which overlooks the site.</p> <p>There are some trees, which may not be high quality specimens, but which green the approach to the subway known as Bower Street One Arch north of the site. There is a tree near the junction of Station Parade and Station Bridge, which provides some softening of the view up James Street.</p> <p>None of the buildings on the site contribute positively to the character and appearance of the conservation area, with the exception of the brick railway buildings, which are an important visual link to the past. The car park detracts from the appearance of the area.</p>
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Conclusion

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

Rationale	Rating
Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	Dark Green

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The capacity of the site will be determined by the constraints of the site within the Conservation Area. Transport interchange (possibly an interactive board) and retail units at lower levels to be provided. The development should be designed to positively enhance the conservation area. Building heights can vary, but should relate to the Victoria Gardens Centre along the A61 road boundary. Taller elements can be accommodated elsewhere on site where focal features are appropriate, but must respect and form satisfactory composition with the each other, any retained building/s and Victoria Car Park. There should be features that form a visual stop at the end of the vistas above listed. It is likely that the scale of the buildings would not reflect local distinctiveness, therefore it is critical to ensure composition, materials and detailing are of high quality and overall the design of development should contribute positively to the character and appearance of the conservation area.

Settlement: Harrogate**Site: H37 (Land at Station Parade, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	Not applicable
Sward	Not applicable. The northern part of the site includes a disused section of railway track.
Trees and Hedges	There is a clump of self-sown semi-mature sycamores and shrubs towards in the north east corner the south of the site.
Presence of Trees that Merit TPO	The above maturing trees may merit protection
Water/Wetland	None on site.
Slope and Aspect	The land rise gently towards the south
Buildings and Structures	The site includes the existing station buildings east of the railway line;. This area is bounded by a high brick wall, which forms the the back edge of the Bus Station.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	Not applicable
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The railway line provides something of a green corridor through the town linking northwards into the Bilton Triangle green wedge and to the Stray and Hornbeam Park to the south.
GI/SUDS Opportunities (for biodiversity)	The semi-mature sycamores and shrubs in the NE corner of the site, which will provide a feeding and nesting site for birds. These should be retained if possible during the course of development or if these are to be lost, some compensatory planting should be considered. Any opportunities should be sought to supplement the railway line-side as a green corridor, as it is very tenuous in the town centre.
Protected Species	Not known but nesting birds may use the existing trees and sparse vegetation and some of the buildings as nest sites.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H107a 2010 (green)

Conclusion

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

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

Summary conclusion	The semi-mature sycamores and shrubs in the northern corner of the site, will provide a feeding and nesting site for birds. These trees should be retained if possible during the course of development or if these are to be lost, some compensatory planting should be considered. Redevelopment may enable some modest enhancement for biodiversity especially if the green corridor along the railway line can be strengthened through the town centre. Provision for swifts could be incorporated into redevelopment of taller buildings.
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Settlement: Harrogate**Site: H37 (Land at Station Parade, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

Rationale

Rating

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

Yellow

Settlement: Harrogate**Site: H38 (Land at Willow Bank, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north west side of Harrogate. LCA24: Lower Nidderdale Valley, Northwest of Harrogate.
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Parliamentary enclosure fields north east of farmstead at Willow Bank.
Existing urban edge	Site detached from the urban edge. However, the adjacent site to the east has planning consent which includes boundary planting to help integrate development with the surrounding countryside.
Trees and hedges	Hedgerow field boundaries with trees.
Landscape and Green Belt designations	Special Landscape Area Open Countryside TPOs
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of fields on the urban edge and further extension of development into open countryside.
Visual Sensitivity	Visually prominent site on the approach to Harrogate will provide an important buffer at the urban edge when new development to the east is constructed.
Anticipated landscape effects	Loss of fields at the urban edge that provide a setting for the town and will help integrate new development with the open countryside.
Potential for mitigation and opportunities for enhancement	There is no opportunity for mitigation planting that would be on a comparable scale to that at the Jennyfields estate to the south.
Likely level of landscape effects	Large scale adverse due to the loss of fields that will provide the setting for the town and the cumulative effects of development on Skipton Road in this location.
Adjacent sites/cumulative impacts/benefits	None, but adjacent site to the east has planning consent and development of this site would increase adverse effects.

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

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

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

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

Summary conclusion	Sensitive location on the edge of town that will help integrate adjacent consented new development if not developed. The landscape has little capacity to accept development proposed due to the cumulative impact of developing adjacent to consented development as the site will contribute to the integration of the new development with adjacent countryside.
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Settlement: Harrogate**Site: H38 (Land at Willow Bank, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Moorland Farmhouse and barn.
Commentary on heritage assets.	The farmhouse has been painted, none the less with its slate roof this victorian house is locally distinctive. The stone barn to its south is similarly of interest. Given the open land to the north, west and south of the farm, development of H38 would not cause any visual separation of farm from its land. Willow Bank and property to its south are of limited interest although the stone and slate materials reflect local tradition.
Topography and views	The land rises to the north, and where not limited by Willow Bank, views to the south are quite extensive.
Landscape context	Although next to two properties, this site is isolated from the settlement of West Harrogate, although planning consent has been given to the adjoining land.
Grain of surrounding development	Buildings of farmsteads are arranged in small groups, the older farmbuildings are around loose courts. Houses next to the site face south and are quite closely related to the road.
Local building design	The historic houses, farm and out-buildings near the site are built of stone with stone and slate roofs, they are of simple form and robust in nature. Houses south of A59 are of more complex form and materials include render and brick walls, roofs are of concrete tiles.
Features on site, and land use or features off site having immediate impact.	Any historic boundaries should be retained, and the adjacent housing impact on the context of the site.

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

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

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

Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development would not reflect local settlement pattern unless the adjacent sites fronting Skipton Road were developed. Notwithstanding this, if the site were developed, there should be low density development alongside Killinghall Road and the higher parts of the site.
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Settlement: Harrogate**Site: H38 (Land at Willow Bank, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture.
Trees and Hedges	Boundary hedges (including internal hedge) are strong, except to south. The internal hedge includes 3 significant trees.
Presence of Trees that Merit TPO	Mature trees benefit from TPO protection.
Water/Wetland	Ditch along Otley road to west.
Slope and Aspect	Land slopes down towards the south
Buildings and Structures	None
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The field boundaries link into the adjacent network of small scale fields.
GI/SUDS Opportunities (for biodiversity)	There may be potential to create SUDS wetlands e.g. in association with the drainage ditch along the eastern boundary of the site or close to the A59. GI should integrate with that of adjacent developments.
Protected Species	Nesting birds are likely to use the trees and hedges. Bats may use some of the larger trees as roost sites
BAP Priority Species	Some potential for ground nesting birds such as skylark (although fields are rather small).
Invasive Species	Himalayan balsam occurs along Skipton Road to the south of the site
Notes	

Conclusion

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

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

Summary conclusion	Field boundary trees and hedgerows should be protected and retained. Retention of boundary and internal hedges and trees may prove a constraint to development for such a small site. Green infrastructure should be integrated into that of adjacent developments.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H39 (Land off Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the east side of Harrogate at junction of Forest Lane with Forest Moor Road. LCA54: Harrogate Knaresborough corridor and LCA56: Plompton and south Knaresborough Arable Land.
Landscape description	Area description: Transitional area between the large scale arable landscape that extends between Harrogate and Wetherby and landscape that separates Harrogate and Knaresborough. Site description: large scale private enclosure fields with hedgerow and trees on boundary with the two roads. Land rises slightly to the north east corner where a plantation provides the backdrop to the site. Star Beck has been straightened through the site.
Existing urban edge	Forest lane is the boundary of the urban edge to the west of the site which comprises a school with playing field and 20th century housing. Urban edge well defined with vegetation on Forest Lane helping to integrate with adjacent countryside.
Trees and hedges	Hedgerow field boundaries. Potential for trees in road verges to be worthy of TPO.
Landscape and Green Belt designations	Green Belt Open Countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is important to the Green Belt and separation of Harrogate and Knaresborough which is already affected by existing development on Forest Moor Road. Therefore high value and high susceptibility.
Visual Sensitivity	Views of the site from adjacent roads and Harrogate Ringway to the east would result in views of Harrogate urban edge extending into countryside.
Anticipated landscape effects	Loss of fields and extension of development into open countryside in a location where the urban edge is currently well defined and integrated.
Potential for mitigation and opportunities for enhancement	Loss of open countryside in Green Belt cannot be successfully mitigated. However development would provide opportunity to soften the urban edge in open countryside.
Likely level of landscape effects	Large scale adverse affects on openness of Green belt.
Adjacent sites/cumulative impacts/benefits	H40, H41, H42, H43 all in Green belt to the north of the site and development of any would result in cumulative effects on Green belt and landscape character.

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

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

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

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

Summary conclusion	Landscape has high susceptibility to change due to loss of open fields that are characteristic. The landscape has little capacity to accept development proposed without detriment to Green belt.
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Settlement: Harrogate**Site: H39 (Land off Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	197-199 Hookstone Chase, grade II listed building, to the north west, just outside the site boundary. Setting of cemetery to the south west beyond the site boundary.
Known non-designated heritage assets potentially affected by development of the site.	Semi- rural stone built, stone / slate roofed nineteenth century houses and farm buildings along Forest Moor Road. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings.
Commentary on heritage assets.	The site affects the setting of 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War.
Topography and views	Undulating open countryside. Site is lower than the level of Forest Lane. Land rises to the north east corner of the site. Views to the south across undulating open countryside and a patchwork of fields. Farmstead visible to the south east. Views into site from suburban housing area to west. High north-eastern edge of site means that the most substantial and long distance views are to the southeast over gently undulating fields with hedge boundaries. Flat / rising topography and built up nature of area to west limits views to the west. Dense, high tree canopies on north side of Forest Moor Road limits views to the north.
Landscape context	Greenbelt. Open countryside. Fields defined by hedgerow boundaries and trees. Good line of trees and hedge along verges to Forest Lane and Forest Moor Road. Immature densely planted belt of trees between site and Forest Moor Farm, with a similar belt of trees on the far eastern edge of site. Dense mature woodland on north side of Forest Moor Road. Hedge and timber fence boundaries to fields.
Grain of surrounding development	Suburbia to the west and north. Open countryside to the east. Forest lane serves to define the urban edge to the west of the site which comprises Hookstone Chase Primary school with playing field and surrounded on three sides by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the north and northeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road.
Local building design	Suburbia. Brick and render predominate. Residential properties in Kielder Oval, to the west of the site, are characterised by 1970s brick built one and two storey detached houses roofed with artificial pantiles and orientated with gables to Forest Lane laid out in a tight, regular grain exhibiting uniformity in building style and layout evenly spaced and evenly set back- and bound by hedgerows. No local distinctiveness. Hookstone Chase primary school is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. Northwest: Mid-late 20th century suburban gabled two storey semi detached houses, not locally distinctive. Among these is 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. North and Northeast: stone built, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings.

Features on site, and land use or features off site having immediate impact.

The site lies off Forest Lane to the east of the main built up area of Harrogate near its junction with Forest Head Road. It is located in the green belt and comprises a number of agricultural fields. There are no buildings on site. The north and western boundaries adjoining the roads are marked by hedges including a number of trees. Hookstone Chase primary school and housing lie to the west and there is some housing to the north. To the east and south are agricultural fields. The southern boundary is formed by Rud Beck. Star Beck passes through the centre of site in a straight channel. There is a good group of mature trees along the boundary between Star Beck and Rud Beck. These are the only significant trees on the site itself. The landscape is characterised by open fields with low hedge boundaries. Sharp but small fall from Forest Lane into the site. Gentle fall from far eastern boundary / Forest Moor Farm to Star Beck. Agricultural access via gates on Forest Lane and Forest Moor Road.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts. The southern limb of the site is strongly constrained by topography, mature trees and the becks. This portion of the site could not be developed without significant harm to the landscape. The site would need to be significantly reduced in size if the landscape and prevailing character of the area is to be maintained or enhanced. The northernmost field in the site lends itself best to development, as it slopes towards the urban area and could be contained by soft planting along the eastern edge. Development in this area would have a minimal impact on the landscape. Dense, urban development would be inappropriate given the site's proximity to the scattered, semi-rural development along Forest Moor Road. Need to retain the tree-lined verge to Forest Lane. Opportunity to provide a more appropriate edge to the built up area than that provided by the west wide of Forest Lane. Reducing the size of the site removes most of the potential constraints and harmful impacts of development. However, care must be taken with density and landscaping to ensure that any new housing is not seen as a continuation of the dense suburbia to the west- rather any development should respect the transition from dense suburbia in the west to the scattered traditional buildings along Forest Moor Road. Development should be no more than two storeys, well spaced and leave sufficient space for trees to grow and mature.

Settlement: Harrogate**Site: H39 (Land off Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more for east of site
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland, flowing water
Phase 1 Survey Target Notes	None
Sward	Mostly large scale arable fields
Trees and Hedges	Strong hedges along most road and field boundaries, including a number of mature trees, especially along Starbeck and the south eastern field boundary; new plantation in the north east corner of the site
Presence of Trees that Merit TPO	Mature trees on site are likely to merit TPO protection
Water/Wetland	Starbeck runs NW-SE through site; Rud Beck forms southern boundary; small pond just beyond Southern boundary
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone (majority of site). Western part in within Pennine Dales Fringe
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land <ul style="list-style-type: none"> • “Encourage restoration and management of hedgerows along roadsides...” • “Tree planting and woodland planting can be used to complement the rolling landform...”
Connectivity/Corridors	Star and Rud Becks plus field and roadside hedge boundaries provide connectivity through the site and the abrupt transition between the urban edge and large-scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance field boundaries and streams with new native planting and wildflower meadow recreation
Protected Species	Nesting birds likely to utilise trees and hedgerows
BAP Priority Species	Potential for priority bird species of arable farmland
Invasive Species	Himalayan balsam likely along the beck sides
Notes	

Conclusion

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

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

Summary conclusion	Existing trees and hedgerows should be retained and protected; corridors of Star Beck and Rudd Beck should be buffered and enhanced, potentially in association with creation of a Suds wetland to the south.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. Nonetheless, it is also recorded that localised flooding issues could occur from Star Beck. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H40 (Land east of Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the east side of Harrogate. LCA54: Harrogate Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Regular private enclosure fields with hedgerow boundaries.
Existing urban edge	Urban edge well defined by Forest Lane to the west and railway line to the north. Vegetation along these features helps with integration.
Trees and hedges	Hedgerow field boundaries, a number of which are overgrown and contain trees.
Landscape and Green Belt designations	Green Belt Open Countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape is sensitive to the loss of fields that contribute to the separation of Harrogate and Knaresborough
Visual Sensitivity	Views from Forest Lane and Forest Moor Road but site not widely visible due to existing vegetation and built form.
Anticipated landscape effects	Loss of fields and introduction of built form would change the character of the landscape and the urban edge.
Potential for mitigation and opportunities for enhancement	Loss of open fields in Green belt cannot be successfully mitigated.
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	H43, H41 and H42 adjacent would increase adverse effects on landscape character and Green belt.

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

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

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

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

Summary conclusion	Landscape valued for its openness susceptible to change as a result of built development. No capacity in landscape terms without irreversible detriment to character and Green belt.
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Settlement: Harrogate**Site: H40 (Land east of Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	197-199 Hookstone Chase, grade II listed building, to the south west.
Known non-designated heritage assets potentially affected by development of the site.	Stone built, stone / slate roofed nineteenth century.
Commentary on heritage assets.	The site affects the setting of 197-199 Hookstone Chase, are a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. Stone built, stone / slate roofed nineteenth century houses and farm buildings.
Topography and views	Views from Forest Lane and Forest Moor Road filtered through trees, of suburbia and the railway line bordering the site to the north, but site not widely visible due to existing vegetation and development. Land rises to the east.
Landscape context	Greenbelt. Open countryside providing separation between Harrogate and Knaresborough. Fields defined by hedgerow boundaries and trees. Good line of trees and hedge along verges to Forest Lane and Forest Moor Road. Immature densely planted belt of trees adjacent to Forest Moor Farm to the south west, with a similar belt of trees to the south. Dense mature woodland on north side of Forest Moor Road.
Grain of surrounding development	Suburbia to the west and north. To the north, the edge of Harrogate is bound by the railway line, which is flanked by trees and vegetation, beyond which is 20th century suburban housing development in a regular, regimented layout. Open countryside to the south and east. Forest lane serves to define the urban edge to the west of the site characterised by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along much of the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the south and southeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is semi-rural and characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road. To the west and northwest: Mid-late 20th century suburban gabled two storey semi detached houses, not locally distinctive. Among these is 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. South and southeast: stone built, stone / slate roofed nineteenth century houses and farm buildings. Semi-rural character. To the east is the garden centre, comprising single storey elongated gabled glass houses and carpark in the foreground.
Local building design	Suburbia. Brick and render predominate. Forest Lane is flanked by pavements and grass verges. Residential properties fronting the west side of Forest Lane, are characterised by red brick built two storey semi-detached houses with ground floor canted bay windows, some render is evident, some part render part brick, some tall red brick chimney stacks, and front gardens are bound by hedgerows. To the southwest is Hookstone Chase primary school, which is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. Northwest: Mid-late 20th century suburban two storey semi detached houses, not locally distinctive. To the southwest: 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. These listed semi's are flanked on three sides by suburban housing. South and southeast: stone built, some with stone dressings, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings. 204

Features on site, and land use or features off site having immediate impact.

The site lies to the north of Forest Moor Road and east of Forest Lane to the east of the main built up area of Harrogate near its junction with Forest Head Road. It is located in the green belt and comprises a number of small fields, mostly used for grazing. The northern boundary adjoins the Harrogate to York railway line and a former riding school now being redeveloped for community use. There is one dwelling within the site off Forest Lane. Housing lies to the west of the site. There are some sporadic dwellings to the south of the site whilst agricultural land lies to the east. There are hedges and trees on the site boundaries around and within the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts. The site would need to be significantly reduced in size if the landscape and prevailing character of the area is to be maintained or enhanced. Development of the westernmost field in the site, which borders Forest Lane, would be least harmful as it relates to the urban area and could be contained by soft planting along the eastern edge. Development in this area would have a minimal impact on the landscape. Dense, urban development would be inappropriate given the site's proximity to the scattered, semi-rural development along Forest Moor Road. Need to retain the tree-lined verge to Forest Lane. Opportunity to provide a more appropriate edge to the built up area than that provided by the west wide of Forest Lane.

Settlement: Harrogate**Site: H40 (Land east of Forest Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved and semi-improved (species poor) pasture
Trees and Hedges	Field boundaries are hedged, many containing numerous trees
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO status
Water/Wetland	None on site; Pond in field to the SW
Slope and Aspect	Generally flat but rises gently to SE
Buildings and Structures	Dwelling (193) off Forest Lane in NW of site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Network of small fields with hedgerows forms part of a valuable green corridor between Harrogate and Knaresborough dominated by the River Nidd. Railway line marks site northern boundary and Forest Moor Road the southern site boundary.
GI/SUDS Opportunities (for biodiversity)	Reinforce field boundaries and buffer transport corridors with new native planting
Protected Species	Nesting birds and bats likely to utilise the boundary trees and hedgerows and building on site. GCN may occur in adjacent pond
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor dominated by the River Nidd between Harrogate and Knaresborough and which penetrates into the town via the railway. Any development requires to retain and enhance features providing connectivity. Potential for the presence of protected species.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H41 (Land between Forest Moor Farm and Arlington, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the east side of Harrogate. LCA54: Harrogate Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small field between development on the south side of Forest Moor Road.
Existing urban edge	Site detached from the urban edge. Sporadic development on Forest Moor Road is intergrated with the landscape by trees and hedgerows. However, some development is less well integrated.
Trees and hedges	Hedgerow field boundary.
Landscape and Green Belt designations	Green Belt Open Countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape valued for its openness is susceptible to change as a result of built development at all scales.
Visual Sensitivity	Site seen as a gap between development in the Green belt.
Anticipated landscape effects	Loss of field that provides a gap in development on Forest Moor Road.
Potential for mitigation and opportunities for enhancement	Limited mitigation potential to reduce harm as a result of loss of openness due to size of site. Low density development would be required.
Likely level of landscape effects	Medium-large scale adverse as this is a small site relative to the landscape but it does play a part in contributing to local character.
Adjacent sites/cumulative impacts/benefits	H39, H40, H43 are all nearby in Green Belt and the cumulative effects of development would be very large scale.

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

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

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

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

Summary conclusion	Landscape valued for its contribution to the separation of settlement has high susceptibility to the type of development proposed. Relatively small site, as a result, detriment to landscape character as a result of a loss of openness is slightly reduced assuming low density development.
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Settlement: Harrogate**Site: H41 (Land between Forest Moor Farm and Arlington, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	197-199 Hookstone Chase (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	Stone built, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings.
Commentary on heritage assets.	197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. Stone built, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings.
Topography and views	Undulating open countryside. Land rises to the east. Views to the south across undulating open countryside and a patchwork of undulating fields with hedge boundaries. Land falls to the south beyond the site boundary. Flat / rising topography and built up nature of area to west limits views to the west. Dense, high tree canopies on north side of Forest Moor Road limits views to the north.
Landscape context	Greenbelt. Open countryside. Fields defined by hedgerow boundaries and trees. Good line of trees and hedge along verges to Forest Moor Road. Immature densely planted belt of trees between site adjacent to Forest Moor Farm and to the south east. Dense mature woodland on north side of Forest Moor Road. The site constitutes a small field that provides a gap in the sporadic development along Forest Moor Road and is integral to its semi-rural character.
Grain of surrounding development	Suburbia to the west and far north, beyond the railway line. Open countryside to the south and east. Forest lane serves to define the urban edge to the west of the site which comprises Hookstone Chase Primary school with playing field and surrounded on three sides by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the north and northeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road.
Local building design	Adjacent to the site to the east is a stone built dwelling with a double gable depth with valley gutter. Adjacent to the site to the west is a stone built former farm building, circa mid-late 19th century, which is now converted into a dwelling. Suburbia to the west and far north. Brick and render predominate. Residential properties to the west of the site, are characterised by 20th century development, laid out in a tight, regular grain exhibiting uniformity in building style and bound by hedgerows. No local distinctiveness. Hookstone Chase primary school is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. Northwest: Mid-late 20th century suburban gabled two storey semi detached houses, not locally distinctive. Among these is 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. North and Northeast: stone built, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings.
Features on site, and land use or features off site having immediate impact.	This is a small site to the south of Forest Moor Road with housing to the east and west. There is a mature hedge containing a number of trees along the road frontage, with a narrow field access in the centre. There are agricultural fields to the south and paddocks on the opposite side of the road.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Loss of this site would serve to erode the semi-rural character of Forest Moor Road. The cumulative impact of development on this site and H43, H40 and H42 would be harmful- these small fields bordering Forest Moor Road punctuate development and allow gaps and views into open countryside aiding integration of built form with the wider landscape.

Settlement: Harrogate**Site: H41 (Land between Forest Moor Farm and Arlington, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	Frontage includes hedgerow with mature trees
Presence of Trees that Merit TPO	Mature hedgerow trees likely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Flat
Buildings and Structures	Stone wall to eastern boundary
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Network of small fields with hedgerows forms part of a valuable green corridor between Harrogate and Knaresborough dominated by the River Nidd. Forest Moor Road forms the northern site boundary.
GI/SUDS Opportunities (for biodiversity)	Reinforce field boundaries and transport corridor with new native planting
Protected Species	Nesting birds and bats may utilise trees & hedgerow
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The roadside hedgerow with trees is most the valuable feature of the site; potentially at risk through highways visibility issues. The hedgerow should be retained and new ones planted along the other site boundaries.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses (Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd.) It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H42 (Land to the rear of Oak House and Brooklands, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located between Harrogate and Knaresborough on the north side of Forest Moor Road. LCA54: Harrogate Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Large regular field at the back of existing development.
Existing urban edge	Site detached from the urban edge. Sporadic development of Forest Moor Road is screened in places by trees but also not well integrated with open countryside.
Trees and hedges	Hedgerows on field boundaries.
Landscape and Green Belt designations	Green Belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape has high susceptibility to the loss of fields in open countryside, particularly as the area is in Green Belt.
Visual Sensitivity	Site reasonably well contained from views in the wider landscape due to existing development, vegetation and landform.
Anticipated landscape effects	Loss of field and introduction of built form into open countryside.
Potential for mitigation and opportunities for enhancement	It is not possible to mitigate the loss of fields in the middle of countryside in Green belt.
Likely level of landscape effects	Large scale adverse due to this being a large field completely detached from the urban area in Green belt.
Adjacent sites/cumulative impacts/benefits	H40 adjacent to the west would result in very large adverse impact.

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

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

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

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

Summary conclusion	Landscape valued for its contribution to the separation of settlement has high susceptibility to the type of development proposed. The landscape has no capacity to accept the type of development proposed without detriment to valued characteristics and impacting on Green Belt.
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Settlement: Harrogate**Site: H42 (Land to the rear of Oak House and Brooklands, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	197-199 Hookstone Chase (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	The site borders Brooklands on three sides, a stone built detached stone built 2.5 storey dwelling with dormers rising through the eaves. This is an attractive property set in established gardens; stone / slate roofed nineteenth century houses and farm buildings.
Commentary on heritage assets.	197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War.
Topography and views	Views limited due to existing vegetation and development. Site is set back behind properties fronting Forest Moor Road. Land rises to the east.
Landscape context	Greenbelt. Site is detached from the urban edge. Open countryside providing separation between Harrogate and Knaresborough. Fields defined by hedgerow boundaries and trees. Good line of trees and hedge along verges to Forest Moor Road. Immature densely planted belt of trees adjacent to Forest Moor Farm to the south west, with a similar belt of trees to the south. Dense mature woodland on north side of Forest Moor Road and flanking the railway line.
Grain of surrounding development	Suburbia to the west and north. To the north, the edge of Harrogate is bound by the railway line, which is flanked by trees and vegetation, beyond which is 20th century suburban housing development in a regular, regimented layout. Open countryside to the south and east. Forest Lane serves to define the urban edge to the west of the site characterised by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along much of the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the south: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is semi-rural and characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road. To the west and northwest: Mid-late 20th century suburban gabled two storey semi detached houses, not locally distinctive. Among these is 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. South: the site borders Brooklands on three sides, a stone built detached stone built 2.5 storey dwelling with dormers rising through the eaves. This is an attractive property set in established gardens; stone / slate roofed nineteenth century houses and farm buildings. Semi-rural character. To the east is the garden centre, comprising single storey elongated gabled glass houses and carpark in the foreground.

Local building design	Suburbia. Brick and render predominate. Forest Lane is flanked by pavements and grass verges. Residential properties fronting the west side of Forest Lane, are characterised by red brick built two storey semi-detached houses with ground floor canted bay windows, some render is evident, some part render part brick, some tall red brick chimney stacks, and front gardens are bound by hedgerows. To the southwest is Hookstone Chase primary school, which is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. Northwest: Mid-late 20th century suburban two storey semi detached houses, not locally distinctive. To the southwest: 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. These listed semi's are flanked on three sides by suburban housing. South and southeast: stone built, some with stone dressings, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings. South: the site borders Brooklands on three sides, a stone built detached stone built 2.5 storey dwelling with dormers rising through the eaves. This is an attractive property set in established gardens; stone / slate roofed nineteenth century houses and farm buildings. Semi-rural character. To the east is the garden centre, comprising single storey elongated gabled glass houses and carpark in the foreground.
Features on site, and land use or features off site having immediate impact.	This site is to the north of Forest Moor Road. It includes a dwelling and its garden together with fields used for grazing to the rear. There are more fields to the east, north and west with housing to the east and west. There are hedges containing a number of mature trees on the sites boundaries.
Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	Site is detached from the urban edge, unless sites H40 and H43 are developed- but the cumulative impact of the aforementioned sites being developed would be harmful to the prevailing character of the area. Dense, urban development would be inappropriate given the site's proximity to the scattered, semi-rural development along Forest Moor Road. Development of the site would erode the separation between Harrogate and Knaresborough and legibility of the same.

Settlement: Harrogate**Site: H42 (Land to the rear of Oak House and Brooklands, Forest Moor Lane, Harrogate)****Natural and Built Heritage Assessments Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved (species-poor pasture)
Trees and Hedges	Hedgerows bound fields including several significant hedgerow and garden trees; especially a line of trees in the south-centre of the site.
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPOs
Water/Wetland	None on site
Slope and Aspect	Flat
Buildings and Structures	Oak House - bungalow with timber clad garaging; stables
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Network of small fields with hedgerows forms part of a valuable green corridor between Harrogate and Knaresborough dominated by the River Nidd. Railway line marks site northern boundary and Forest Moor Road the southern site boundary.
GI/SUDS Opportunities (for biodiversity)	Reinforce field boundaries and buffer transport corridors with new native planting
Protected Species	Site lies c. 350m to SE of a great crested newt breeding pond
BAP Priority Species	Not known
Invasive Species	Nesting birds and bats may utilise trees and hedgerows and potentially the buildings on site. There is a great crested newt breeding pond 350m to NW

Notes**Conclusion**

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

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

Summary conclusion	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough and which penetrates into the town via the railway. Any development requires to retain and enhance features providing connectivity. Potential for the presence of protected species.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H43 (Land at Forest Moor Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on east side of town at junction of Forest Moor Road and Forest Lane LCA54: Harrogate Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: The site is an area of woodland and scrub that provides the setting for development on Forest Moor Road and helps to integrate the urban edge.
Existing urban edge	Urban edge well defined by Forest Lane to the west and railway line to the north. Vegetation along these features helps with integration.
Trees and hedges	Woodland/scrub
Landscape and Green Belt designations	Green Belt TPO'd trees. Open Countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape susceptible to loss of woodland and trees at the urban edge in Green belt.
Visual Sensitivity	Loss of trees would increase visibility of the urban edge as well as new development.
Anticipated landscape effects	Loss of trees and scrub.
Potential for mitigation and opportunities for enhancement	Mitigation of the loss of a significant number of trees that contribute to the integration of the urban edge would not be possible within the site.
Likely level of landscape effects	Large scale adverse due to the potential significant loss of trees.
Adjacent sites/cumulative impacts/benefits	H40 to the east and H39 to the south are also in Green belt and their development would result in very large cumulative affects.

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

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

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

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

Summary conclusion	Area susceptible to the loss of such a large number of trees on the urban edge. Landscape has no capacity to accept large scale loss of trees with out detriment to character.
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Settlement: Harrogate**Site: H43 (Land at Forest Moor Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Setting of 197-199 Hookstone Chase (GILB) to the south west, just outside the site boundary.
Known non-designated heritage assets potentially affected by development of the site.	Stone built, stone / slate roofed nineteenth century houses and farm buildings.
Commentary on heritage assets.	197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War.
Topography and views	Undulating countryside. Views contained by woodland and vegetation. Trees provide the backdrop to houses fronting Forest Moor Head.
Landscape context	Greenbelt. Open countryside provides separation between Harrogate and Knaresborough. Land rises to the north. Views to the south across undulating open countryside and a patchwork of fields. Topography and built up nature of area to west limits views to the west. Dense, high tree canopies on north side of Forest Moor Road limits views to the north. Open fields to the east.
Grain of surrounding development	To the immediate south west of the site is a stone built bungalow adjacent to the road junction (roundabout), and stone dwellings- (formerly?) Arlington House, which has stone dressings. Suburbia to the west and north. To the north, the edge of Harrogate is bound by the railway line, which is flanked by trees and vegetation, beyond which is 20th century suburban housing development in a regular, regimented layout. Open countryside to the south and east. Forest Lane serves to define the urban edge to the west of the site characterised by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along much of the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the south and southeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is semi-rural and characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road. To the west and northwest: Mid-late 20th century suburban gabled two storey semi detached houses, not locally distinctive. To the south west is 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. South and southeast: stone built, stone / slate roofed nineteenth century houses and farm buildings. Semi-rural character. To the far east is the garden centre, comprising single storey elongated gabled glass houses and carpark in the foreground.
Local building design	Suburbia. Brick and render predominate. Forest Lane is flanked by pavements and grass verges. Residential properties fronting the west side of Forest Lane, are characterised by red brick built two storey semi-detached houses with ground floor canted bay windows, some render is evident, some part render part brick, some tall red brick chimney stacks, and front gardens are bound by hedgerows. To the southwest is Hookstone Chase primary school, which is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. Northwest: Mid-late 20th century suburban two storey semi detached houses, not locally distinctive. To the southwest: 197-199 Hookstone Chase, a 1903 pair of listed cottages and a prototype for the suburban dwellings built elsewhere in Harrogate before the Second World War. These listed semi's are flanked on three sides by suburban housing. South and southeast: stone built, some with stone dressings, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings. 219

Features on site, and land use or features off site having immediate impact.	This is an L-shaped site close to the junction of Forest Lane and Forest Moor Road. It surrounds a small group of housing at the road junction. There are more fields predominantly used for grazing to the north and east with housing to the west. To the south of the roads is open countryside with fields stretching to Wetherby Road. The site is in the green belt and contains many trees particularly to the west (some protected by TPOs) and a small pond.
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Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Development of the site would result in the loss of mature trees and vegetation which contribute to the semi-rural character of this edge of settlement site. Forest Lane provides a physical barrier to development. This site is beyond the established urban edge and as such development would encroach into open countryside. The mature trees on site aid integration of the urban edge with open countryside- loss of mature trees would expose the urban edge. The cumulative impact of developing H43, H40 and H42 would be harmful. Forest Moor Road is characterised by small fields that flank both sides of the road and serve to punctuate the built form allowing gaps and views into open countryside- development of this site would result in the loss of one of these 'gaps'.

Settlement: Harrogate**Site: H43 (Land at Forest Moor Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Not applicable
Trees and Hedges	Mature trees and woodland dominates the site
Presence of Trees that Merit TPO	Many, mostly boundary trees benefit from TPO protection. Other significant trees on site would be likely to merit similar protection.
Water/Wetland	There is a large pond on the site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The wooded site provides a valuable link between residential gardens to the east and the network of treed hedgerows which form a green corridor between Harrogate and Knaresborough
GI/SUDS Opportunities (for biodiversity)	Retain the trees and woodland and the pond
Protected Species	Likely presence of bats, nesting birds; potential for great crested newt
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	The majority of the site is well treed and supports a pond. It is set within a network of small pasture fields and hedgerows with trees which contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough and which penetrates into the town via the railway. Potential for the presence of protected species.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H44 (Land south of Rossett Green Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Located on the southern boundary of Harrogate off Rossett Green Lane. LCA 60: Upper Crimple Valley
Landscape description	Area description: The pastoral valley landform is slightly steeper than the Middle Crimple Valley and relatively shallow. Tree cover is good with individual trees scattered along field boundaries. The area has a complex network of public footpaths and bridleways offering local residents easy access to the landscape. Site Description: Comprising of three rectangular and one rectilinear areas of pasture defined by hegerows, post and rail and parkland fencing. Some of the hedgerows are leggy and unmanaged. There is a small stone field barn situated in the upper part of the site. The landform gently slopes from north to south with a public footpath running parallel to the site's western boundary
Existing urban edge	Rosset Green Lane has large scattered residential properties to both sides of the site's north westerly boundary fronting the lane
Trees and hedges	Mature trees and hedgerows define the site and intervening field boundaries
Landscape and Green Belt designations	Special Landscape Area. Right of Way
Description of proposal for the site	Residential - assume 30+ dwellings per ha
Physical Sensitivity	Open valley form would be interrupted by built development with loss of pastoral landscape
Visual Sensitivity	Glimpsed views of the site from Rossett Green Lane with wider views from Yew Tree Lane and route of public footpath within Special Landscape Area. Extensive views of the site are possible from the south
Anticipated landscape effects	Large scale adverse effects. Loss of fields introducing built development into a south facing pastoral valley landscape
Potential for mitigation and opportunities for enhancement	Limited opportunities for effective mitigation
Likely level of landscape effects	Large scale adverse effects on the Special Landscape area interrupting the open valley form
Adjacent sites/cumulative impacts/benefits	Potentially adverse effects should site refs H36,H52 and H53 be developed to the west within the Upper Crimple Valley LCA

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

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

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

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

Summary conclusion	Site important to setting of the southern edge of Harrogate and preventing built form coalescence. Site is highly visible situated within a Special Landscape Area. Opportunities to mitigate adverse impacts are limited.
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Settlement: Harrogate**Site: H44 (Land south of Rossett Green Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Pannal Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Woodcock Hill Farm.
Commentary on heritage assets.	The site is located in the wider, rural setting of Pannal Conservation Area (the north boundary of the conservation area extends to Spring Lane, which borders the farmland area in which the site is located). A range of stone, historic buildings are located to the south of the site, at Woodcock Hill Farm and the site can be said to be located within their setting.
Topography and views	The site falls to the southeast and there are extensive views in this direction, which are enjoyed across the site from Rossett Green Lane. Views looking up to the site from Church Lane and Yew Tree Lane. Views possible looking up from Spring Lane (when on the edge of the conservation area).
Landscape context	Rural, countryside edge of Harrogate.
Grain of surrounding development	The grain of this area is varied, however in the immediate context of the site, the two-storey houses northwest of Rossett Green Lane are set parallel to the road behind generous front gardens. The houses are in the main detached and have quite generous gaps between. There are a few, large properties on the south side of the lane but are set away from the lane in very generous plots and are orientated to face south and enjoy the views.
Local building design	Varied, for example, the houses on the opposite the side of the road are both interwar and others post war. Some are brick, some render, some are of render above brick. Roofing finishes vary, some rosemarys, concrete tiles and slate. Often interest is provided by projecting gables and some hips are in evidence.
Features on site, and land use or features off site having immediate impact.	The site is a series of pasture fields with hedgerows and tress to boundaries. Some stone walling to road, otherwise estate fencing and within site also. To north of site, the demolished former Rosset Green House (no. 11) - to be replaced with three dwellings - currently the site is fenced off. Small, derelict farm building located within site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Development at standard density and form, across the whole site will harm the rural setting of this area and impact on this rural edge of Harrogate. Also, possible concerns of for future pressures for housing that could lead to coalescence between Harrogate and Pannal. It may be possible to insert a small number of dwellings onto the site but density, scale and landscaping must be such that spacious gardens that allow views through, and ensured integration with the countryside beyond (and consequently, that development, as seen from the south / east does not appear out of character with the rural quality of the area). If this is not considered achievable, the score regarding local distinctiveness would be red.

Settlement: Harrogate**Site: H44 (Land south of Rossett Green Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Sandy Bank Wood 500m to the south east
BAP Priority Habitats	Hedgerows, veteran trees
Phase 1 Survey Target Notes	None
Sward	Improved and semi-improved pasture (field with footpath)
Trees and Hedges	Tall hedge of holly with mature native trees along western boundary. (TPO'd within Broad Close) Some elements of the hedgerows appear ancient with historic laying, other sections have become neglected and reduced to lines of trees. The trees onsite include many mature and veteran natives, including oak and ash, which as extremely important for wildlife. An oak on the boundary of no. 11 has a TPO (R49/2011) 2 oak. Mixed belt of mature natives plus some conifers along the road-frontage.
Presence of Trees that Merit TPO	Mature and veteran trees on site would benefit from TPO protection.
Water/Wetland	There is a drain to the south of the eastern section of the site and the land becomes damp as it falls towards Clark Beck.
Slope and Aspect	Relatively flat near the road the site falls away towards the south towards Clark Beck
Buildings and Structures	One neglected single storey stone barn with roof lost.
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • "To promote the retention, regeneration and management of hedgerows to maintain field boundaries." • "Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor". • "Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan".
Connectivity/Corridors	Set on the edge of the valley of Clark Beck (a tributary of the Crimple) on fringe of leafy suburbs to the north and west. Hedgerows link into the treed corridor of Clark Beck The countryside is made up of medium-sized fields with important historic treed hedge boundaries. Rossett Green includes important remnants of the well-treed field system, surviving since at least Epoch 1 OS maps
GI/SUDS Opportunities (for biodiversity)	The existing trees should be retained and protected. There may be the opportunity for some additional tree planting and reinforcement of hedges. New hedgerows should be planted around any new, open site boundaries.
Protected Species	Mature trees & hedgerows likely to support nesting birds and bats
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H4014 (part)

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The mature and veteran trees and historic hedges are very important for wildlife. The trees would require a great deal of space to retain in the face of their arboricultural 'defects', which contribute greatly to their ecological importance. Only a very limited amount of development would therefore be compatible with these objectives, in return for ecological maintenance and enhancement. Neglected hedges could be reinforced, including planting of young native trees to maintain continuity onto the future.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H46 (Land at Otley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated to south of the B6162 Otley Road west of Cardale Business Park Harrogate LCA59: Harlow Hill
Landscape description	Area description: The wider landscape comprises Harlow Hill that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important transition between town and country Site description: The site consists of a single pastoral field which is low lying and slopes gently to the east. The site lies between the Harlow Hill Slack watercourse and Otley Road. Field boundaries comprise of stock fencing and hedgerows with the access road to Bluecoat Wood Nursery forming the site's western boundary
Existing urban edge	The site consists of a small 'L' shaped pastoral field which lies adjacent to Bluecoat Wood Nursery separated from the urban edge of Harrogate. The Cardale business Park is situated 300m to the east separated by low lying pastoral fields
Trees and hedges	Mature trees and hedgerows enclose the site and provide screening and containment particularly along the northern boundary with Otley Road.
Landscape and Green Belt designations	C9 Special Landscape Area HD13 TPO
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The vegetation associated with the Harlow Hill Slack provides an overall wooded character to the area, situated to the south and east. The small scale network of hedgerow bounded fields exert a strong influence on rural character
Visual Sensitivity	The site is visually contained by surrounding hedgerows and hedgerow trees
Anticipated landscape effects	Development would result in encroachment into open countryside and affect the rural setting of the town without appropriate and effective landscape mitigation. Cardale Business Park is however a significant detractor to the setting of this edge of the town
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows and hedgerow trees. Additional structure/ screen planting would be appropriate to mitigate visual effects and facilitate green infrastructure initiatives including footpath links connecting with the adjacent Harrogate Ringway PRoW and enhancement to wetland corridors.
Likely level of landscape effects	There would be Medium scale adverse effects if the overall site was developed. However with adequate woodland structure/screen planting surrounding the site, visual impacts could be reduced.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H46 and H51 in particular could result in significant cumulative effects.

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

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

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

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	<p>This low lying site benefits from the screening effects of boundary hedgerows and trees and visually contained from surrounding vantage points.</p> <p>The landscape has some capacity to accept development on this site provided that mitigation in the form of green infrastructure is fully taken into consideration</p>

Settlement: Harrogate**Site: H46 (Land at Otley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Site adjacent to Bluecoat Field SINC, which may be impacted by increased recreational pressure.
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	See Brooks Ecological Report 2014
Sward	Semi- improved grassland. SW corner damp grassland with increased diversity.
Trees and Hedges	Lines of trees on southern, northern and westerly boundaries - mostly maturing oak and birch
Presence of Trees that Merit TPO	Many of the trees on site likely to benefit from TPO protection
Water/Wetland	Small pond just beyond site's SW boundary. Boundary ditches with intermittent flow.
Slope and Aspect	Generally flat
Buildings and Structures	None on site (other than dilapidated drystone walls)
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • "Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor" • "The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved".
Connectivity/Corridors	Blue Coat fields SINC is adjacent to the east and Harlow Carr and Birk Craggs SINC are connected to the site by drainage. The lines of trees on site, especially along Otley Road provide connectivity for bats
GI/SUDS Opportunities (for biodiversity)	Buffer Blue Coat field on the eastern boundary. Retain connectivity of tree-lines, retain, enhance and buffer wet grassland in the SW corner
Protected Species	The site frontage has been noted as a commuting corridor for bats. Trees and hedges likely to support nesting birds.
BAP Priority Species	Dry stone walls and wet grassland margins may provide habitat for amphibians and reptiles, especially in the SW corner. (Grass snake has been recorded in adjacent field)
Invasive Species	Rhododendron noted in woodland belt
Notes	part of H32 2010 (red due to SINC) Current Application 15/01999/EIAMAJ(Brooks)

Conclusion

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

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

Summary conclusion	Onsite green infrastructure will be required to offset additional recreational pressure on the adjacent Blue Coat Field SINC on the eastern boundary, which should be buffered with a grassland strip. Marshy grassland should be retained in the SW corner of the site. Boundary trees, hedges and drystone walls will need to be retained and enhanced.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H48 (Land adjacent to Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	North east of Harrogate, off Kingsley Drive southwest of Kingsley Farm which has planning consent for residential use. LCA55: Bilton Triangle
Landscape description	Area description: The area is distinctive due to its location on the eastern edge of town surrounded by development on three sides. Tree cover is good and remnants of the historic field pattern remain. Site description: Rough grass field west of Kingsley Farm with hedgerows that indicate former field boundaries.
Existing urban edge	The site is detached from the urban edge however, greater links will be provided with the development of the adjacent farm (H47) which has planning consent.
Trees and hedges	Mature hedgerow boundaries to the periphery of the site north and west.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises an irregular shaped area of grassland that is characteristic of the Bilton Triangle. There is some sensitivity to its loss at a local level.
Visual Sensitivity	The hedgerows and tall trees provide screening and enclosure from the north since they are mostly overgrown and generally unmanaged.
Anticipated landscape effects	Loss of fields and hedgerows on the urban edge would affect local character.
Potential for mitigation and opportunities for enhancement	Retain hedgerows and ensure sufficient green infrastructure particularly on the northwest boundary.
Likely level of landscape effects	Medium scale adverse due to loss of a fields on the urban edge that aid integration.
Adjacent sites/cumulative impacts/benefits	The development of H21 to the south would link the site and approved development at H47 with the urban edge allowing for improved integration of the urban edge with the countryside and the Green wedge to the north.

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

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

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

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

Summary conclusion	The site has some sensitivity to development because it is slightly detached from the urban edge. The landscape has some capacity to accept change as a result of the development of this site if linked with adjacent areas (developed or undeveloped)
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Settlement: Harrogate**Site: H48 (Land adjacent to Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Harrogate Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings of Kingsley Farm.
Commentary on heritage assets.	Kingsley Farm has a farmhouse and agricultural buildings of interest. The farm was formerly known as Bogs Farm. Development should respect the setting of the historic farmstead. There are views from the Conservation Area over the open land of this site and the adjacent fields. Any development should ensure that there is open-ness retained and building heights should be modest in order to protect the limited visual link between the Stray and open countryside.
Topography and views	The land is relatively flat, Views out to the east and south are limited.
Landscape context	The site is close to the settlement, but separated from it by a small field.
Grain of surrounding development	The farmstead has expanded in the twentieth century, although its original grouping around the yard can be seen. To the east are school buildings (to be replaced by fewer buildings), and to the south the housing estate is mainly of semi-detached houses set behind small front gardens and relatively equally spaced about 5m apart along the roads. There are later culs-de-sac further from the site.
Local building design	The farmstead reflects the vernacular, the house is two storey in height and has a simple dual pitched roof; other buildings of similar basic form vary in size. Two storey housing close to the site is in brick with a mix of roof tiles, some render can be seen. Roofs are dual pitched and often hipped. Houses often feature bay windows.
Features on site, and land use or features off site having immediate impact.	The farm just east of the site could affect residential amenity, and should influence design of development. There are trees protected by order within the site, in the east part and along the northern boundary with the track alongside.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

If developed in conjunction with site H21, the site would not be isolated and hence better reflect local distinctiveness. Additionally low density development could provide a well-designed urban edge.
Very low density and careful design should ensure the setting of Kingsley Farm is not harmed and maintains open-ness to preserve views.

Settlement: Harrogate**Site: H48 (Land adjacent to Kingsley Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Bilton Petrol Dumps is 350m to the north east, across the railway track
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-Improved Grassland
Trees and Hedges	Mature boundary trees & hedgerows plus a line of trees near the SE corner
Presence of Trees that Merit TPO	Significant mature trees already covered by TPOs
Water/Wetland	Ditches along hedgerows to northern and southern boundaries
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	Area 55 Bilton Triangle <ul style="list-style-type: none"> • “Maintain a substantial green link with Harrogate town centre and enhance the wooded character of the urban edge in this area...” • “Encourage planting of trees along urban edge...”
Connectivity/Corridors	Treed hedgerows link into the network of the surrounding fields. The site is a part of the Bilton Triangle green wedge that connects the Bilton Triangle (including Bilton Petrol Dump SINC and disused railway line) with the Stray in the town centre.
GI/SUDS Opportunities (for biodiversity)	Valuable boundary trees, hedgerows and ditches should be retained and generously buffered to maintain a green corridor between Bilton Triangle towards the Stray.
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and the mature trees
BAP Priority Species	Not known
Invasive Species	Not known
Notes	Brooks initial (2013) survey for 14/00128/OUTMAJ included this site noting Bat Roost Potential

Conclusion

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

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

Summary conclusion	The green corridor from the Bilton Triangle in towards the Stray in the town centre is currently undergoing substantial development. The requirement to retain green infrastructure on this site is accentuated by the limited provision in association the adjacent application to the east. Ecological surveys have identified the presence of mature trees with bat roost potential which should be retained and protected with adequate space to enable boundary and former boundary trees, hedgerows and ditches to fully maintain their ecological function in the light of any development of this site.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses (Star Beck, Bilton Beck, Rud Beck, River Crimple, tributary waterways & ditches etc. and subsequently the River Nidd.) It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H49 (Windmill Farm, Otley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated at Windmill Farm north of the B6162 Otley Road Harrogate LCA59: Harlow Hill
Landscape description	Area description: The wider landscape comprises Harlow Hill that extends along an anticline leading into Harrogate. The landscape gently rolls and undulates providing an important transition between town and country. Harlow Carr RHS Garden Woodlands form the site's eastern boundary with Cardale Woodland to the north and west. Site description: The site is principally used as pasture for grazing of horses with a number of formerly large fields sub-divided by post and rail fencing. Remaining field boundaries consist of managed hedgerows with frequent large trees. A narrow tree shelter belt separates several fields within the northern part of the site.
Existing urban edge	The site is predominantly rural in character and appears isolated from the urban edge of Harrogate, separated by woodland. The Cardale Business Park is 300m away. Collectively the Harlow Carr and Cardale Woodlands form a dominant visual and physical edge to the settlement
Trees and hedges	Mature woodland, shelter belts and hedgerows enclose the site and provide screening and containment from the west, north and east.
Landscape and Green Belt designations	R11 Right of Way C9 Special Landscape Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The woodland surrounding the site forms a dominant backdrop with the Harlow Carr RHS Gardens to the east an important visitor attraction
Visual Sensitivity	The site is highly visible from Otley Road which is slightly elevated above the site. Views of the site will also be possible from the Harrogate Ringway PRow routed along the site's eastern boundary and likely from within the adjoining Harlow Carr RHS Garden woodlands
Anticipated landscape effects	Development would result in an isolated island of development in open countryside and affect the rural setting of the town.
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows and hedgerow trees. Additional structure/ screen planting would be appropriate to mitigate visual effects and facilitate green infrastructure initiatives particularly along Otley Road
Likely level of landscape effects	There would be Medium scale adverse effects if the overall site was developed. However with adequate woodland structure/screen planting surrounding the site, visual impacts could be reduced.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H45 and H46 in particular could result in significant cumulative effects.

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

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

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

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

Summary conclusion

This low lying site is highly visible from the Harrogate Ringway PRow, Otley Road and likely to be visible from within the grounds of Harlow Carr RHS Gardens.

The landscape has some capacity to accept built form on this site provided that green infrastructure initiatives are taken fully into consideration

Settlement: Harrogate**Site: H49 (Windmill Farm, Otley Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Adjacent to OakBeck & Cardale Woodland. Bluecoat Field over B6162
BAP Priority Habitats	Hedgerows, Woodland
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Belts of mature trees, boundary hedgerowes with trees, Woodland bounds the site on three sides
Presence of Trees that Merit TPO	Field boundary trees and belts of trees likely to benefit from TPO protection
Water/Wetland	Two drains join together and feeds into Oak Beck via Harlow Carr. There are 3 small ponds on site at Windmill Farm
Slope and Aspect	The land next to the road is relatively flat with the central fields sloping down to the north before levelling out again.
Buildings and Structures	yes
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill <ul style="list-style-type: none"> • “Encourage proactive management of river corridor and marginal vegetation as a wildlife corridor” • “The setting of well treed mature suburb to east Valley Gardens and the links the gardens have with the countryside through this character area must be preserved”.
Connectivity/Corridors	Hedgerows, woodland belts and ditches link into Harlow Carr and the surrounding Birk crag and Cardale Woodlands
GI/SUDS Opportunities (for biodiversity)	Opportunities to buffer and enhance tree belts, woodlands and hedges; opportunity to create a small Suds wetland and recreate wild-flower meadows
Protected Species	Nesting birds and bats are likely to utilise the hedgerows, trees and woodland on and around the site. Badger may occur in woodland. Great crested newt may occur in the ponds.
BAP Priority Species	Potential for priority species of ground-nesting birds and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion

Development would be likely to increase recreational pressure on Oak Beck & Cardale Woodland SINC, unless this were offset by the provision of substantial new green infrastructure and habitat creation on site. Retain all mature trees & hedgerows. Opportunity for new woodland planting and potential Suds wetland and wild-flower meadows.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H51 (Land east of Lady Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated to the east of Lady Lane and north-west of Whinney Lane Harrogate LCA60: Upper Crimple Valley
Landscape description	Area description: The wider landscape comprises the Harlow Hill and Upper Crimple Valley Areas. This is a moderate scale landscape where land is managed for livestock. Site description: The site comprises of a random grid of rectangular fields defined by hedgerows, hedgerow trees and drystone walls. Some of the hedgerows are fragmented and have been infilled with stock fencing. There are also areas of shelter belt planting which form distinctive features in the landscape. Landform rises gently to to the urban edge of Harrogate at Castle Hill rising from 165m to 180m AOD. Most of the site lies within a Special Landscape Area with the exception of three fields to the rear or properties along Beckwith Road and Whinney Lane
Existing urban edge	The site is rural in character and separated from the urban edge. The Cardale Busines Park abuts the site's northern boundary has some boundary woodland screen planting along it, assisting wiith the integration of this urban edge.The landscape is attractive wiith distant panoramic views to the south extending to the west and north particularly from higher vantage points within the site.
Trees and hedges	Existing mature trees along the northern and eastern site boundaries with intervening field hedgerows and boundary hedgerow along Whinney Lane
Landscape and Green Belt designations	R11 Rights of Way C9 Special Landscape Area TPO'd trees R11 Rights of Way
Description of proposal for the site	Employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises of a large tract of land consisting of grasslands mainly used for grazing with a distinctive pattern of hedgerows, hedgerow trees and shelterbelts together with drystone walls and farmsteads.
Visual Sensitivity	Upper parts of the site to the east are more visible in the wider landscape with views of the lower westerly fields tending to be filtered by hedgerows and hedgerow trees with the exception of roadside fields having higher visibility
Anticipated landscape effects	Development would result in significant encroachment into open countryside and affect the rural setting of the town without appropriate landscape mitigation
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows, hedgerow trees and shelterbelt/screen planting is critical. Additional structure planting could be appropriate to screen any future development
Likely level of landscape effects	High adverse effects if the overall site were to be developed. Woodland structure/screen planting and restricting development to lower areas of the site would lessen adverse impacts
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H46,H52, H36 and H53 could result in significant cumulative effects.

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

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

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

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

Rationale

Rating

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

Dark Green

Summary conclusion

The site gently rises from west to east with views from the open countryside and public footpaths within and surrounding the site. The Harrogate Ringway PRoW lies at the southern tip of the site. The landscape has some capacity to accept development on this site provided that mitigation measures are integrated to ensure significant green infrastructure within the development and to limit development to lower areas of the site ensuring that sufficient site margins are retained for screen planting purposes

Settlement: Harrogate**Site: H51 (Land east of Lady Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Lund House and barn, both grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Jackland House Farm, Cottages off Whinney Lane, Ash View terraces and farms of Castle Hill, Syke House and Blue Coats. Ash View, Harlow View, Crag View & 24-34 Whinney Lane.
Commentary on heritage assets.	<p>Lund House and barn are outside the site boundary. The main aspect of the house is southerly facing. It is important to ensure that the listed buildings maintain their relationship with farmland.</p> <p>Jackland House Farm is within the northwest part of the site. Castle Hill and Sykes House Farm are opposite the site on Whinney Lane and Blue Coats Farm is opposite on Lady Lane. All are historic although some twentieth century farm buildings detract from their architectural interest. Cottages off Whinney Lane are earlier. Ash View, Harlow View, Crag View & 24-34 Whinney Lane are various late nineteenth century and early twentieth century short terraces of workers' housing. These historic houses should be respected.</p> <p>The historic buildings of Jackland House Farm should be retained, and the setting of these heritage assets protected.</p>
Topography and views	The site is near the edge of a fairly flat raised area of land. There are significant falls to the west and south allowing fairly long distance views, particularly to the west and southwest. The views to the north are very limited.
Landscape context	The site is adjacent to Cardale Park, which is to the north, but strong tall screen planting conceals the large buildings and provides a decisive edge to the built up area. There is housing to east of site, but open countryside to the other sides.
Grain of surrounding development	<p>Buildings in the area are predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form L- or U-plan yards. Some later detached dwellings built at some of the farmsteads, add to the groups. The farmhouses and later houses typically have fairly large gardens, which are well-treed. The drive to Jackland House Farm is lined with trees.</p> <p>To the north, the business park is in landscaped grounds. Substantial detached buildings are arranged around culs- de-sac. There are large areas of surface parking, but a dense landscape buffer to perimeter of site.</p> <p>To the northeast and east are densely packed detached houses and a few bungalows. They are consistently setback from roads, and have small front and rear gardens. There are narrow gaps between adjacent houses. There is very low tree cover due to density of development, and front gardens are commonly open plan. There are some tightly packed terraced houses at the top of Whinney Lane.</p>

Local building design	<p>Jackland House Farm has a gabled stone built vernacular eighteenth century yeoman farmhouse. It has a steeply pitched tabled slate roof. L-shaped barn and outbuilding group includes coursed rubble gabled buildings with pantile and stone slate roofs. There are some brick elevations. The buildings are of simple vernacular forms. These buildings are locally distinctive. Later brick and corrugated sheet extensions and farm buildings not locally distinctive.</p> <p>Buildings of Cardale Park have large footprints. Three storey office blocks are clad in brick and or glazing. There is a mix of hipped and flat roofs. The buildings are not locally distinctive.</p> <p>Traditional farmhouses and barns in the area are of simple form and constructed in stone, their roofs are of slate. These buildings are robust in character.</p> <p>On Beckwith Road are gable fronted two storey 1970s suburban houses with flat roofed single storey elements. They are not locally distinctive.</p> <p>Whinney Lane features a low two storey cottages in stone with stone slate roof. They reflect the vernacular, are late eighteenth century and locally distinctive.</p> <p>Ash View, Harlow View, Crag View & 24-34 Whinney Lane consist of various late eighteenth century/early twentieth century short terraces of workers' housing. They are built of stone and have slate roofs, and are of simple gabled forms, but at Whinney Lane there are gabled dormers. Houses are two storeys in height,</p>
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Features on site, and land use or features off site having immediate impact.	<p>Most of site consists open pastoral fields. There is a cluster of buildings near the south edge of site: Jackland House Farm consists of detached farmhouse with L-plan barn range with later extensions and freestanding outbuildings. To the southwest of this is Watergate House, a circa 1970s suburban dwelling.</p> <p>There is a coursed stone wall with triangular coping along Beckwith Head Road. The east boundary to westernmost field is coursed stone, but other field boundaries are typically fenced or hedged.</p> <p>Footpaths run through the site.</p> <p>There are protected trees along the northern boundary with Cardale Park, also smaller groups and trees along internal boundaries and much of the northeast portion of the site.</p> <p>Listed and other historic buildings immediately adjacent to the site must be respected.</p>
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Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Density should be low to allow landscape mitigation at edges with open countryside and to protect the open settings of Jackland House Farm and Lund House.
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Settlement: Harrogate**Site: H51 (Land east of Lady Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	Mostly improved grassland. Panal Ash Fields (former SINC) has been 'improved' and no longer qualifies for designation, although some elements of species-rich semi-improved grassland may survive. There are elements (MG5/6) in the fields south of Cardale Park. Tall ruderal and continuous bracken in northern-most field at Pannal Ash which has been planted with woodland.
Sward	Improved and semi-improved pasture
Trees and Hedges	Good hedgerows, many with mature trees form an important network of small fields with hedgerows, especially on the northern half of the site, including some mature ash and oak and some important rows of trees, eg. mature beech along PROW running E-W through site. Boundary hedges are generally good but with some gaps to those of the central fields. There is substantial screen planting and mature native trees on northern boundary with Cardale Park. Northern-most field at Pannal Ash partially reverting to woodland through natural regeneration
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPO protection
Water/Wetland	There are a couple of ditches in the north eastern corner of the site and a roadside ditch along Whinney Lane, which is joined by another originating in the south-centre of the site forming Clarke Beck.
Slope and Aspect	The land falls away from Castle Hill, located towards the north of the eastern site boundary
Buildings and Structures	Jackland House Farm is a traditional gabled stone farmhouse with a slate roof with barns and outbuildings .
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • "To promote the retention, regeneration and management of hedgerows to maintain field boundaries." • "Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor". • "Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan".
Connectivity/Corridors	The network of small pasture fields with well-treed boundary hedges stretches south of Cardale Park helps link SW Harrogate with the open countryside and links via Clark Beck with the Crimple Valley.
GI/SUDS Opportunities (for biodiversity)	It is important to maintain the existing linkages: elements of the network of small pasture fields with their ditches, tree and hedge lines as part of a coherent network of green infrastructure. There may be the opportunity to retain and enhance grasslands around Pannal Ash Fields as green space as POS or landscaping around employment sites. Careful design of SUDs could enhance wetland habitats along existing water courses.
Protected Species	Bats may utilise some of the mature trees as roosts. Nesting birds are likely to use the mature trees and hedgerows
BAP Priority Species	Potential for priority species of ground nesting birds to be present

Invasive Species	None known	
Notes	H3008 & H27a (part of)	
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	Intensive development across the whole site could cause significant ecological harm. The network of small fields and hedgerows with trees to the south of Cardale Park and linking into the head of Clark Beck are of ecological value. Although mostly improved, the sward of the fields may support remnants of species-rich grassland. With carefully planned less intensive development, there may be the opportunity to retain and protect key ecological features and linkages. Trees and hedgerows should be retained and a substantial green link created between the north east and south west of the site. Mitigation should include enhancement of the watercourses and restoration of species-rich grassland.	

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H52 (Land at Castlehill Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated at Castlehill Farm to the east of Whinney Lane Harrogate LCA60: Upper Crimple Valley
Landscape description	Area description: The site lies within the Crimple Valley landscape that abuts Harrogates's southwest urban edge. This is a moderate scale landscape where land is managed principally for livestock. Site description: This large site includes Castlehill Farmhouse and various barns and outbuildings situated immediately below the crest of Castle Hill. The site extends to the southwest and south comprising of pastoral fields. Fields are generally rectangular defined by hedgerows and hedgerow trees. Landform gently falls from Castle Hill at 180m down to Clark Beck at 140m before rising again to 160mAOD at the southern edge of the site. Three PRoW's cross the site aligned east-west. The Harrogate Ringway circular footpath runs parallel to Clark Beck within the lower part of the site.
Existing urban edge	The site projects outwards from the urban edge into attractive open countryside. The former police training headquarters does however already project out beyond the urban edge and is highly visible from Whinney Lane to the north-west
Trees and hedges	Existing hedgerows and hedgerow trees define field boundaries with mature trees forming a green corridor along Clark Beck. There are several small woodland compartments around Castlehill Farm with a mature treed boundary defining the urban edge to the west.
Landscape and Green Belt designations	R11 Rights of Way C9 Special Landscape Area TPO'd trees
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises of a large tract of land consisting of grasslands mainly used for grazing with a distinctive pattern of hedgerows and hedgerow trees with Clark Beck running west to east within the southern margins of the site.
Visual Sensitivity	Upper parts of the site to the east are more visible in the wider landscape with views of the lower westerly fields filtered by hedgeow and hedgerow tree vegetation with the exception of roadside fields having higher visibility
Anticipated landscape effects	Development would result in a significant encroachment into open countryside and affect the rural setting of the town without appropriate and effective landscape mitigation
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows trees is critical. Additional structure planting would be appropriate to screen any future development
Likely level of landscape effects	High adverse effects if the overall site were to be developed. Woodland structure/screen planting and restricting development to eastern areas of the site would help to reduce visual impacts
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H36,H53 and H51 could result in significant cumulative effects.

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

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

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

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The landscape has some capacity to accept development on this site provided that significant green infrastructure/mitigation measures are carried out and to limit development to eastern areas of the site.

Settlement: Harrogate**Site: H52 (Land at Castlehill Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

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

Features on site, and land use or features off site having immediate impact.	<p>Castle Hill Farmhouse and buildings, and Sykes House are on site (see above).</p> <p>There is a small group of protected trees northeast of Castle Hill Farm and another northwest of Sykes House. There are numerous hedgerow trees, particularly in the southern area of the site.</p> <p>Harrogate Ringway runs to Yew Tree Lane through the southern portions of the site. Also there are footpaths in the vicinity of Sykes House that run to Yew Tree Lane.</p> <p>Clerk Beck passes through the site south of the police college.</p>
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Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	<p>Very low density development could be acceptable; development should be limited to certain areas of the site only, and the area near Hill Top Lane and around the farmsteads should be kept free of development to allow the setting of the farmsteads to be conserved.</p>
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Settlement: Harrogate**Site: H52 (Land at Castlehill Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Stream
Phase 1 Survey Target Notes	None
Sward	Species-poor semi-improved and improved grassland fields [P1HS 1992] at Syke House and Castlehill Farms - mostly heavily grazed. Amenity grass lawns of farm residencies and sports pitches associated with Ashville College.
Trees and Hedges	Good, dense hedgerows bound most fields, some well-treed , others with a scattering of mature trees and occasional field trees including some veteran oak. Tributaries of Clark Beck are generally tree-lined with alder and willow. Ornamental Trees and shrubs in addition to native species around farmsteads Despite the open nature of the playing fields and the relatively large size of the fields to the north, there is significant tree cover, which should be retained and integrated into any redevelopment. There is one mature oak between the sports fields near the eastern boundary and scattered recent tree-planting along the dividing embankments. Including the well vegetated beck with alder, willow and some veteran oak. There are also mature trees along Whinpenney Lane,
Presence of Trees that Merit TPO	Some mature trees on site already protected but many others likely to merit TPO protection
Water/Wetland	Clark Beck and a small stream tributary stream run through the centre of the site. There is a Roadside ditch along Whinney Lane and functional ditches along some of the other site boundaries.
Slope and Aspect	The land broadly falls towards the south and west away from the urban edge but within the site, it slopes gently towards the beck from either side. The sports pitches have been levelled and stepped by artificial bank-sides.
Buildings and Structures	Traditional stone built gabled, slate and stone slate roofed farmhouses and outbuildings with modern additions at Castle Hill and Syke House Farm (recently modernised and converted)
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SE03: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • “To promote the retention, regeneration and management of hedgerows to maintain field boundaries.” • “Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor”. • “Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan”.
Connectivity/Corridors	Set between open countryside and suburban development of Harrogate, the site links the Haverah Corridor to the west with the River Crimple Corridor, towards which the land slopes down to the south and east. The sports pitches and fields to the immediate west are rather open and break up the intimate pattern of small fields and hedgerows which characterises the countryside between Beckwith Pannal and Rossett Green.

GI/SUDS Opportunities (for biodiversity)	Existing trees and hedges should be retained and new planting of native species should be undertaken to reinforce the field existing boundaries and the stream corridor. There may be the opportunity to create a small SUDS wetland in association with Clark Beck.	
Protected Species	Nesting birds and roosting bats are likely to be associated with the trees, hedges and farm buildings.	
BAP Priority Species	BAP priority species of farmland may be present e.g birds and brown hare	
Invasive Species	Not known. Himalayan balsam may occur along the streams and ditches	
Notes	H3018 and H4008 both amber in 2010	
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	Intensive development across the whole site would cause significant ecological harm. Southern and western parts of the site likely to be most ecologically sensitive. Need to retain and protect existing native trees and hedges. Retain and enhance Clark Beck corridor as a substantial GI corridor.	

Settlement: Harrogate**Site: H52 (Land at Castlehill Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

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

Settlement: Harrogate

Site: H53 (Land at Leckhampton House, Hill Top Lane, Harrogate)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the south of Leckhampton House Hill top Lane Harrogate LCA60: Upper Crimple Valley
Landscape description	Area description: The site lies within the Crimple Valley landscape that abuts Harrogates's southwest urban edge. This is a moderate scale landscape where land is managed principally for livestock. Site description: This small site comprises of an area of un-managed rough pasture to the south of Leckhampton House with mature trees along the intervening boundary. There is a timber agricultural building located along the site's northern boundary with remnant timber post and rail fencing along site boundaries together with gappy hedgerows. There is a drystone retaining wall along the site's frontage with Hill Top Lane with the site elevated above and rising gently to the east.
Existing urban edge	The site is situated 0.7km to the west of Harrogate in open countryside which scattered farmsteads fronting Hill Top Lane
Trees and hedges	Gappy hedgerows and hedgerow trees define the site boundary
Landscape and Green Belt designations	C9 Special Landscape Area
Description of proposal for the site	Assume single residential dwelling
Physical Sensitivity	The site comprises of a small area of un-managed grassland and scrub set behind a low drystone retaining wall. The retaining wall is likely to require modification to allow vehicular access. The site is of high sensitivity and susceptible to change
Visual Sensitivity	Development would be visible from the highway and long distance views from the west
Anticipated landscape effects	Development would result in built form encroachment into open countryside
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows trees is critical. Additional structure planting would be appropriate for screening purposes
Likely level of landscape effects	High adverse effects if the site were to be developed. However with adequate woodland structure/screen planting and setting development back from the highway, impacts could be reduced.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H36 and H52 could result in cumulative effects.

Conclusion

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

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

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

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

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

Summary conclusion	The site gently slopes from west to east with potential views from open countryside to the west. Part loss of drystone boundary wall likely. The landscape has some capacity to accept development on this site provided that screen planting mitigation measures are put in place
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Settlement: Harrogate**Site: H53 (Land at Leckhampton House, Hill Top Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Neglected paddock, dominated by tussocky cocksfoot
Trees and Hedges	Hedges around site boundaries except road frontage (low stone wall and fence). Some elder hawthorn scrub developing in field corners
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	The land falls gently to the north and lies above the height of the road
Buildings and Structures	wooden stable and storage buildings and sheds on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • “To promote the retention, regeneration and management of hedgerows to maintain field boundaries.” • “Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor”. • “Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan”.
Connectivity/Corridors	The site lies above the valley of the River Crimple within the east-west green corridor between Harrogate and Beckwith and Panal
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary planting which links into the network of small fields of the Crimple Valley
Protected Species	Nesting birds may use hedges and scrub; birds (possibly bats) may utilise buildings on site.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	No major ecological issues to development of this site providing that boundary planting is retained and enhanced to links into the network of small fields of the Crimple Valley. Ecological survey for nesting birds and bats required,

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H55 (White House Farm, Burley Bank Road)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	White House Farm Burley Bank Road LCA22: Menwith and Penny Pot Grassland
Landscape description	Area description: Simple undulating plateau landscape that is large scale. Small geometric conifer plantations are sparsely scattered across the area, however Penny Pot Lane is set within a continuous wooded corridor. Site Description: The site comprises of a farmhouse and cluster of large scale farm buildings adjoining Burley Bank Road
Existing urban edge	The site is detached from the urban edge of Harrogate with buildings associated with the army barracks located to the north across Penny Pot Lane and further to the west.
Trees and hedges	Short section of hedgerow and hedgerow tree alongside the site entrance road.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be low as there are few notable features that contribute to the landscape character of the area. Susceptibility to change is considered to be medium where there are large scale detracting structures on the site. Landscape sensitivity is judged to be medium/ low
Visual Sensitivity	Land slopes to the north in an open landscape with extensive views over the Pinemoor Caravan Park which adjoins the site boundary
Anticipated landscape effects	Development of this site is likely to appear as a minor intrusion into the landscape
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by way of hedgerow and woodland screen planting
Likely level of landscape effects	Medium adverse effects.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if H32 to the north east was also developed

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

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

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

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

Summary conclusion	Landscape value is considered to be low as there are few notable features that contribute to the landscape character of the area. Susceptibility to change is considered to be medium where there are large scale detracting structures within the site. Landscape sensitivity is judged to be medium/ low. There would be potential to mitigate effects of development by way of hedgerow and woodland screen planting
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Settlement: Harrogate**Site: H55 (White House Farm, Burley Bank Road)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	White House Farmhouse
Commentary on heritage assets.	The windows of the house are not original, but otherwise it is a good example of a traditional farmhouse of the area and should be retained. The two modest stone farm buildings at the entrance to the farm are of less interest, but might be able to be converted even for garaging or storage use.
Topography and views	Land slopes to the north in an open landscape and there are extensive views over the caravans adjacent to the site.
Landscape context	The site is adjacent to a caravan site, and nearby are the Hildebrand Barracks, but the site is well away from the settlement of Harrogate.
Grain of surrounding development	Farm buildings are in small groups. The housing of the barracks is mainly in the form of terraces set close to the road, although there are a few semi-detached pairs set back forming a semi-circular space in front.
Local building design	The farm houses and buildings are of stone with stone and slate roofs. They are of simple form and robust in nature. The housing south of the site is two storey in height. Houses are finished in a deep cream render and with red tiled roofs, such that they do not reflect the vernacular and are highly visible in the countryside.
Features on site, and land use or features off site having immediate impact.	The farm house should be conserved and two stone buildings should be retained if practicable. The twentieth century farm buildings are of no merit and there would be no objection to demolition. The stone boundary walling should be retained.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	A modest development of a few homes designed to reflect the form of a farmstead would protect the setting of the farmhouse and would be appropriate to its context.
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Settlement: Harrogate**Site: H55 (White House Farm, Burley Bank Road)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Small areas of amenity grassland and verge
Trees and Hedges	There is a line of small trees on southern site boundary and a few shrubs in the farmhouse garden
Presence of Trees that Merit TPO	Screening trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Flat
Buildings and Structures	There is a detached two storey farm house with a number of large farm buildings and a yard area
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 22 Menwith and Penny Pot Grassland "Encourage the protection and restoration of stone wall and hedge field boundaries". "Promote diversity of grassland communities through management". and LCA 23 Saltergate Valley Grassland
Connectivity/Corridors	Hedgerows and road verges plus planting around buildings provide connectivity through the surrounding landscape
GI/SUDS Opportunities (for biodiversity)	Bat and swift bricks, swallow and sparrow boxes could be incorporated into any redevelopment
Protected Species	Nesting birds and bats are likely to utilise the buildings and perhaps the vegetation on site
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	There is potential for bats and nesting birds to utilise the buildings on site so an appropriate survey will be required. However it ought to be possible to provide mitigation and enhancement (bird/bat boxes etc) in association with any redevelopment of the site. Existing trees should be retained.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are however, significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

It is likely that a proportion of the agricultural buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. Applicants should also provide calculations showing the existing peak flow rates from site and the proposed rates.

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

Conclusion

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

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

Settlement: Harrogate

Site: H56 (Land to the north of Cow Dyke Farm, Harrogate)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north side of Harrogate, north of Skipton Road. LCA24: Lower Nidderdale Valley, Northwest of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Rectilinear parliamentary enclosure fields on hill side overlooking Skipton Road and Harrogate town.
Existing urban edge	Existing urban edge defined by Skipton Road with late 20 century housing estate and associated openspace. The site is detached from this but adjacent to a site with planning consent.
Trees and hedges	Hedgerows and hedgerow trees. Trees possibly worthy of TPO.
Landscape and Green Belt designations	Special Landscape Area Two TPO's on south boundary Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The parliamentary enclosure fields are characteristic of the area and contribute to the setting of the town. The landscape is susceptible to further loss of fields to development.
Visual Sensitivity	The site can be seen on the approach to Harrogate over a development site and the extension of built form up to hill side would be widely visible.
Anticipated landscape effects	Loss of characteristic fields, change to setting of farm steads and their contribution to landscape character, increased visibility of development on the urban edge.
Potential for mitigation and opportunities for enhancement	Limited due to the visibility of the site on the urban edge. If the site were developed substantial green infrastructure would be required on the north boundary to aid integration and to ensure that development does not encroach onto the skyline.
Likely level of landscape effects	Large scale adverse due to the size of the site, its visibility and its contribution to SLA.
Adjacent sites/cumulative impacts/benefits	The development of H33 along side this development may result in some cumulative effects.

Conclusion

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

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

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

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

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

Summary conclusion	The site is highly visible and important to the setting of Harrogate and the landscape character of the surrounding countryside. Its loss to built development would be detrimental. The landscape has no capacity to accept the development proposed with out causing considerable harm to the character of the landscape and the setting of the town.
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Settlement: Harrogate**Site: H56 (Land to the north of Cow Dyke Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	The Farmhouse and historic farm buildings of Cow Dyke Farm.
Commentary on heritage assets.	These are good examples of traditional farm buildings in the area, and due to topography they are visible from Skipton Road and contribute to local distinctiveness. Their setting should be conserved.
Topography and views	The site falls to the south and there are extensive views to the south and at present to the west. Views to the east are more limited.
Landscape context	The site is in open countryside at present, but is adjacent to a site, which will be granted planning consent for residential development.
Grain of surrounding development	The grain of Jennyfields to the south of Skipton Road varies. Facing Skipton Road most homes are detached with small front gardens, all set behind a generous width of open space. Behind the frontage, there are avenues linking back to the main access road through the estate, and which serve culs-de-sac. Houses are set parallel to roads and take the form of detached, semi-detached and some terraced housing. The proposed development adjacent to the site would be of similar highway hierarchy, but built form density would be greater.
Local building design	The farm houses and buildings are of stone with stone and slate roofs, and are robust in nature. The housing south of the site is two storey finished in brick and render and with concrete tiled roofs. Some are gable onto the road, and they do not reflect the local vernacular, nor the older housing of the town.
Features on site, and land use or features off site having immediate impact.	The setting of historic buildings should be protected. Features on the site are limited to boundaries of the fields that comprise the site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The topography of the site will result in buildings being more visible than those proposed on the site to the south, consequently density would have to be lower to provide space for mitigation. The site should not be developed unless that to the south is developed. Development of the eastern portion of the site near Cow Dyke Farmstead would be harmful to its setting.
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Settlement: Harrogate**Site: H56 (Land to the north of Cow Dyke Farm, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Strong boundary hedgerows (internal and external) with mature trees (especially along lane to Grange Farm)
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Land slopes gently down towards the south east
Buildings and Structures	None on site (Cow Dyke Farm to the south H33)
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	This site forms part of green corridor between north west Harrogate and Killinghall. The field boundaries link into the adjacent network of relatively small scale fields.
GI/SUDS Opportunities (for biodiversity)	Retain boundary hedgerows and trees. Opportunities to interconnect with green infrastructure of the development site to the west around the disused quarry.
Protected Species	Nesting birds are likely to use the trees and hedges. Bats may use some of the larger trees as roost sites Small nos. of pipistrelles found by Witcher associated with 14/03119/FULMAJ
BAP Priority Species	Some potential for ground nesting birds such as skylark.
Invasive Species	None known
Notes	Adjacent site granted planning permission 14/02944/OUTMAJ

Conclusion

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

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

Summary conclusion	Existing trees and hedgerows should be protected and retained. Arable Farmland may support BAP priority bird species; will require mitigation and enhancement. There may be an opportunity to provide green infrastructure to link in the with disused quarry to west which forms POS for an adjacent development.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

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

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

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

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

Conclusion

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

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

Settlement: Harrogate**Site: H57 (Land to the west of St. Michael's Hospice, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the south side of town outside the development limit south west of St Michaels Hospice. LCA58: Middle Crimple Valley
Landscape description	Area description: Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grass land typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: The site comprises a sloping rough grassland field used for grazing and it is similar in character to surrounding fields to the south and east. The field is very attractive and unspoilt because of its wooded setting and excellent views over the Crimple Valley, including key views of the listed Crimple Valley Viaduct.
Existing urban edge	The site projects outwards from the urban edge into open countryside. It is contained by woodland and mature trees along three of its boundaries and any development would appear completely out of character with the distinct rural qualities of the site that contributes to the integration of the urban edge with countryside and the Special Landscape Area.
Trees and hedges	Site surrounded by trees. Trees to the north and east TPO'd. Trees on railway embankment to the west not TPO'd. Hedgeow boundary to the south.
Landscape and Green Belt designations	Open Countryside Special Landscape Area Public Right of Way (Harrogate Ringway) TPO to north boundary and on adjacent site (St Michaels Hospice)
Description of proposal for the site	Mixed employment and housing
Physical Sensitivity	Landscape character of the Crimple Valley is susceptible to adverse change as a result of loss of fields and introduction of new built form.
Visual Sensitivity	The field occupies land on the high valley side and affords long distance views to the southeast across Crimple Valley towards Rudding Park. There are stunning views across the site from the Harrogate Ringway footpath towards the Crimple Valley Viaduct (which is a Grade 2* listed building).
Anticipated landscape effects	The loss of the open field would result in harm to the exceptional landscape quality of the area and adversely affect the attractive views towards the edge of the town from the Crimple Valley
Potential for mitigation and opportunities for enhancement	Since the site occupies a highly visible location on the valley side scope for mitigation would be limited. The site is already well contained by surrounding woodland and further mitigation would be largely ineffective.
Likely level of landscape effects	Large scale adverse due to the contribution to site makes to the SLA and the setting of St Michaels hospice.
Adjacent sites/cumulative impacts/benefits	H12 located to the northeast of St Michaels hospice would result in cumulative effects.

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

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

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

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

Summary conclusion

The landscape is susceptible to change as a result of the proposals for the field in a locally valued landscape of high quality.
The landscape has no capacity to accept change of the type proposed without causing harm to the character and setting of the town.

Settlement: Harrogate**Site: H57 (Land to the west of St. Michael's Hospice, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Crimple Viaduct (grade II listed building).
Known non-designated heritage assets potentially affected by development of the site.	Gardener House. St Michael's House.
Commentary on heritage assets.	Crimple Viaduct is in full view to the south east. Development of the site would result in intervisibility to and from the Viaduct. Site separated from Gardener House and St Michael's House by mature trees.
Topography and views	Sloping site with views to the south east of the listed Crimble Viaduct and woodland beyond.
Landscape context	Land falls to the south.
Grain of surrounding development	Residential development to the west. Hornbeam business park to the north. School and associated playing fields to the north west. St Michael's Hospice adjacent to the east, beyond which is Gardener House and Bathing Well Wood. To the south is the listed Crimble Viaduct and woodland beyond.
Local building design	To the north: Hornbeam business park comprises large 1-2 storey commercial / industrial sheds, a sprawling layout, large areas of hardstanding for access and parking. Thin strips of landscaping to edges and between units (immature). West: two storey dwellings set in fairly large gardens. Trees to front and rear boundaries, houses set back from road. North east: large building used as a hospice. Set in expansive landscaped grounds with mature trees. Gardner House very large office building set in landscaped grounds. Large car park, mature trees.
Features on site, and land use or features off site having immediate impact.	Grass field. There is a good access from Hornbeam Park Avenue. The site is enclosed on three sides by mature trees. Residential development to the west of the site. Setting of Crimble Viaduct, which is in full view.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Development of this site for housing would be harmful for the following reasons: Impact on the setting of the listed Crimble Viaduct- Impact on the landscape of Crimble Beck Valley and the enjoyment of this landscape from the Harrogate Ringway; the route of the Ringway would need to be safeguarded and its self-contained character upheld.

Settlement: Harrogate**Site: H57 (Land to the west of St. Michael's Hospice, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Woodland
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Hedgerows form internal field boundaries, woodland strips forms site boundaries, hedgerow forms other boundaries.
Presence of Trees that Merit TPO	Woodland likley to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Slopes gently to the south-east
Buildings and Structures	None on site; adjacent to Crimble viaduct
Natural Area	NCA 22: Pennines Dales Fringe (eastern edge)
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimble Valley <ul style="list-style-type: none"> • "All development proposals...must fully assess impacts on the landscape character and wildlife habitats of Crimble Valley and Stone Rings Beck..." • "Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees..." • "Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimble"
Connectivity/Corridors	Hedgerows and trees connect into the network of small fields along the corridor of the River Crimble
GI/SUDS Opportunities (for biodiversity)	Retain trees and hedgerows on site and buffer southern boundary
Protected Species	Nesting birds and bats likely to utilise the boundary trees and hedgerows. Badger may utilise the woodland. Bats and falcons likey to utilise the viaduct
BAP Priority Species	Not known
Invasive Species	Not known
Notes	H60 2010 (amber)

Conclusion

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

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

Summary conclusion	This field is one element of a network of small fields and treed hedges that form an important link between the Crimble Valley and the town. Limited low intensity development may be acceptable, providing that existing trees are retained and the boundaries are strengthened with native planting to maintain the connectivity between the town and the countryside to the south.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Harrogate**Site: H58 (Land at Bilton Hall, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located east of the Nidd Gorge and Knaresborough and north of the A59. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Sloping and undulating land comprising grass fields grazed by horses and sheep with overgrown hedgerow boundaries and post and wire fencing.
Existing urban edge	The site is detached from the urban edge in open countryside.
Trees and hedges	Overgrown hedgerow field boundaries with mature trees (some Ash and Oak)
Landscape and Green Belt designations	Open countryside Green belt Special Landscape Area Edge of Knaresborough Conservation Area TPO on boundary with A59 and through the site Public Right of Way (Harrogate Ringway)
Description of proposal for the site	Residential and Employment use.
Physical Sensitivity	The valued landscape is highly susceptible to the loss of fields and associated characteristics as a result of development.
Visual Sensitivity	Site has views of Knarebogh Castle and the church spire and may be viewed from across the valley. It is also seen from the A59. The area has high susceptibility to change in views.
Anticipated landscape effects	Loss of key characteristics that contribute to the quality of the landscape.
Potential for mitigation and opportunities for enhancement	Limited as not possible to mitigate the loss of key characteristics in this important landscape.
Likely level of landscape effects	Large scale adverse
Adjacent sites/cumulative impacts/benefits	K8 is a smaller site on the south side of the A59 and its development would increase cumulative effects.

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

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

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

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	Highly sensitive landscape susceptible to the loss of key characteristics that would erode the character and its contribution to the setting of both Harrogate and Knaresborough. The landscape has no capacity to accept development without significant harm.
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Settlement: Harrogate**Site: H58 (Land at Bilton Hall, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area. Bilton Hall and High Bridge, both grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Setting of Knaresborough Conservation Area. Setting of Bilton Hall, a former country house, now a residential care home, which is adjacent to the western boundary of the site. Setting of High Bridge, the gateway to the historic market town of Knaresborough is to the south east of the site.
Topography and views	Views east and south. Site affords views to the east of Knaresborough Castle, the church spire and the heterogeneity of the historic market town and may be viewed from across the valley. Site is visible from the A59. Undulating landscape. Sloping site falling south towards Nidd Gorge.
Landscape context	Greenbelt. Open countryside. Undulating landscape separating Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Wooded landscape, including Fox Wood and Foolish Wood to the north, Mackintosh Park in the eastern part of the site and extending further east, Belmont Woof to the south and Long Walk to the south east. River corridor.
Grain of surrounding development	Beyond urban edge in open countryside.
Local building design	Outside of established settlement. Bilton Hall, adjacent to the western boundary of the site- Former country house, now residential care home; red brick with stone detailing and stone slates; substantially extended on three sides; set in garden of mature trees, amplified by the well-wooded Nidd Gorge. To the northwest of Bilton Hall is Bilton Hall House and a small cluster of dwellings constructed of stone and pantiles and blue slate, some of which are former farm buildings which have been converted to residential use- this small group of buildings is accessed via a long gated access drive to the west of and distinct from Bilton Hall. Further west is Bilton Wells, a recently constructed (replacement) dwelling, constructed of stone and pantile and contemporary in appearance. An assortment of timber stables, sheds and a caravan, associated with the paddocks, which are used for grazing horses, are located to the south of Bilton Hall. To the south east, is Badgers Hill caravan site for mobile homes, which presents a harsh urban edge, On the north side of Harrogate Road, the site encloses on three sides a line of dwellings comprising: a detached house, raised above the road level, part rendered and part brick; and two pairs of semi's- also part brick and part render in construction. To the west, and partly within the site is a small cluster of brick and sheeted farm buildings. To the south, set back and barely visible from the road, on land rising southwards, is a small cluster of modern farm buildings. To the south east, adjacent to the site is High Bridge, the historic gateway to the market town. Adjacent to High Bridge is the site of the former Yorkshire Lass, now a construction site for an apartment block.
Features on site, and land use or features off site having immediate impact.	Site is sloping and undulating land comprising paddocks grazed by horses and sheep with overgrown hedgerow boundaries containing mature trees and post and wire fencing. An assortment of stables and sheds associated with the grazing of horses in the paddocks, are situated in the northwestern corner of the site. The Ringway footpath and cycle track (which forms part of the Beryl Burton Way, runs east to west through the southern part of the site. Audible road noise from Harrogate Road, which borders the site to the south.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale		Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.		Red
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.		Red
Summary conclusion	Greenbelt. Valued landscape that provides setting to and separation between Harrogate and Knaresborough. Setting of Knaresborough Conservation Area. Setting of Bilton Hall (IILB) and High Bridge (GIILB). The scale of the site is such that the resultant harm is not capable of mitigation. Integral to key views.	

Settlement: Harrogate**Site: H58 (Land at Bilton Hall, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	The eastern-most tip of Nidd Gorge Woodlands SINC is adjacent to northern corner of site
BAP Priority Habitats	Hedgerows, Woodland, Flowing water (adjacent),
Phase 1 Survey Target Notes	None
Sward	Majority of fields are (species-poor) semi-improved pasture (P1HS 1992)
Trees and Hedges	Good network of well-treed boundary hedgerows around most fields. Adjacent to Woodland at Fox Wood, Foolish Wood and the Parks and Nidd Gorge SINC Woodlands
Presence of Trees that Merit TPO	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
Water/Wetland	Two becks cross the site E-W en route to the River Nidd with is within 100m to the north and the east of the site. Pond in the Parks
Slope and Aspect	The land falls generally eastwards towards the River Nidd
Buildings and Structures	Stable/agricultural buildings in NW corner
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The site forms part of the regionally important strategic green infrastructure corridor of the River Nidd, which is locally important linking high quality countryside including woodland and pastures between Harrogate and Knaresborough
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the network of woodland, trees, hedgerows and ditches and pastures
Protected Species	Nesting birds and bats are likely to utilise the woodland, trees and hedgerows; badger may occur in nearby woodland; otters along the River Nidd
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely to occur along the ditches
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough, this is a sensitive strategic green infrastructure corridor of regional importance which should be retained and enhanced, which would preclude intensive development.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water outfall includes discharge to the River Nidd (directly or indirectly) the Agency should be consulted

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H59 (Skipton Road Phase Three, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	Good boundary hedges, especially to the north and east with occasional trees. Wooded disused quarry in SE corner
Presence of Trees that Merit TPO	Mature trees may merit protection of TPO.
Water/Wetland	None
Slope and Aspect	Generally flat, southern part of the field begins to slope down towards Skipton Road in the south
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	This site forms part of green corridor between north west Harrogate and Killinghall. The field boundaries link into the adjacent network of medium-sized fields.
GI/SUDS Opportunities (for biodiversity)	Retain boundary hedgerows. Opportunities to interconnect with green infrastructure of the development site to the south around the disused quarry.
Protected Species	Nesting birds are likely to use the trees and hedges.
BAP Priority Species	Some potential for ground nesting birds such as skylark.
Invasive Species	None known
Notes	Adjacent sites to the north; H56 to SE and development with planning permission to south.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Retain boundary hedgerows. Opportunities to interconnect with green infrastructure of the development site to the south around the disused quarry or settlement boundary to the north of the site to maintain green corridor between Harrogate and Killinghall.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

There are significant capacity/flooding problems in local watercourses Saltergate Beck, Cow Dyke Beck, Oak Beck, tributary waterways & ditches etc. and subsequently the River Nidd. It is the owner/developers responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils and the sloping nature of the site. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H60 (Claro Road depot, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Terraces on French Street, Mafeking Street
Commentary on heritage assets.	The terraced housing west of the site was built about the turn of the twentieth century. Although the terrace on French Street has an unusual almost twin gabled features facing the railway, its materials are not of high quality and most windows are not original, so it has low architectural value. This historic housing is of low significance.
Topography and views	The land is relatively flat. The site is exposed to public view from the south and west, but there are no views out of any interest.
Landscape context	The site is within an existing employment area at the edge of a residential area.
Grain of surrounding development	The grain is varied: housing west of the site is arranged in terraces built right up against the highway and with small back yards; other housing, former Council housing, is a mix of terraces of four and semi-detached houses set formally behind modest front gardens and with generous gaps between the sides and front faces of buildings. The grain of the employment land is very complex, older buildings are more likely to be parallel to roads, most of the others are arranged in a haphazard fashion, whilst south of the site most buildings are set at angles to the road.
Local building design	Housing is two storey, the older terraces are predominantly of brick with welsh slate roofs and their windows have vertical emphasis. The former council houses commonly have lower pitched hipped roofs and their windows are wider. Brick and render is used on the estate. The employment buildings vary considerably both in height, depth and materials. Some older buildings are low in height and have small roof spans; the building northwest of the side has multiple pitched roofs with their gables facing Claro Way. More modern buildings have wider lower pitched single span roofs. The modern buildings eaves are approximately 6m high. Roofing materials are either fibre cement for the older buildings, or grey profiled steel decking for the later buildings. Plinth walls are of brick, masonry or concrete blocks, and there is profiled cladding above. Belzona and Hartwith House have brickwork up to first floor window head level. The substation brickwork is nearly full height and has some attractive details including quoins and tabling. Opposite the site, Claro Court is single storey only, and is comprised of narrow single storey red brick blocks with hipped profile clad roofs arranged to form two open courts. Southeast of Claro Court is a two storey building with feature gabled heads to windows, which break up an otherwise simple hipped roof. The walls are of vertical brick piers and there are timber spandrel panels between windows. The building is domestic in appearance, although the roof span is far greater than those of the housing.
Features on site, and land use or features off site having immediate impact.	Although land here is relatively flat, there are level differences across the site and there is a retaining wall and banking above in the central area of the site. Most of the site boundaries are protected with grey palisade fencing. There is a car park immediately adjacent to the east of the site. There are over ten buildings on site of a variety of forms and materials. None is of any particular interest, although the substation has some interesting brick detailing. There would be no objection to demolition of these buildings.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	Dark Green

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Well designed new employment buildings with some tree planting should enhance this site. Buildings at the western side should respect the scale of the terraced housing and also ensure the amenity of residents nearby is not detrimentally affected by noise.
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Settlement: Harrogate**Site: H60 (Claro Road depot, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Bilton Petrol Dumps SINC 600m to east not likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Not Applicable - tiny area of amenity grassland to frontage
Trees and Hedges	Occasional small boundary tree
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	Mosly flat but change of level to north
Buildings and Structures	Modern industrial and office buildings
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	Not relevant
LCA and Relevant Guidance (for biodiversity)	Urban: not applicable
Connectivity/Corridors	Indirect connectivity to the Bilton Triangle Green Wedge via the railway track.
GI/SUDS Opportunities (for biodiversity)	May be limited opportunity to incorporate opportunities for urban biodiversity with redevelopment of the site
Protected Species	May be limited opportunities for nesting birds on site
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green
Summary conclusion	No ecological problems with redevelopment of the site which may present some limited opportunities for biodiversity enhancement.

Settlement: Harrogate**Site: H60 (Claro Road depot, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change & 10% for urban creep.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing drainage and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS). Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Harrogate

Site: H61 (Land adjacent to Nidd Gorge, Harrogate)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north side of Harrogate west of the A61 an south and east of Oak Beck. LCA24: Lower Nidderdale Valley north west of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley, which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: Two small grass fields on the north edge of Harrogate surrounded by hawthorn hedgerow.
Existing urban edge	The urban edge extends slightly up the west side of the A61 and is resonable well screened by mature vegetaion on the approach to the town from the north.
Trees and hedges	Mature overgrown hedges with some trees to site boundaries.
Landscape and Green Belt designations	Open Countryside Special Landscape Area.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open countryside in high quality landscape important to the setting of Harrogate susceptible to change. Impact on the rural character of Oak Beck corridor.
Visual Sensitivity	Site well screened by existing vegetation but this is likely to change as a result of development resulting in an increase to the prominence of the urban edge.
Anticipated landscape effects	Loss of characteristic fields in the SLA along with the loss of vegetation and linear extension of builtform into open countryside.
Potential for mitigation and opportunities for enhancement	Retention of hedgerows across the site would be required to contribute to mitigation.
Likely level of landscape effects	Large scale adverse due to the uncharacteristic extension of development into open countryside and the impact on the character of the Oak beck corridor.
Adjacent sites/cumulative impacts/benefits	

Conclusion

Will there be the opportunity for development to contribute to distinctiveness and countryside character?

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?

Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?

Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange

Summary conclusion	The landscape is highly valued and has high sensitivity to change. The size of the site means there is little opportunity for significant mitigation. Therefore the landscape has no capacity to accept the proposed change without detriment.
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Settlement: Harrogate**Site: H61 (Land adjacent to Nidd Gorge, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Impact on setting of Harrogate. Eroding rural character of this edge of settlement site. Eroding rural setting of Knox Hill Farm.
Commentary on heritage assets.	Imposing stone built terraces to the south of the site, separated only by recently constructed stone terraces of a comparable scale. Knox Mill Farm to the east- a traditional stone built farmhouse and associated steading.
Topography and views	Site is very prominent on approaching Harrogate from the north and leaving in the same direction. To the east, Knoll and wooded area are prominent on the opposite side of Ripon Road- open fields and established field boundaries fall away from the knoll and are very visible. Nidd Gorge Footpath is a raised ridge across the site. Land falls to the west towards the River Nidd.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town. Gentle undulations throughout the site: land falls to the west to the Nidd Gorge and the River Nidd. Oak Beck Park immediately to the west. Land rises to the knoll and wooded area to the east, on the opposite side of Ripon Road. Mature trees boundaries and wooded area to the west along the river corridor. Outgrown hedge borders Nidd Gorge footpath in part. Land used for grazing.
Grain of surrounding development	Isolated traditional stone built farmhouse- Knox Mill Farm to the west and associated farm buildings now converted for residential use. Suburbia to south and south east. Open countryside to the north and west.
Local building design	Suburbia to the south- dwellings are predominantly constructed of assorted brick, though immediately south of the site are imposing stone built terraced housing bordering Ripon Road. Mix of house types. Harsh urban edge to .
Features on site, and land use or features off site having immediate impact.	Open fields. Mature trees and good hedgerows border the site. Rocky grit stone outcrop forms knoll to the north east of the site on the opposite side of Ripon Road. with mature tree cover. Nidd Gorge footpath crosses the site- important amenity and recreational asset.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

This site provides an attractive, rural setting on approach into Harrogate. It should be noted that development of the site would significantly change the character of this section of the Nidd Gorge footpath. If deemed acceptable in principle, development of this part of the site would be subject to the highest standards of design, material finish and landscaping being achieved. The density would need to be very low on this edge of settlement site, with development being contained alongside and parallel with Ripon Road.

Settlement: Harrogate**Site: H61 (Land adjacent to Nidd Gorge, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	No designated sites likely to be impacted - however, this site is likely to qualify as a SINC
BAP Priority Habitats	Lowland Hay Meadow
Phase 1 Survey Target Notes	None
Sward	Northern field: species rich neutral grassland; conservation hay meadow Southern field: amenity grassland
Trees and Hedges	Trees surround the site on all sides; either from the riparian woodland or the frontage to the A61 and Eastville. There is an overgrown hedge on either side of the main entrance track which bisects the site
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPO protection if the site were to be developed
Water/Wetland	There is a spring/series of flushes in the middle of the northern field; which percolate through to Oak Beck to the north west
Slope and Aspect	The site slopes south westerly down towards oak beck
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	Part of a wider area of Public Open Space along Oak Beck which ultimately links into the Nidd Gorge
GI/SUDS Opportunities (for biodiversity)	Development of this site, especially the northern field would represent a significant set-back for biodiversity
Protected Species	Nesting birds and bats likely to utilise the surrounding and onsite trees and hedgerows
BAP Priority Species	Not known
Invasive Species	Himalayan balsam occurs widely along Oak Beck and in Oak Beck Park
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion

This area of land includes a very species-rich wild-flower meadow which is a biodiversity action plan priority habitat set within the surrounding riparian woodland of Oakbeck Park, as well as a valued publically accessible component of the strategically important green infrastructure corridor of the River Nidd.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. However, the western side of the site appears to border flood zone 2. I would recommend that this area of the site remains undeveloped. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

The Environment Agency is a consultee with regards to matters attaining to Main River and development within the flood zones. As such, the agency should be consulted regarding development of this land.

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H63 (Dragon Road car park, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Within Harrogate Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Late 19th and early 20th century stone built terraced housing. Cemetery to the north west of the site on the opposite side of the railway line.
Topography and views	Views contained by development bordering the site.
Landscape context	Urban. Densely developed.
Grain of surrounding development	Tight grain. The site is bordered to the west by the railway line. To the west of the railway line is high density late 19th century terraced housing. To the south is Asda superstore and associated multistorey and surface level car parks. To the east is early twentieth century, high density terraces. To the north east, bordering the site, are two commercial units fronting Dragon Road.
Local building design	Stone built terraced houses with slate roofs fronting streets with small yards and secondary access roads to the rear. Large superstore and associated carpark to the south of the site- this fails to respect the established grain by virtue of the fact that its design and scale is influenced by its functional requirements. As such it doesn't reflect local distinctiveness- neither do the two commercial units occupying warehouses bordering the north east of the site.
Features on site, and land use or features off site having immediate impact.	The site is currently hard standing, surfaced in tarmac and used as a carpark as well as a coach and lorry park in association with the exhibition halls at the HIC. A wall topped with railings and a line of street trees border Dragon Road. A footpath dissects the centre of the site running north to south parallel with the railway line, leading from the bridge to the north of the site. This footpath represents a desire line accessing the supermarket and the town beyond to the south and leading to suburbia to the north.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	Dark Green

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.	Dark Green

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	Subject to respecting and seeking to enhance the special character of the designated Harrogate Conservation Area. Subject to finding an alternative site for vehicles associated with the HIC exhibition halls.
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Settlement: Harrogate**Site: H63 (Dragon Road car park, Harrogate)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Hard-standing
Trees and Hedges	There are rows of trees along the eastern and NE boundaries small trees and shrubs along the railway cutting
Presence of Trees that Merit TPO	Trees on site may merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally Flat
Buildings and Structures	Hardstanding
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The railway cutting provides some green connectivity between Bilton Triangle, the town centre and the Stray
GI/SUDS Opportunities (for biodiversity)	Retain existing planting
Protected Species	Nesting birds and foraging bats likely to utilise trees and shrubs
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	No ecological issues with redevelopment of the site, which might provide modest opportunity for habitat enhancement, provided that existing boundary vegetation is retained.

Settlement: Harrogate**Site: H63 (Dragon Road car park, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change & 10% for urban creep.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing drainage including proposals for dealing with any identified remedial items.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Harrogate**Site: H65 (Harlow Nurseries, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Harlow Nurseries Harrogate LCA59: Harlow Hill
Landscape description	Area Description: This is a moderate scale area that gently rolls and undulates before rising into Harrogate. Recreation both formal and informal is important here with Oakdale Golf Course and the Royal Horticultural Society's Harlow Carr Botanic Gardens being key features. The area is easily accessible and supports a good network of public footpaths through a pleasant landscape. Site Description: The site consists of a series of greenhouses and operational buildings associated with Harrogate Borough Council's plant nurseries off Harlow Moor. The site is bordered by Pinewoods woodland to the north and west, new residential development to the east, a waste water treatment works to the south and residential properties to the southwest. Two Grade II listed properties are located to the south of the site. A Public Right of Way crosses the site from Harlow Moor Road through to Otley Road routed along Nursery Lane. The site is located within a Special Landscape Area and Green Wedge designated area
Existing urban edge	The site is situated within the urban fabric of Harrogate with recreational open space to the west
Trees and hedges	Mature wooded areas within the northern and western margins of the site which form part of Pinewoods woodlands with a mature hedgerow along the southern boundary of the site
Landscape and Green Belt designations	Special Landscape Area Green Wedge
Description of proposal for the site	Mixed employment and residential use (assume 30+ dwellings per ha)
Physical Sensitivity	The site is situated within the urban fabric of Harrogate with recreational open space to the west
Visual Sensitivity	The site is visible from Otley Road and PRow routed along Nursery Lane which is of local importance, enabling views across the town to the Howardian Hills to the north east.
Anticipated landscape effects	Development would result in the loss of low level greenhouses, to be replaced in part by residential development which presumably would be of greater height. This area generally is highly valued by residents and recreational users using the surrounding network of footpaths and highly susceptible and sensitive to change.
Potential for mitigation and opportunities for enhancement	Siting of higher elements of built form should be restricted to the north, visually contained within the woodland setting with lower built form elements along the southern and eastern site interface with the town
Likely level of landscape effects	There would be Medium scale adverse effects if the overall site was developed.
Adjacent sites/cumulative impacts/benefits	Potential cumulative effects should H5 be developed to the south

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion

Development that takes fully into account and conserves local views across the site would be more acceptable.
Proposed development that integrates built form into the surrounding woodland structure would be of benefit in recognition that this is a highly sensitive site

Settlement: Harrogate**Site: H65 (Harlow Nurseries, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Valley Gardens registered park and garden (grade II). Harrogate Conservation Area. Harlow Hill Water Tower (grade II). Harlow Hill Observatory Tower (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Numerous traditional dwellings (early 20th century) located along Otley Road. Terrace of Plantation Avenue and short row of houses on the opposite side of Plantation Road. Plantation Terrace.
Commentary on heritage assets.	The site entrance is located next to the western edge of Valley Gardens and also the western edge of the conservation area (same boundary); however, due to the presence of woodland on both side of Harlow Moor Road, impact on setting is unlikely unless overly tall buildings are proposed. Harlow Hill Water Tower and Harlow Hill Observatory Tower are located adjacent to each other, to the south of the nursery buildings – the site is therefore located directly within their setting. The site is near to numerous traditional, stone dwellings (early 20th century) located along Otley Road and also those located in the area of Plantation Road (late 19th / early 20th century stone houses) but due to topography, it is unlikely that development of the site would affect their setting.
Topography and views	The towers themselves are visible in views from the south (in the area of Otley Road) and in closer context from Nursery Walk – in these views, the existing nursery buildings are not visible due to topography and the presence of many trees on the western edge of the site. The nursery buildings are visible from within the new housing development and the water tower can be seen clearly in their context (and also in the context of the adjoining house and water treatment works buildings). Within the site, due to the modest height of the existing single storey buildings, the towers can be seen. On the western edge of the site, views are possible looking out to distant landscape (the same views that are enjoyed from Nursery Walk and more importantly, that constitute the views for which the listed observation tower was erected). The land drops from west to east on this hillside location.
Landscape context	Urban location on edge of town, but with open space due to the water treatment works and the adjacent recreation ground; also, areas of woodland present.
Grain of surrounding development	Suburban grain surrounding the site with unusual circular layout of adjoining housing off Plantation Road, but located on the edge of the town where grain starts becomes rural in character further to the west of the site.
Local building design	Mix of housing including more traditional types in gritstone but also later housing in variety of materials.

Features on site, and land use or features off site having immediate impact.

The site is the council's plant nursery. It comprises several greenhouse buildings, poly tunnels, concrete panelled buildings and a single storey brick building. It is still in operational use. The site has been a plant nursery since the 19th century – some greenhouses are located in the same position as those shown on old OS maps (but it is not considered that any of the structures have significance as heritage assets). Access is via a lane off Harlow Moor Road – in this location, and surrounding the northern part of the site, is an area of dense woodland. This northern part is effectively a large clearing in the woodland, adjacent to the lane. Hedgerows and mature trees line the lane in this location. Adjoining the site boundary on its south western edge are two buildings of industrial character (one housing an indoor bowling club). At the southern edge, located close to the water tower, is a single, two storey dwelling (rendered with a plain clay tile roof). New housing (stone) has been recently built to the land located to the west of the site (accessed off Harlow Moor Road). The buildings and embankments of the water treatment works are located to the south / south east of the site. A footpath runs through the site, from Nursery Walk to the south and then heading up through the woodland to the north. The site offers a sense of seclusion due to the presence of the surrounding woodland but combined with the contrast of the open views out to distant landscape.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion

The loss of the historic use of the site as a plant nursery is regrettable; however, redevelopment of the nursery site should be possible without causing harm / by limiting harm to the setting of the heritage assets and the character of the area, subject to the following:

- Building heights to be limited in a way which maintains the existing low density character of the site and allows the towers to remain as the dominant buildings in this location, for example, building heights at the northern part of the site could be higher than those to the south of the site.
- Density of development to be limited in a way which maintains the existing low density character of the site and with particular respect to providing spaciousness in the vicinity of the towers and generally, allows for contextual views of the towers from within and outside the site.
- Buildings to be of high quality, locally distinctive design.
- Provision of appropriate landscaping that allows the development to integrate successfully with its surroundings.
- The vehicular access from Harlow Moor Road should not be altered so as to cause harm to the wooded character in this location.

Settlement: Harrogate**Site: H65 (Harlow Nurseries, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Woodland
Phase 1 Survey Target Notes	None
Sward	not applicable
Trees and Hedges	Wooded areas within the northern and western margins of the site which form part of Pinewoods woodlands. Mature trees around site boundaries, blend site into pinewoods, with a mature hedgerow along the southern boundary.
Presence of Trees that Merit TPO	Mature trees on site should be considered for TPO protection
Water/Wetland	None
Slope and Aspect	Land slopes down south eastwards from Harlow Hill
Buildings and Structures	Greenhouses and nursery buildings; concrete and brick operational buildings
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland NCA 22: Pennines Dales Fringe SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 59 Harlow Hill • "The setting of well treed mature suburb to east of Valley Gardens and the links the gardens have with the countryside through this character area must be preserved".
Connectivity/Corridors	The site links into Pinewoods which itself provides connectivity of semi-natural habitat into Valley Gardens to the east, Harlow Carr to the west and (indirectly) Birk Cragg Local Nature Reserve to the north
GI/SUDS Opportunities (for biodiversity)	Development is more likely to be detrimental to biodiversity but mitigation or compensation should be sought to offset negative impacts
Protected Species	Nesting birds and roosting bats known to utilise Pinewoods and this utilisation is likely to extend to the trees and shrubs on and within the site boundary and potentially to some of the buildings.
BAP Priority Species	Not known
Invasive Species	Himalayan balsam known to occur in the Pinewoods
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

The current site usage is likely to be less disturbing to the habitats of the Pinewoods and its associated habitat connectivity than would be residential development. Should the site be redeveloped appropriate mitigation and compensation should be sought to offset any adverse impacts.

Settlement: Harrogate**Site: H65 (Harlow Nurseries, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change & 10% for urban creep.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing drainage including proposals for dealing with any identified remedial items.

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H66 (Rudfarlington Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Rudding Park Registered Historic Park and Garden. Bilton Court (GILB). Setting of Plompton Conservation Area to the east.
Known non-designated heritage assets potentially affected by development of the site.	Semi-rural setting of Rudfarlington Farm, Ducks Nest Farm and to a lesser extent, Oak View Farm (now The Kestrel Public House)- the latter two farmsteads are located on the south side of Wetherby Road, to the north of Rudding Park.
Commentary on heritage assets.	Crematorium and War Graves Cemetery (early 20th century cemetery) to the west on the opposite side of Forest Lane- however the cemetery is fairly enclosed and as such is less likely to be affected by development in the vicinity. Rudding Park Registered Historic Park and Garden is located within the greenbelt and this wider landscape setting contributes to its significance and appreciation of the same. Bilton Court, house dating from 1740, is located adjacent to the east side of the site. The stables, coach house and entrance are also listed. There are also other possible curtilage listed buildings on the site (including the smaller house at the front of the site) - the setting of these buildings would arguably be affected by development on the site. The setting of Bilton Court is already compromised by the development opposite on the north side of Wetherby Road- such as the Mini car showroom. Provision of development across site H66 will impact detrimentally upon the setting of Bilton Court, which would have historically been in an isolated location. Plompton Conservation Area is to the south east on the east side of the A658- development of this scale on this site is likely to impact on the setting of Plompton Conservation Area.
Topography and views	Undulating open countryside. Land rises to the south east part of the site, such that Rudfarlington Farm is visually prominent. Views to the south across undulating open countryside and a patchwork of fields. Views into site from suburban housing area to west and north east. Substantial and long distance views are to the southeast over gently undulating fields with hedge boundaries. Flat / rising topography and built up nature of area to west limits views to the west. Dense, high tree canopies on north side of Forest Moor Road limits views to the north.
Landscape context	Greenbelt. Open countryside. Fields defined by hedgerow boundaries and trees. Good line of trees and hedge along verges to Forest Lane to the west, Wetherby Road (A661) to the south and the bypass (A658) to the east. Immature densely planted belt of trees between site and Forest Moor Farm to the north beyond the site boundary. Mature trees border Rudfarlington Farm on the north and east sides. Tree-lined banks of Star Beck and Rud Beck. Rudfarlington Farm sits on a high mound, giving the farmstead greater prominence in the landscape. Land falls towards Star Beck and to the roads bordering the site. Harrogate Ringway footpath crosses the site running north to south, linking Forest Moor Road and Wetherby Road. Rudding Park Registered Historic Park and Garden to the south. Plompton Rocks Registered Historic Park and Garden to the south east. Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Green Belt.

Grain of surrounding development	Minimal, dispersed grain due to the rural context. Farmsteads, or former farmsteads present. Urban edge of Harrogate is located further to the north / west. Suburbia to the west and north. Mini car showroom to the south west corner adjacent to the site. Open countryside to the east and woodland in the vicinity of Plompton Rocks. Forest Lane serves to define the urban edge to the west of the site which comprises (to the north west of the site) Hookstone Chase Primary school with playing field and surrounded on three sides by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the north and northeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road. To the north east is the urban edge of Knaresborough, Calcutt and Thistle Hill which extends along much of the length of the B6163. To the south is Ridding Park Registered Historic Park and Garden. To the south east is Plompton Rocks Registered Historic Park and Garden.
Local building design	Suburbia. Brick and render predominate. Residential properties in Kielder Oval, to the north west of the site, are characterised by 1970s brick built one and two storey detached houses roofed with artificial pantiles and orientated with gables to Forest Lane laid out in a tight, regular grain exhibiting uniformity in building style and layout evenly spaced and evenly set back- and bound by hedgerows. No local distinctiveness. Hookstone Chase primary school is circa 1970s and comprises one and two storey low-lying, flat roofed brown brick buildings, set back from the road on two sides by playing field and playground. Not locally distinctive. North: stone built, stone / slate roofed nineteenth century houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings. To the north east: suburbia. C20th houses laid out in cul-de-sacs.
Features on site, and land use or features off site having immediate impact.	This is a large site to the east of Harrogate where it adjoins land in business use on Freeman's Way and the cemetery. The site boundaries are formed by Forest Lane to the west, Wetherby Road (A661) to the south and A658 to the east. Open farmland lies to the north. Within the site is Rudfarlington Farm which includes a farmhouse and many modern farm buildings. There are a large amount of fields of varying size with many hedgerows and trees. Harrogate Ringway footpath crosses the site running north to south, linking Forest Moor Road and Wetherby Road.

Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

This site is important to the setting of Harrogate on approach from the south east. Loss/erosion of Greenbelt. Development of the site would lead to coalescence of Harrogate, Forest Moor, Calcutt, Thistle Hill and Knaresborough. Impact on landscape setting of Registered Historic Parks and Gardens. Loss of semi-rural setting and context of Rudfarlington Farm, Ducks Nest Farm and to a lesser extent, Oak View Farm. Erosion of the character and amenity of this section of the Ringway footpath. Harm could possibly be mitigated, in part, by reducing the scale of the site so that development is moved away from the listed buildings; through the careful consideration of appropriate landscaping and of the scale and density of buildings; improving the urban edge. Existing hedgerows and trees should to be retained, adequate spacing provided to the trees. Impact on the setting of Plompton Conservation Area.

Settlement: Harrogate**Site: H66 (Rudfarlington Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Birkham Woods SSSI within 800m
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more for east of site
Sites of Importance for Nature Conservation (SINCs)	Plompton Rocks SINc within 750m to east
BAP Priority Habitats	Hedgerows, Streams, Arable Farmland
Phase 1 Survey Target Notes	SE35 SW TN just over Forest Lane: species-rich neutral grassland (possibly since lost)
Sward	Mostly Arable; a large pasture (species-poor) semi-improved grassland containing Rud Beck in the north east of the site and improved pasture fields in the SE
Trees and Hedges	Hedgerows bound most fields including some with mature trees (e.g. along NE boundary of the site and along Rud Beck) There is a copse of wet woodland between the confluence of Star and Rud becks, north of Wetherby road in the centre of the site
Presence of Trees that Merit TPO	Many mature hedgerow, boundary and field trees on site which would be likely to merit TPO protection
Water/Wetland	Rud Beck and Star Beck enter the site from the north east and join near the south-centre.
Slope and Aspect	The land dips gently towards the becks near the centre of the site
Buildings and Structures	Rudfarlington Farm a stone-tiled roofed farmhouse and many modern farm buildings.
Natural Area	NCA 30 Southern Magnesian Limestone (majority of site)
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land <ul style="list-style-type: none"> • “Encourage restoration and management of hedgerows along roadsides...” • “Tree planting and woodland planting can be used to complement the rolling landform...”
Connectivity/Corridors	The tree-lined corridors of the two becks link into that of the River Crimple to the south. Although the fields are large scale, the network of hedgerows and trees remains important in the corridor between the Crimple and the Nidd, which includes Birkham Wood and Plompton rocks to the east,
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance the corridors of the becks in the west and to provide onsite green infrastructure to relieve potential increased recreation pressure on the SSSI
Protected Species	Bats and nesting birds are likely to utilise the trees, hedges and farm buildings on site
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	Development of the entire site at target levels of housing density would be likely to have an adverse impact on Birkham Wood SSSI through increased recreational pressure, although it may be possible to offset some of this potential harm through the development of onsite green infrastructure. Development of a smaller part of the site may be acceptable in association with ecological enhancement, especially of the catchment area of the two becks

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed site is situated mainly within flood zone 1. However, areas of the site towards the western and southern boundaries. (Adjacent to Star Beck & Rud Beck), appear to be sighted in flood zones 2/3. I recommend that these areas remain undeveloped. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H67 (Oak View Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Duck's Nest Farm Follifoot. LCA58: Middle Crimple Valley (Part) and Lower Crimple Valley
Landscape description	Area description: well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grassland typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: the site lies within a Special Landscape Area and consists of five pastoral fields which gently slope down to the south from the edge of the A661 to the Crimple Beck watercourse. The beck corridor forms a distinctive tree lined boundary to the site. Star Beck also runs through the site connecting into Crimple Beck flowing east. Fields are separated by hedgerows, some of which are gappy with occasional hedgerow trees. The Harrogate Ringway PRow is routed along the A661 before turning north to run past Rudfarlington Farm. The Kestrel Public House also sits within the edge of the site fronting onto the A661.
Existing urban edge	Site is separated from the urban edge in open countryside to the south of the A661 and west of the A658
Trees and hedges	Hedgerows and hedgerow trees
Landscape and Green Belt designations	GB1: Extent of the Green Belt C9: Special Landscape Area R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within the open countryside
Visual Sensitivity	The site is highly visible from the A661 and Harrogate Ringway PRow. Views from the road are across the wooded Crimple Valley with few detractors in the landscape
Anticipated landscape effects	Loss of open fields and impact on setting of this 'Gateway site'
Potential for mitigation and opportunities for enhancement	In addition to protection of existing trees and hedgerows additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness of the countryside
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact should FF7 to the south west and H66 to the north of the A661 also be developed

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within the open countryside. In addition to protection of existing trees and hedgerows additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness of the countryside
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Settlement: Harrogate**Site: H67 (Oak View Farm, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Rudding Park (grade II listed registered park and garden). The Dower House (grade II listed). Gates, gate piers and flanking walls to Rudding Park (grade II listed). Setting of Bilton Court (GIILB). Setting of Plompton Conservation Area to the east.
Known non-designated heritage assets potentially affected by development of the site.	Semi-rural setting of Rudfarlington Farm to the north on the north side of Wetherby Road. Semi-rural setting of Ducks Nest Farm and to a lesser extent, Oak View Farm (now The Kestrel Public House).
Commentary on heritage assets.	Ducks Nest Farm is located within the vicinity of the site to the south of the wooded Crimple Beck and therefore its semi-rural setting may be affected by development upon the site. The Kestrel Public House (Oak View Farm) is surrounded on three sides by the site (H67) boundary and the development would impact on its setting. Rudding Park Registered Historic Park and Garden is located to the south, within the greenbelt and this wider landscape setting contributes to its significance and appreciation of the same. Bilton Court (GIILB) house dating from 1740, is located to the west of the site. The stables, coach house and entrance are also listed. There are also other possible curtilage listed buildings on the site (including the smaller house at the front of the site) - the setting of these buildings would arguably be affected by development on the site. The setting of Bilton Court (GIILB) is already compromised by the development opposite on the north side of Wetherby Road- such as the Mini car showroom. Provision of development across site H66 and H67 will impact detrimentally upon the setting of Bilton Court, which would have historically been in an isolated location. Furthermore, it would impact on the setting of Plompton Conservation Area to the east of the east side of the A658.
Topography and views	Undulating open countryside. Land falls to the south part of the site, towards Crimple Beck. Land rises to the north, beyond the site boundary, such that Rudfarlington Farm is visually prominent. Views to the south across undulating open countryside and a patchwork of fields. Views into site from the Ringway Footpath which follows the western boundary of the site. The wooded Crimple Beck and woodland within the Rudding Park Registered Historic Park and Garden to the south and Plompton Rocks Registered Historic Park and Garden to the south east curtail and frame views.
Landscape context	Greenbelt. Open countryside. Fields defined by hedgerow boundaries and trees. Good line of trees and hedgerow along verges to Wetherby Road (A661) to the north and the bypass (A658) to the east. Mature trees border Rudfarlington Farm on the north and east sides of the farmstead. Tree-lined banks of Star Beck and Rud Beck. Rudfarlington Farm sits on a high mound, giving the farmstead greater prominence in the landscape. Land falls towards Star Beck and to the roads bordering the site. Rudding Park Registered Historic Park and Garden to the south. Plompton Rocks Registered Historic Park and Garden to the south east. Wooded Crimple Beck delineates the southern boundary to the site. Golf course to the south. Traditional farmstead of Duck's Nest Farm in a semi-rural setting.

Grain of surrounding development	Suburbia to the west and north. Mini car showroom to the south west corner adjacent to the site. Open countryside to the east and woodland in the vicinity of Plompton Rocks. Forest Lane serves to define the urban edge to the west of the site which comprises (to the north west of the site) Hookstone Chase Primary school with playing field and surrounded on three sides by 20th century housing- densely packed one and two storey suburban dwellings with little space for trees. Narrow gaps between neighbouring buildings. The urban edge is well defined and the trees and dense hedgerow along the length of the east side of Forest Lane aids integration with and transition into open countryside to the east. To the north and northeast: scattered semi-rural development interspersed with small fields and wooded areas. Forest Moor Road is characterised by the heterogeneity of property styles, resulting from the piecemeal, speculative development that has occurred in recent history interspersed by their historic counterparts. The spacing between and around properties is an important and integral element of the dispersed development along Forest Moor Road. To the north east is the urban edge of Knaresborough, Calcutt and Thistle Hill which extends along much of the length of the B6163. To the south is Rudding Park Registered Historic Park and Garden. To the south east is Plompton Rocks Registered Historic Park and Garden.
Local building design	Stone built, stone / slate roofed houses and farm buildings. Two storey, gabled, different masses and forms reflect the original functions of the farm buildings. Traditional buildings are built from gritstone in this area.
Features on site, and land use or features off site having immediate impact.	The site boundaries are formed by Wetherby Road (A661) to the north and A658 to the east. The site borders Oak View Farm (now the Kestrel Inn) on three sides. Open farmland lies to the north, south and east. To the north of the site is Rudfarlington Farm which includes a farmhouse and many modern farm buildings. There are a large amount of fields of varying size with many hedgerows and trees. Harrogate Ringway footpath borders the western site boundary. Wooded Crimble Beck delineates the southern boundary to the site. Other trees present within the site. Field boundaries are generally hedgerows but also fencing and drystone walls. Golf course to the south. Traditional farmstead of Duck's Nest Farm to the south.
Conclusion	
Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	This site is important to the setting of Harrogate on approach from the south east. Loss/erosion of Greenbelt. Impact on landscape setting of Registered Historic Parks and Gardens. Loss of semi-rural setting and context of Rudfarlington Farm, Ducks Nest Farm and to a lesser extent, Oak View Farm. Erosion of the character and amenity of this section of the Ringway footpath. Harm could possibly be mitigated, in part, by reducing the scale of the site so that development is moved away from the listed buildings; through the careful consideration of appropriate landscaping and of the scale and density of buildings; improving the urban edge. Existing hedgerows and trees should be retained, adequate spacing provided to the trees. Impact on the setting of Plompton Conservation Area.

Settlement: Harrogate

Site: H67 (Oak View Farm, Harrogate)

Natural and Built Heritage Assessments

Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Birkham Wood SSSI 1.5 km to north
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Running Water, Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Species-poor semi-improved pasture (P1HS 1992) Potentially some marshy grassland along the Crimple
Trees and Hedges	The corridor of the Crimple is well treed, hedges bound the medium-sized pasture fields, some contain mature trees
Presence of Trees that Merit TPO	Mature trees on site are likely to merit TPO protection
Water/Wetland	River Crimple in valley bottom, is joined by Rudd Beck near the centre of the site
Slope and Aspect	Ground slopes southwards towards the Crimple
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 57: Crimple and Park Beck Corridor <ul style="list-style-type: none">• "Encourage woodland management and new planting, connecting isolated clumps of trees to create and enhance wildlife corridors".• "Encourage reinstatement of riverside meadows along the valley floor to create buffer zone..."
Connectivity/Corridors	River Crimple flows west-east along the southern site boundary, This is a strategic green infrastructure corridor of district-wide importance. A661 runs parallel along the northern boundary.
GI/SUDS Opportunities (for biodiversity)	Potential for Suds creation in association with habitat enhancement of the corridor of the Crimple
Protected Species	Nesting birds and bats likely to utilise trees and hedgerows on site. Otter and kingfisher likely to utilise the Crimple. Potential for water vole, white-clawed crayfish.
BAP Priority Species	Riparian priority species likely along the Crimple e.g. brown trout
Invasive Species	Himalayan balsam may occur along the Crimple
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The River Crimple has been identified by Natural England as a strategically important green infrastructure corridor so that development would only be acceptable on this site given a substantial buffer zone of habitat enhancement along the river, within which high quality multi-purpose green infrastructure could be developed. Full ecological survey required to establish constraints and opportunities.
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Land Drainage Site Assessment

Land drainage: summary of issues.

This site is partially situated in a drainage area administered by the Swale & Ure Internal Drainage Board on the south easterly boundary. Any development proposals could potentially affect the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop this site

According to the Environment Agency flood maps, areas of the site towards the western and southern boundaries. (Adjacent to Rud Beck & Crimple Beck), appear to be situated in flood zones 2/3. I recommend that these areas remain undeveloped.

We are aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

The Environment Agency is a consultee with regards to matters attaining to Main River and development within the flood zones. As such, the agency should be consulted regarding development of this land

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H68 (Land to the east of Ripon Road, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Impact on setting of Harrogate. Eroding rural character of this edge of settlement site. Eroding rural setting of Knox Hill Farm.
Commentary on heritage assets.	Imposing stone built terraces to the west of the site. Knox Mill Farm to the north- a traditional stone built farmhouse and associated steading.
Topography and views	Knoll and wooded area prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open fields and established field boundaries within the site fall away from the knoll and are very visible. Nidd Gorge Footpath is a raised ridge across the site.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town. Gentle undulations throughout the site: land rises to the knoll. Mature trees along site boundaries and wooded area to the north west on the knoll. Walled boundaries. Outgrown hedge borders Nidd Gorge footpath in part. Land used for grazing.
Grain of surrounding development	Isolated traditional stone built farmhouse- Knox Mill Farm to the north west and associated farm buildings now converted for residential use. Suburbia to south and south east.
Local building design	Suburbia to the south and south east- assorted brick. Mix of house types. Imposing stone built terraces to the south west on opposite side of Ripon Road. Harsh urban edge to the south/south east.
Features on site, and land use or features off site having immediate impact.	Open fields. Mature trees and good hedgerows. Stone walls border the site. Rocky grit stone outcrop forms knoll across the site with mature tree cover. Nidd Gorge footpath crosses the site- important amenity and recreational asset.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion

Development of this site in its entirety would be unacceptable. This site provides an attractive, rural setting on approach into Harrogate. It serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town. There may be scope to develop the south east part of the site up to the ridge of the Nidd Gorge footpath in order to soften the existing urban edge, which is quite harsh. However development potential of this part of the site would be subject to the highest standards of design, material finish and landscaping being achieved. It should be noted that development of the south east part of the site would significantly change the character of this section of the Nidd Gorge footpath.

Settlement: Harrogate**Site: H68 (Land to the east of Ripon Road, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	Stone wall with scattered small trees along the road frontage and southern boundary; woodland at Knos Hill to northwest boundary; Hedgerow with trees along the middle of the site.
Presence of Trees that Merit TPO	Boundary trees may merit protection of TPO
Water/Wetland	None on site
Slope and Aspect	The site slopes gently south-easterrly down from Knox Hill towards the A61
Buildings and Structures	Raised track up towards the disused quarry. Stone field boundary walls
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site contributes towards maintaining a green corridor between Harrogate and Killinghall; linking into Grange Quarry (Oak Beck Park) via Knox Hill Wood and the Nidd Gorge at Old Trough
GI/SUDS Opportunities (for biodiversity)	Native planting to enhance trees and hedgerows and boundary links between Oak Beck and Knox Hill, including restoration of species-rich grassland.
Protected Species	Nesting birds likely to use trees, hedgerows and scrub onsite; bats may forage or commute around site boundaries
BAP Priority Species	Some potential for priority species of ground nesting birds or brown hare
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

Intensive development of the site would be likely to adversely impact on the green corridor in the Oak Beck valley between Harrogate and Killing Hall. Less intensive development may provide some opportunities to enhance boundary features in compensation.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

Will it maintain and where possible improve surface water and groundwater quality?

Rationale	Rating
Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.	Orange

Settlement: Harrogate**Site: H69 (Land to the east of Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north side of Harrogate between Knox Hill and Knox Lane. LCA24: Lower Nidderdale Valley northwest of Harrogate.
Landscape description	Area Description: The site forms part of the wider Nidderdale Valley which is large scale with a broad valley floor that channels extensive views. The field pattern is intimate and diverse where field boundaries are an eclectic mix of walls, hedges, stock fences and metal estate fences. Woodland and tree cover is particularly good with an abundance of hedgerow trees. Site description: Grass fields with hedgerow boundaries detached from the urban edge. Land rises gradually from Knox Lane up to Knox Hill.
Existing urban edge	Late 20th century housing to the east. Site detached from urban edge by a field.
Trees and hedges	Hedgerow field boundaries and TPO woodland to south boundary.
Landscape and Green Belt designations	Open countryside Special Landscape Area TPO at Knox Hill to south boundary
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to the loss of fields and trees that contribute to the integration of the existing urban edge with the surrounding countryside.
Visual Sensitivity	The site occupies the broad valley side near the edge of town, however is not highly visible from close range at Knox Lane, because of intervening tree cover and changes to landform. The site is however visible from distant views to the north at Nidd.
Anticipated landscape effects	Loss of field in countryside detached from the urban edge. Increase in coalescence between Harrogate, Knox and Killinghall. Probable changes in landform may also affect character. The rural character of Knox lane would also be affected.
Potential for mitigation and opportunities for enhancement	North and west boundaries would require a considerable buffer and changes in level would need to be appropriate.
Likely level of landscape effects	Development of this site would result in large scale adverse change due to the loss of high quality landscape features, erosion of the attractive setting of Harrogate and coalescence between Harrogate and the small hamlet of Knox.
Adjacent sites/cumulative impacts/benefits	H68 and H2 would result in cumulative effects.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	The site contributes to Harrogate and its setting and forms part of the Warren Top – Knox Hill Special Landscape Area. The site serves to bring countryside right up to the edge of the town and should be protected. There is no capacity to accept development without detriment to landscape character.
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Settlement: Harrogate**Site: H69 (Land to the east of Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Semi- rural setting of Spruisty Bridge (GILB) to the north.
Known non-designated heritage assets potentially affected by development of the site.	Impact on setting of Harrogate. Eroding rural character of this edge of settlement site.Eroding rural setting of the historic settlement of Knox.
Commentary on heritage assets.	Knox is characterised by vernacular stone built cottages, terraces and detached dwellings. To the north is a distinct group of mostly vernacular stone built cottages. Characterful Lodge at the ford and adjacent to Spruisty Bridge (GILB) forms part of Knox hamlet. 2 storey mostly vernacular stone built cottages and associated stone outbuildings to the north.
Topography and views	Knoll and wooded area prominent when viewed from Ripon Road, Knox Mill Lane, and Knox Lane. Open fields and established field boundaries within the site fall away from the knoll, particularly to the north and north west towards Oak Beck, and are very visible.
Landscape context	Important rural landscape, which provides attractive setting on approach into the town and serves to create green wedge to separate suburbia from the dispersed, rural hamlet of Knox. Gentle undulations throughout the site: land rises to the knoll and falls to Oak Beck in the north west and more gently to the north east. Mature trees throughout the site and along site boundaries. Walled boundaries, dense hedgerows and hedgerow trees dissect the site.
Grain of surrounding development	Knox hamlet to the west- dispersed rural settlement, which nestles into the landscape by virtue of the topography, mature trees and hedgerows. Knox is characterised by vernacular stone built cottages, terraces and detached dwellings. To the north is a distinct group of mostly vernacular stone built cottages. To the east is suburbia/urban edge.
Local building design	Suburbia to the south and east- assorted brick. Mix of house types. Knox hamlet to the north west- vernacular stone built cottages and terraces and detached properties- stone. Characterful Lodge at the ford and adjacent to Spruisty Bridge (GILB) forms part of Knox hamlet. 2 storey mostly vernacular stone built cottages and associated stone outbuildings to the north.
Features on site, and land use or features off site having immediate impact.	Open fields. Mature trees and good hedgerows. Stone walls border the site. Rocky grit stone outcrop forms knoll in the S of the site with mature tree cover. Electricity pylons to the south west though their visual impact is softened by topography and tree cover. Nidd Gorge footpath crosses the site- important amenity and recreational asset.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).**

Rationale	Rating
Site is not within a Conservation Area.	n/a

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Development of this site would be unacceptable. This site provides an attractive, rural setting to Harrogate. It serves to separate Knox as a distinct rural hamlet, which would otherwise be engulfed into the suburbs of the town.
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Settlement: Harrogate**Site: H69 (Land to the east of Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	improved pasture
Trees and Hedges	Over mature hedgerows to eastern, southwestern and between field boundaries. Grown out hedge along Knox Lane frontage. Knox wood to south of site.
Presence of Trees that Merit TPO	Trees in hedgerows may merit TPO protection
Water/Wetland	None
Slope and Aspect	Land slopes gently southwards from Knox Hill
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The site contributes towards maintaining a green corridor between Harrogate and Killinghall; linking into Grange Quarry (Oak Beck Park) via Knox Hill Wood and the Nidd Gorge at Old Trough
GI/SUDS Opportunities (for biodiversity)	Native planting to enhance trees and hedgerows and boundary links between Oak Beck and Knox Hill,
Protected Species	Nesting birds likely to use trees, hedgerows and scrub onsite; bats may forage or commute around site boundaries
BAP Priority Species	Some potential for BAP priority species of ground nesting birds or brown hare
Invasive Species	Not known
Notes	

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion

Intensive development of the site would be likely to adversely impact on the green corridor in the Oak Beck valley between Harrogate and Killing Hall. Less intensive development may provide some opportunities to enhance boundary features in compensation.

Settlement: Harrogate**Site: H69 (Land to the east of Knox Hill, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Rating

Orange

Settlement: Harrogate**Site: H70 (Land east of Whinney Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated to the east of Whinney Lane Harrogate LCA60: Upper Crimple Valley
Landscape description	Area description: The site lies within the Crimple Valley landscape that abuts Harrogates's southwest urban edge. This is a moderate scale landscape where land is managed principally for livestock. Site description: The site includes Castlehill Farmhouse and various barns and outbuildings situated immediately below the crest of Castle Hill. The site extends to the southwest and south comprising of pastoral fields. Fields are generally rectangular defined by hedgerows and hedgerow trees. Landform gently falls from Castle Hill at 180m down to Clark Beck at 140m AOD. The Harrogate Ringway circular footpath runs parallel to Clark Beck southwest of the site.
Existing urban edge	The site projects outwards from the urban edge into attractive open countryside. The former police training headquarters does however already project out beyond the urban edge and is highly visible from Whinney Lane to the northwest
Trees and hedges	Existing hedgerows and hedgerow trees define field boundaries with mature trees forming a green corridor along Clark Beck. There are several small woodland compartments around Castlehill Farm with a mature treed boundary defining the urban edge to the west.
Landscape and Green Belt designations	R11 Rights of Way C9 Special Landscape Area TPO'd trees
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises of a large tract of land consisting of grasslands mainly used for grazing with a distinctive pattern of hedgerows and hedgerow trees with Clark Beck running west to east forming the southwestern boundary of the site
Visual Sensitivity	Upper parts of the site to the east are more visible in the wider landscape with views of the lower westerly fields filtered by hedgeow and hedgerow tree vegetation with the exception of roadside fields having higher visibility
Anticipated landscape effects	Development would result in a substantial encroachment into open countryside and affect the rural setting of the town without appropriate and effective landscape mitigation
Potential for mitigation and opportunities for enhancement	Retention of boundary hedgerows trees is critical. Additional structure planting would be appropriate to screen any future development
Likely level of landscape effects	High adverse effects if the overall site were to be developed. Woodland structure/screen planting and restricting development to eastern areas of the site would help to reduce visual impacts
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with H36 could result in significant cumulative effects.

Conclusion**Will there be the opportunity for development to contribute to distinctiveness and countryside character?**

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

Will it increase the quality and quantity of tree or woodland cover?**Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The landscape has some capacity to accept development on this site provided that significant green infrastructure/mitigation measures are carried out and to limit development to eastern areas of the site.

Settlement: Harrogate**Site: H70 (Land east of Whinney Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Castle Hill Farm, Sykes House Farm and historic buildings of the Police Training Centre
Commentary on heritage assets.	<p>The main range of Castle Hill Farm is a nineteenth century farmhouse and barn with later domestic and agricultural additions. The historic buildings are of some value.</p> <p>Sykes House Farm has some historic built form of merit, although atypically the house has numerous dormers and this house is of less significance than Castle Hill.</p> <p>The traditional historic buildings on site should be retained and their setting respected.</p> <p>It is unlikely the development of the site would impact on the setting of the School Master's House and Memorial Library of the Police Training Centre unless other buildings were demolished and tree cover lost.</p>
Topography and views	Land falls to the west and south allowing fairly long distance views, particularly to the west and southwest. Views to north are very limited.
Landscape context	The site is against existing settlement to the northeast, and against a playing field and the police training college to the east.
Grain of surrounding development	<p>Within the landscape are predominantly scattered farmstead clusters with detached farmhouses and farm buildings arranged to form yards.</p> <p>The sprawling college complex was built in numerous phases to form two loose courtyards. A variety of buildings include the larger buildings that are fairly well spaced. There is screen planting to the west of the main complex. The grounds between the college buildings and site comprise open playing fields with no perimeter planting.</p> <p>Adjacent to the site and north of the college, are suburban developments in culs- de-sac. Mainly detached houses are set close to each other generally behind small open front gardens.</p> <p>North and diagonally opposite the site on Whinney Lane are the terraces of Ash View.</p>
Local building design	<p>Castle Hill Farm is two storeys in height, built of stone and has a stone slate roof. The stead is a traditional farmstead with later domestic and agricultural additions also in stone. There is a later, taller, deeper hip roofed domestic addition. There are various lean-tos and additions to the barn element.</p> <p>The house at Sykes House has dormers, which are not locally distinctive, but otherwise it contributes to the character of the area.</p> <p>The two storey terraces of Ash View are of stone with slate roofs.</p> <p>The historic buildings of the police college are of similar materials, but with much grander appearance, with generous proportions their scale is unusual in the context of the site.</p> <p>Later housing is predominantly detached two storey buildings. The palette of materials is more varied and brick and render is used together with concrete roof tiles. Forms are more complex than the traditional rural buildings.</p>
Features on site, and land use or features off site having immediate impact.	<p>Castle Hill Farmhouse and buildings, and Sykes House are on site (see above).</p> <p>There is a small group of protected trees northeast of Castle Hill Farm and another northwest of Sykes House. There are numerous hedgerow trees, particularly in the southern area of the site.</p> <p>There is a footpath in the vicinity of Sykes House that runs to Yew Tree Lane through the playing field east of the site.</p>

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).

Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Very low density development could be acceptable; the areas around the farmsteads should be kept free of development to allow the setting of the farmsteads to be conserved. Built form density should not be high along the southwest.

Settlement: Harrogate**Site: H70 (Land east of Whinney Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Stream
Phase 1 Survey Target Notes	None
Sward	Species-poor semi-improved and improved grassland fields [P1HS 1992] at Syke House and Castlehill Farms - mostly heavily grazed. Amenity grass lawns of farm residencies and sports pitches associated with Ashville College.
Trees and Hedges	Existing hedgerows with define field boundaries with mature trees forming a green corridor along Clark Beck. There are several small woodland compartments around Castlehill Farm with a mature treed boundary defining the urban edge to the west. Several field trees to the north of Syke House Poultry Farm
Presence of Trees that Merit TPO	Some trees and small woodland blocks on site already protected but several others including mature field trees likely to merit TPO protection
Water/Wetland	Clark Beck runs along the southern site boundary and a small tributary stream runs fields to the north of it. Roadside ditch along Whinney Lane and functional ditches along some of the other site boundaries.
Slope and Aspect	The land broadly falls towards the south and west away from the urban edge towards Clark Beck. The sports piches have been levelled and stepped by artificial bank-sides.
Buildings and Structures	Traditional stone built gabled, slate and stone slate roofed farmhouses and outbuildings with modern additions at Castle Hill and Syke House Farm (recently moderenised and converted)
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • “To promote the retention, regeneration and management of hedgerows to maintain field boundaries.” • “Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor”. • “Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan”.
Connectivity/Corridors	Set between open countryside and suburban development of Harrogate, the site links the Haverah Corridor to the west with the River Crimple Corridor, towards which the land slopes down to the south and east. The sports pitches and fields to the immediate west are rather open and break up the intimate pattern of small fields and hedgerows which characterises the countryside between Beckwith Pannal and Rossett Green.
GI/SUDS Opportunities (for biodiversity)	Existing trees and hedges should be retained and new planting of native species should be undertaken to reinforce the field existing boundaries and the stream corridor. There may be the opportunity to create a small SUDS wetland in association with Clark Beck.
Protected Species	Nesting birds and roosting bats are likely to be associated with the trees, hedges and farm buildings.
BAP Priority Species	BAP priority species of farmland may be present e.g birds and brown hare
Invasive Species	Not known. Himalayan balsam may occur along the streams and ditches

Notes		
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	Existing trees, hedgerows and water courses should be retained and enhanced. In particular, Clark Beck corridor should be developed through habitat enhancement as a substantial GI corridor.	

Settlement: Harrogate**Site: H70 (Land east of Whinney Lane, Harrogate)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred.

We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland flows. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored.

Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS) . Accordingly, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion**Will it maintain and where possible improve surface water and groundwater quality?**

Rationale

Some adverse effects of additional surface water discharge on nearby watercourses but appropriate mitigation should enable development.

Rating

Orange

