Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 10: Lingerfield – Minskip

October 2016

Harrogate BOROUGH COUNCIL

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1 Introduction

1.1 The Harrogate District Local Plan will make allocations of land for housing, employment uses and a range of other uses where appropriate. 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:

- Lingerfield
- Little Ribston
- Littlethorpe
- Long Marston
- Low Laithe
- Lower Dunsforth
- Markington
- Marton cum Grafton
- Marton le Moor
- Melmerby
- Middleton Quernhow
- Minskip

1.2 Full details of how sites have been selected can be found in Appendices 7 and 8 of the Harrogate District Draft Sustainability Appraisal (October 2016).[2]

1.3 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, paragraph156 requires local plans to include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.

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

Conservation and Design

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

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

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

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

Ecology

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

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

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

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

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

Land Drainage

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

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 od 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 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 to conserve and enhance the district's green infrastructure assets primarily in order to safeguard their ecosystems services but also to maximise the wider social, economic 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

3.1 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

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.

3 Methodology

Criteria for landscape susceptibility	
Susceptibility	
High	Landscapes where the loss of key characteristics would change. 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. Nature of land use- landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements-landscapes with components that are not easily replaced or substituted (eg. ancient woodland , mature trees, historic parkland etc.) Nature of existing features- landscapes where detracting features or major infrastructure is not present or where present has limited influence on the landscape.
Medium	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. Nature of land use-landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements-landscapes with components that are easily replaced or substituted. Nature of existing features-landscapes where detracting features or major infrastructure is present and has a noticeable influence on the landscape.
Low	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. Nature of land use- landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features- landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.

Table 3.2 Criteria for Landscape Susceptibility

Criteria for landscape value	
Value	
High	International, National and local designated landscapes. Non-designated landscapes that clearly are valued locally for their distinctive landscape character. 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 and important component of the country's character, experienced by a high number of people. Landscape condition is good and components are generally maintained to a high standard. 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. Rare or distinctive elements and features are key components that contribute to the character of the area.

Criteria for landscape value	
Value	
Medium	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. 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. Landscape condition is fair and components are generally well maintained. 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. Rare or distinctive features are notable components that contribute to the character of the area.
Low	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. No formal designations. Landscape condition may be poor and components poorly maintained or damaged. 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 Rare or distinctive features are not notable components that contribute to the character of the area.

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

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,

3 Methodology

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

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

3 Methodology

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.

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.

3 Methodology

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

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]

3 For information please visit www.cieem.net

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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).

4 Site Assessments

Lingerfield

Site Ref	Site Name	Site Area	Page
LG1	Land south of Market Flat Lane, Lingerfield	1.2611	24

Table 4.1 Lingerfield Site

Little Ribston

Site Ref	Site Name	Site Area	Page
LR2	Land at Spofforth Lane, Little Ribston	2.0701	29

Table 4.2 Little Ribston Site

Littlethorpe

Site Ref	Site Name	Site Area	Page
LI1	Grange Farm, Littlethorpe Road, Littlethorpe	0.2664	33
LI2	Land at Orchard Lane, Littlethorpe	3.0301	38
LI3	Land at Railway View, Littlethorpe	0.9662	44
LI4	Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe	0.2194	49

Table 4.3 Littlethorpe Sites

Long Marston

Site Ref	Site Name	Site Area	Page
LM1	Land north of York Road, Long Marston	0.8532	54
LM2	Land south of Old Lane, Long Marston	0.3863	59
LM3	Land south of Wetherby Road, Long Marston	1.7951	64
LM4	Land south of B1224 Wetherby Road, Long Marston	13.3136	69

Table 4.4 Long Martson Sites

Low Laithe

Site Ref	Site Name	Site Area	Page
LL1	Low Laithe Trout Farm, Low Laithe	2.0213	76
LL2	Benson Field, Low Laithe	0.7393	81

Table 4.5 Low Laithe Sites

Lower Dunsforth

Site Ref	Site Name	Site Area	Page
LD1	Greenfield Farm, Lower Dunsforth	0.3963	85

4 Site Assessments

Site Ref	Site Name	Site Area	Page
LD2	Radmoor, Lower Dunsforth	5.1506	90

Table 4.6 Lower Dunsforth Sites

Markington

Site Ref	Site Name	Site Area	
MK1	Land adjacent to Brook House, Westerns Lane, Markington	0.4794	94
MK8	Land to the south of High Mill Farm, Markington	1.7056	98

Table 4.7 Markington Sites

Marton cum Grafton

Site Ref	Site Name	Site Area		Page
MG1	Yew Tree Farm, Marton	3.4518		102
MG2	Land to the rear of Hill Top, Main Street, Marton	0.245		109
MG3	Prospect Farm, Grafton	1.0112		112
MG4	Land south of Stockfield Lane, Grafton	0.4778		119
MG5	Land east of Reas Lane, Marton	1.9045		125
MG6	Land north of Braimber Lane, Marton	3.4047		130
MG7	Land north of Braimber Lane (smaller site), Marton cum Grafton	0.8971	Draft Allocation - housing	136

Table 4.8 Marton cum Grafton Sites

Marton le Moor

Site Ref	Site Name	Site Area	Page
ML1	The Paddock, Marton-le-Moor	0.8803	142
ML3	Land at Chapel Lane, Marton le Moor	0.84	146

Table 4.9 Marton le Moor Sites

Melmerby

Site Ref	Site Name	Site Area		Page
MB1	Land west of Melmerby Green Lane, Melmerby	2.4893		150
MB2	Land west of Barker Business Park, Melmerby	5.9023		155
MB3	Land south of Barker Business Park, Melmerby	3.1952	Draft Allocation - employment	158

Table 4.10 Melmerby Sites

Middleton Quernhow

Site Ref	Site Name	Site Area	Page
MQ1	Land at Middleton Quernhow	4.9243	161

Table 4.11 Middleton Quernhow Site

Minskip

Site Ref	Site Name	Site Area	Page
MS1	Springbank Works, Minskip	0.9077	165
MS2	Land at Grange Farm, Minskip	2.5428	168
MS4	Land north of Aldborough Gate, Minskip	1.8647	173
MS5	Land at junction of Aldborough Gate and Main Street, Minskip	3.8446	176
MS6	Land adjacent to Prospect Terrace, Minskip	0.633	179

Table 4.12 Minskip Sites

Settlement: Lingerfield

Site: LG1 (Land south of Market Flat Lane, Lingerfield)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land south of Market Flat Lane Lingrfield LCA52: North Knaresborough improved grassland
Landscape description	Area description; The wider landscape consists of grassland fields that are managed for livestock enclosed by a mixture of hedges and fences. A diverse area that is well settled with the villages of Scotton and Scriven together with scattered houses and farmsteads built relatively close together. Site description: The site is a single rectangular field of rough grassland with areas of scrub regeneration. The site gently falls from east to west and bordered by a tall hedgerow with hedgerow trees along Market Flat Lane
Existing urban edge	The site lies immediately to the west of Nidd Valley Business Park development A large electricity sub station is situated to the west accessed by a track off Market Flat Lane which forms the site's north west boundary. The surrounding landscape is mostly pastoral with additional uses such as caravan parks and commercial light industrrial uses disrupting the pattern
Trees and hedges	Hedgerow and hedgerow trees form the site boundary with Market Flat Lane with treed margins along remaining boundaries and woodland scrub regeneration within rough grassland
Landscape and Green Belt designations	SG3: Settlement Growth; Conservation of the Countryside, including Green Belt
Description of proposal for the site	Employment use assume similar development to adjacent business park
Physical Sensitivity	The loss of this pastoral land to development would not be inappropriate in this location. Similar land uses are already present within the area together with a large scale electricity distribution facility impacting on and industrialising the area
Visual Sensitivity	The site is located in prominent location at the the northern edge of the village and would extend the settlement limits.The site would be visible from the PRoW crossing the site
Anticipated landscape effects	The site is visually contained by surrounding hedgerows hedgereow trees and woodland vegetation. Effects would be limited to the immediate area surrounding the site
Potential for mitigation and opportunities for enhancement	The retention of the frontage hedgerow within the site would assist with some integration. Further hedgerow/screen planting along the site'e north west and south east boundaries would also be of benefit
Likely level of landscape effects	Medium scale adverse landscape affects in this medium scale landscape with a combination of attractive landscape features, such as treed hedgerows and woodlands
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 – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

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

Summary conclusion	The site lies adjacent to a business park and large electricity sub station which impacts on landscape character. Visibility of the site is however limited and restricted to near distance views particularly from Market Flat Lane The landscape has some capacity to accept the type of development proposed. Mitigation planting should be carried out to enhance site setting

Settlement: Lingerfield

Site: LG1 (Land south of Market Flat Lane, Lingerfield)

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.	Crosspass House. Lingerfield Terrace.
Commentary on heritage assets.	Crosspass House on the north side of road, traditional stone dwelling (mid 19th century or earlier). Lingerfield Terrace further along the road to the north west, stone terrace (end 19th century / beginning 20th century).
Topography and views	Land rises generally along road from west to east. Site not visible from roadside due to tall hedge and trees.
Landscape context	Countryside setting, fields with hedgerow boundaries.
Grain of surrounding development	Semi- dispersed development, mix of industrial units, traditional stone dwellings and later 20th century dwellings, e.g. a bungalow.
Local building design	As described in 'grain.'
Features on site, and land use or features off site having immediate impact.	Site is a field /meadow. Large hedge and hedge to roadside. Nidd Valley Business Park adjacent. Lane down north west side of site leads down to electrical sub-station.

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	If proposed employment use results in buildings that are effectively hidden from view by the tall hedge / tree boundary to the road, there would be no adverse impact on surround heritage assets. Buildings associated with employment use unlikely to be locally distinctive and should be designed so as to not have any detrimental landscape impact.

Settlement: Lingerfield

Site: LG1 (Land south of Market Flat Lane, Lingerfield)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Site is within approx 500m south of Farnham Mires SSSI.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Decoy fields SINC is about 500m to the north east.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Semi-improved pasture - herb rich, rabbit grazed areas dominated by birds foot trefoil with transition to rank grassland (dominated by teasel), bramble and scrub; former quarry according to OS maps. Sward requires full survey.
Trees and Hedges	Boundary trees and hedges; includes significant belts of trees with shrubs growing up on former quarry site.
Presence of Trees that Merit TPO	Mature trees on site may merit TPOs.
Water/Wetland	There are 3 ponds within 300 to SE of the site, and several ditches in the vicinity.
Slope and Aspect	Site rises to dome of Sambers Hill towards the south of the site
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 52 North Knaresborough improved grassland • “Encourage replanting in hedge gaps with appropriate species and the planting of hedgerow trees.” • “New planting associated with development should respect local native vegetation cover…”
Connectivity/Corridors	The site provides a stepping stone of semi-natural habitat between the Nidd Gorge corridor to the south west and the wetlands and former gravel wokings of the Farnham area to the east.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity with limited development to bring southern half of quarry (outside site boundaries) into optimal management scheme in mitigation for some development along frontage.
Protected Species	Nesting birds likely to utilse trees and shrubs, Potential terrestrial habitat for great crested newt.
BAP Priority Species	The site is likely to support good populations of inverebrates such as butterflies.
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	Former quarry sites often develop significant wildlife interest and this site appears likely to support ecological interest; including flora, nesting and foraging birds and other species. Any development would require a full ecological survey at appropriate time of year.

Settlement: Lingerfield

Site: LG1 (Land south of Market Flat Lane, Lingerfield)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Little Ribston

Site: LR2 (Land at Spofforth Lane, Little Ribston)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site to the south east of Spofforth Lane Little Ribston LCA56: Plompton and South Knaresborough Arable Rolling Land
Landscape description	Area description: The undulating landform is scattered with various blocks of woodland that disperse views across an otherwisse open landscape. Fields are large to accommodate modern and intensive farming practices for cereal production and improved grassland for grazing Site Description: The site is part of two medium scale arable fields to the rear of housing fronting Crimple Avenue. The site is flat and low-lying with Crimple Beck 100m to the south flowing west to east. A low hedgerow runs alongside Spofforth Lane with a hedgerow along the site's western boundary. A number remnant hedgerow trees as located within the site running east to west.
Existing urban edge	The site adjoins the southern edge of the settlement which projects as a spur of land into open countyside to the south
Trees and hedges	Hedgerow along the eastern site boundary and along Spofforth Lane.Scattered remnant hedgerow trees within the site
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value with few landscape features of quality but important to the setting of the village. Susceptibility to change is also considered to be mediuum as there is an adjoining reference to the type of developmen being proposed. Overall sensitivity is considered to be medium
Visual Sensitivity	The site is open and visible from Spofforth Lane and sections of knaresborough Road to the north east and PRoW to the north
Anticipated landscape effects	Loss of arable land on the edge of the settlement which would project a spur of development into the open countryside.
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development by introduction of perimeter screen planting works
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: 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	Site is of medium sensitivity on the edge of the settlement projecting development into open countryside creating an engineered edge which is not consistent with the organic form of the village. The development would highly visible from the surrounding footpathe and road network. Appropriate layout and mitigation could reduce visual impacts to some extent.

Settlement: Little Ribston

Site: LR2 (Land at Spofforth Lane, Little Ribston)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Ribston Hall Park and Garden (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Terrace to the north of the site, comprising several houses. Additional stone dwellings on the north side of Wetherby Road.
Commentary on heritage assets.	The site falls in the setting of the historic park and garden, particularly in views across Wetherby Road. It is not considered the site would impact on the setting of the Hall itself. An historic terrace is located to the north of the site, comprising a row of approximately three houses (rendered, slate roofs with sash windows) and two additional stone houses with pan tile roofs. To the north side of Wetherby Road there are several historic, gritstone houses but these are more distanced from the site.
Topography and views	The site is flat. It forms part of open fields on the edge of the village allowing views over the site. Views possible of the site from the village road, seen in context with the historic terrace.
Landscape context	Undulating countryside of large scale fields scattered with woodland.
Grain of surrounding development	The settlement is generally of linear form along Knaresborough Road with those buildings set well back from the being farm buildings / converted farm buildings, or being later introductions of housing. The site is adjacent to a small cul-de-sac of semi-detached houses, set back behind modest front gardens, and buildings are quite well-spaced.
Local building design	Traditional building form is in gritstone - modest dwellings and also those that are larger. In addition, stone farmbuildings. The houses of Crimple Avenue are two storey brick houses with concrete tile roofs. Formerly Council houses, they have a wide frontage and narrow depth, some have been reclad/rebuilt.
Features on site, and land use or features off site having immediate impact.	The site is part of two fields to the east of Spofforth Lane on the southern edge of the village. There are no formal boundaries marking the east and southern boundaries of the site. Hedge and verge to the road. The housing of Crimple Avenue and North View to the north and north-west form the boundaries in those locations.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the whole site would not reflect local settlement pattern because of the depth of the site, and thus would have a negative impact on local distinctiveness. Development of the site would impact on the setting of the historic park and garden, but sensitive design of layout, buildings and landscape could mitigate the impact.

Settlement: Little Ribston

Site: LR2 (Land at Spofforth Lane, Little Ribston)

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 (except western spur - arable).
Trees and Hedges	Eastern boundary hedgerow and NW roadside access. Scattered hawthorns near south of site probably represent disused field boundary.
Presence of Trees that Merit TPO	None.
Water/Wetland	Pond and river crimple within 150m to the south.
Slope and Aspect	Flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land • “Encourage restoration and management of hedgerows along roadsides…” • “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	The site links the village with the flood plain landscapes of the Rivers Crimple to south and the Nidd to the east.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundaries and create habitat buffer to southern boundary alongside River Crimple floodplain.
Protected Species	Nesting birds may utilise hedgeorws; pond to south could support great crested newts.
BAP Priority Species	Some 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 effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow

Summary conclusion	Retain and enhance boundaries and create habitat buffer to southern boundary alongside River Crimple floodplain.

Settlement: Little Ribston

Site: LR2 (Land at Spofforth Lane, Little Ribston)

Natural and Built Heritage Assessments Type: Land Drainage

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. Consequently the drainage board should be consulted regarding any proposals to develop this site. According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses including Crimple Beck. 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 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: Littlethorpe

Site: LI1 (Grange Farm, Littlethorpe Road, Littlethorpe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site at Grange Farm Littlethorpe Road Littlethorpe LCA46: South Ripon Farmland
Landscape description	Area description: The wider area is a moderate to large-scale undulating area south of Ripon. The landscape is reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising large tended agricultural fields scattered with individual farmsteads and the occasional red brick and tile field barn. There are important views of Ripon Cathedral and the World Heritage Site to and from this area Site description: This small square site comprises of a farmstead which includes a cottage at the junction of Littlethorpe Road and access track leadng to the Ripon Canal, There are also a number of derelect and semi derelict agricultural buildings arranged around an open yard. The western boundary lies adjacent to Littlethorpe Road with the building frontage along the highway boundary. There are several mature trees along the site's southern boundary with a hedgerow along the east. A PRoW is routed along the access track to the south with the Ripon Rowel Walk running along the Ripon Canal towpath 150m to the east. The site is flat at an elevation of about 22m AOD
Existing urban edge	This brownfield site lies adjacent to residential properties to the north and to the west fronting onto Littlethorpe Road
Trees and hedges	Several mature trees along the site's southern boundary and hedgerow along the eastern edge.
Landscape and Green Belt designations	SG3:Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential development (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of farm buildings and replacement with wholly residential would change the character of the village within the character area.
Visual Sensitivity	Potential impact on views from adjoining PRoW and Ripon Rowel Walk to the east
Anticipated landscape effects	Loss of some large scale agricultural buildings and introduction of high density built form.
Potential for mitigation and opportunities for enhancement	This small site which already forms part of the urban fabric with the presence of existing trees and hedgerow offers the opportunity for additional mitigation in the form of tree and hedgerow planting
Likely level of landscape effects	Medium scale adverse effects due to likely increased built from density
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 need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The site has high/medium sensitivity to the development due to the sites urban setting adjacent to a PRoW with views also likely from Ripon Canal and the Ripon Rowel Walk. The area has some capacity to accept change without significant detriment to landscape character provided that appropriate design and mitigation are taken into consideration

Settlement: Littlethorpe

Site: LI1 (Grange Farm, Littlethorpe Road, Littlethorpe)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	St Johns Chapel (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Setting of St Johns Chapel (GIILB).
Topography and views	View to the east to Ripon Racecourse.Gentle undulations. Existing buildings serve to largely contain views.
Landscape context	Managed landscape- canal basin, marina, racecourse. River corridor of the River Ure. Ripon Rowel walk runs parallel with and adjacent to the canal.
Grain of surrounding development	To the south is Stud Farm comprising vernacular stone built barns and modern timber boarded and sheeted agricultural sheds. Paddocks to the south, west and east.
Local building design	Dispersed settlement. Residential and agricultural. Mixed.
Features on site, and land use or features off site having immediate impact.	This is a farmstead which includes the occupied Grange Farm Cottage, together with a range of derelect and semi direlict agricultural buildings arranged around an open concreted yard. The western boundary is adjacent to Littlethorpe Road at a tight bend in the road. At this point, buildings are tight up to the road. To the south is an unmade track, which is a public right of way, leading to the Ripon Canal, boat yard and marina. The southern and eastern boundaries include trees and hedgerows. There is an existing access on the south western corner of the site, adjacent to which is mature tree.

Conclusion

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

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

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

Rationale	Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a non-designated heritage asset.	Light Green

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Potential to enhance the visual amenity of the site and its immediate context in the demolition of existing dilapidated buildings on the site- subject to securing a high quality design in the scheme of redevelopment, with an appropriate density and palette of materials, respecting local distinctiveness.

Settlement: Littlethorpe

Site: LI1 (Grange Farm, Littlethorpe Road, Littlethorpe)

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)	Ripon Canal 150m to east; Ripon disused railway 400m to west
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Small amount of amenity grassland
Trees and Hedges	There are three nature trees along the southern boundary
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Genreally flat
Buildings and Structures	Grange Farm Cottage, together with a range of derelect and semi derelict brick agricultural buildings and a large steel shed
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 46 South Ripon Farmland •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway”
Connectivity/Corridors	The site is set within a network of small fields around Littlethorpe close to the linear disused transport corridors of the canal to the east and the railway to the west - both now SINCs
GI/SUDS Opportunities (for biodiversity)	Retain the boundary trees, retain opportunities for breeding birds and bats within a redeveloped site
Protected Species	Oatlands bat survey with 15/04880/FUL found little potential for roosting bats but more potential for nesting birds
BAP Priority Species	Not known
Invasive Species	None known
Notes	current application 15/04880/FUL see DC comments

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	Enhancement for bats and nesting birds required to be incorporated into redevelopment. Mature boundary trees,should be safeguarded.

Settlement: Littlethorpe

Site: LI1 (Grange Farm, Littlethorpe Road, Littlethorpe)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. I am opposed to the use of soakaways in this area, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). 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, 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: Littlethorpe

Site: LI2 (Land at Orchard Lane, Littlethorpe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site at Orchard Lane Littlethorpe LCA46: South Ripon Farmland
Landscape description	Area description: The wider area is a moderate to large-scale undulating area south of Ripon. The landscape is reasonably well wooded with clumps and individual trees creating dispersed views. The landscape is balanced and simple comprising large tended agricultural fields scattered with individual farmsteads and the occasional red brick and tile field barn. There are important views of Ripon Cathedral and the World Heritage Site to and from this area Site description: This site comprises part of a large arable field, a small area of pasture, house, garden and agricultural buildings associated with Home Farm. There is also an elongated heavily treed area forming part of the western edge to the site. Littlethorpe Lane defines the north-eastern edge of the site separated by a hedgerow. To the north-west is the heavily treed embankment of the former Harrogate to Ripon railway which is a local SINC. To the east, a hedgerow and mature trees separate the site from the Village Hall and residential properties. National Cycle Route 688 is routed along Orchard Lane adjoining the site to the south. A PRoW is also routed centrally through the arable field running north to south.The site falls from north to south from about 30m to 25m AOD.
Existing urban edge	The site lies to the west of properties fronting onto Pottery Lane and Orchard Lane to the south
Trees and hedges	Mature treed margin to the west, single field tree, hedgerows and hedgerow trees
Landscape and Green Belt designations	SG3:Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential development (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of part of a large field and replaced with housing would change the character of the village within the character area.The landscape is considered of medium value. Susceptibility to change is however considered to be of high value with develpment affecting the intmate scale of the landscape and setting to the village
Visual Sensitivity	Impact on views from the PRoW running centrally through the site and surrounding views into and acrosss the site
Anticipated landscape effects	Loss of arable fields and views across the the site to wooded horizons
Potential for mitigation and opportunities for enhancement	This site largley consists of arable land whch borders the western edge of the settlement. Opportunity to incorporate green infrastructure retaining PRoW across the site within an open corridor to retain views to the south
Likely level of landscape effects	Large scale adverse effects significantly changing the intimate character of the settlement edge consisting of a heavily treed arable landscape
Adjacent sites/cumulative impacts/benefits	There is likely to be adverse cumulative impacts should LI 3 to the north at the junction of Mankin Lane and Littlethorpe Road 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: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion	The site is considered to be of high sensitivity. The development would extend the development footprint of the village to the west. Effective mitigation would be difficult to achieve any meaningful reductions in adverse landscape and visual effects

Settlement: Littlethorpe

Site: LI2 (Land at Orchard Lane, Littlethorpe)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Littlethorpe House (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	Ashbrooke House. Railway Cottages.
Commentary on heritage assets.	Littlethorpe House (GII LB) is sited to the south, opposite the site boundary. Whilst it is located in close proximity to the site, the impact of development on the site is likely to be limited by virtue of its orientation being east to west and the fact that it is enclosed by a high wall. Evidence of railway architecture in railway cottages and Ashbrooke House.
Topography and views	Views to the west contained by the embankment. Views to open countryside to the south.
Landscape context	Altered and managed landscape- former railway embankment, canal basin, marina, racecourse. River corridor of the River Ure. Ripon Rowel walk runs parallel with and adjacent to the canal. Grassland fields to the west and north provide separation between Ripon and Littlethorpe.
Grain of surrounding development	Dispersed settlement. Residential and agricultural. Evident influence for the former Harrogate to Ripon railway- in railway cottages, embankment.
Local building design	Mixed. Evidence of railway architecture in railway cottages and Ashbrooke House. Terraces, semi's, detached, linked detached. Vernacular farmsteads with modern expansion.
Features on site, and land use or features off site having immediate impact.	The site includes part of a large field in agricultural use and the house, garden and agricultural buildings associated with Home Farm. To the north the site is separated from Littlethorpe Lane by a hedge and to the north-west is the embankment of the former Harrogate to Ripon railway which is a Site of Interest for Nature Conservation. To the east mature trees and hedges separate the site from an electricty sub station, the Village Hall and the houses Fieldway and Ivy Cottage. The western site boundary is undefined. To the south-west is Home Farm and a small woodland area. The remaining part of the boundary to the south comprises the rear boundaries of properties on Orchard Lane. There is an existing access adjacent to Ivy Cottage across the road from a grade 2 Listed Building and garden wall. A PROW crosses the site from 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	Subject to securing a high quality scheme of an appropriate density, design, layout and palette of materials. The urban edge would need to be carefully designed. The context of Home Farm and the amenity of properties adjacent to and bordering the site would need to be duly considered and respected. Hedgerow and mature trees bordering the site should be retained to aid assimilation of the development into the settlement and surrounding countryside. The setting of the listed building should be duly respected. The PROW running north to south across the site should be retained, as should views and an open aspect from Littlethorpe Lane to open countryside to the south. Any scheme of development should address the change in ground level from the site down to the level of properties bordering the site to the east.

Settlement: Littlethorpe

Site: LI2 (Land at Orchard Lane, Littlethorpe)

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)	Ripon disused railway SINC adjacent to NE of the site
BAP Priority Habitats	Hedgerows, arable farmland, woodland
Phase 1 Survey Target Notes	None
Sward	Majority of site is arable field
Trees and Hedges	Belt of trees in south east of site, and along northern boundary to arable field, mature field tree near southern boundary
Presence of Trees that Merit TPO	Mature trees on and bounding the site are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Flat
Buildings and Structures	Home Farm & agricultural 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 46 South Ripon Farmland •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway”
Connectivity/Corridors	The site is set within a network of small fields around Littlethorpe adjacent to the disused linear transport corridor of the railway to the west and close to that of canal to the east - both now SINCs
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary trees and hedgerows with potential to link the tree belt in the south with the disused railway line.
Protected Species	Mature trees and hedgerows and the farm and associated buildings may support bats and nesting birds. Badger may occur in the vicinity.
BAP Priority Species	Potential for priority species of birds of arable farmland
Invasive Species	Potential for himalayan balsam
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 and hedgerows should be retained protected and enhanced with additional native planting to link into the disused railway SINC. Potential for presence of protected and priority species. Full ecological survey required. May be opportunity to enhance adjacent disused railway SINC association in with application

Settlement: Littlethorpe

Site: LI2 (Land at Orchard Lane, Littlethorpe)

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 & reports of surface water issues arising from the dismantled railway line. 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. I am opposed to the use of soakaways in this area, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). 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, 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: Littlethorpe

Site: LI3 (Land at Railway View, Littlethorpe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site at Railway View Littlethorpe LCA46: South Ripon Farmland
Landscape description	Area description: The wider area is a moderate to large-scale undulating area south of Ripon. The landscape is reasonably well wooded with clumps and individual trees creating dispered views. The landscape is balanced and simple comprising large tended agricultural fields scattered with individual farmsteads and the occasional red brick and tile field barn. There are important views of Ripon Cathedral and the World Heritage Site to and from this area Site description: This site comprises of a broadly rectangular pastoral field which gradually slopes down from south to north having an average elevaton of 30m AOD. The site is surrounded by hedgerows and hedgerow trees. To the south is Littlethorpe Lane and its junction with Littlethorpe Road and Mankin Lane. National Cycle Route 688 is also routed along Littlethorpe Lane.
Existing urban edge	Rear gardens of propertie which front onto Littlethorpe Lane are situated along the site's north eastern boundary. There are also properties fronting onto Littlethorpe Lane to the east of the highway
Trees and hedges	Hedgerow with hedgerow trees along all site boundaries
Landscape and Green Belt designations	SG3:Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential development (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of a small pastoral field at the western edge of the settlement would affect the setting of the settlement The landscape is considered of medium value. Susceptibility to change is however considered to be of high value as the small scale pastoral field wth strongly defined hedgerow boundaries forms an intermedate transitional area between the settlerment and the more open landscape to the west
Visual Sensitivity	Views into the site along Mankin Lane to the south along which is also routed part of the National Cycle Route 688. There would also be direct views into the site from Littlethorpe Lane when travelling north . From the west views of the site would be likely from knaresborugh Road
Anticipated landscape effects	Loss of a pastoral field affecting views into the site
Potential for mitigation and opportunities for enhancement	This site consists of a pastoral field which borders the western edge of the settlement. Any development should be set back from the site's southern boundary and large scale planting carried out incorporating green infrastructure measures
Likely level of landscape effects	Medium scale adverse effects impacting on the character of the settlement edge by removing a small transitional scale pastoral field
Adjacent sites/cumulative impacts/benefits	There is likely to be adverse cumulative impacts should LI 2 to the the south fronting Littlethorpe Lane also be developed

Conclusion

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

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

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

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

Summary conclusion	The site is considered to be of high/medium sensitivity. The development would extend built form to the west removing a small scale transitional pastoral field from the edge of the settlement. Mitigation planting and restricting development along the site's southern boundary would be of benefit to 'round-off' the settlement edge and screen views into the site.

Settlement: Littlethorpe

Site: LI3 (Land at Railway View, Littlethorpe)

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.	Ashbrooke House. Railway Cottages.
Commentary on heritage assets.	Evidence of railway architecture in railway cottages and Ashbrooke House.
Topography and views	Views largely contained by virtue of the lower ground level compared with surrounding land and due to the mature trees and hedgerow bordering the site. Views from the south east screened by the railway embankment.
Landscape context	Rural character. Audible road noise from Ripon Road but also birdsong. Altered landscape by virtue of the railway embankment of the former Harrogate to Ripon railway to the east, which is well treed. Managed landscape- canal basin, marina, racecourse. River corridor of the River Ure. Ripon Rowel walk runs parallel with and adjacent to the canal. Grassland fields to the west and north provide separation between Ripon and Littlethorpe.
Grain of surrounding development	To the north east the rear gardens associated with semi's back onto the site. The semi's are constructed in yellow brick and concrete tiles, set lower than the road with private drives and walled front gardens. Well spaced. Adjacent to and south east the semi's is a short terrace of railway cottages. To the north is Ashbrooke House, a detached dwelling constructed of handmade red brick and slate with a detached double garage beyond, accessed via a private drive leading off Littlethorpe Lane. Adjacent to the southern boundary is a converted barn now in residential use.
Local building design	Mixed. Evidence of railway architecture in railway cottages and Ashbrooke House. Terraces, semi's, detached, linked detached. Vernacular farmsteads with modern expansion.
Features on site, and land use or features off site having immediate impact.	This is a field in agricultural use lying slightly lower than the surrounding land and surrounded by mature trees and hedgerows. To the south is Littlethorpe Lane and its junction with Littlethorpe Road and Mankin Lane, which also forms part of National Cycle Route 688. To the north-east are the rear gardens with associated outbuildings of properties on Littlethorpe Lane and properties on the opposite side of Littlethorpe Lane at Little Crossing. To the west are views across agricultural land.

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	Subject to securing a high quality scheme of an appropriate density, design, layout and palette of materials. The south western boundary could be reinforced to screen or filter views of the urban edge as viewed from this direction. The amenity of properties adjacent to and bordering the site would need to be duly considered and respected. Hedgerow and mature trees bordering the site should be retained to aid assimilation of the development into the settlement and surrounding countryside. Any scheme of development should address the change in ground level from the site to the surrounding land.

Settlement: Littlethorpe

Site: LI3 (Land at Railway View, Littlethorpe)

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. Quarry Moor SSSI is approximatelt a kilometer ti the west
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 Ripon Disused Railway to SW of site
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Good hedges bound the site, especially to the north and west, Occassional mature boundary trees
Presence of Trees that Merit TPO	Mature boundary trees likley to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Flat with embankments to the north and west (possibe old railway siding)
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 46 South Ripon Farmland •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway”
Connectivity/Corridors	Boundary hedges especially those around the embankment to the north and west help interconnect separate parts of Ripon Disused Railway SINC to the north and south of the site
GI/SUDS Opportunities (for biodiversity)	Hedges should be retained and re-inforced with native tree planting to help re-connect seperate parts of Ripon disused railway SINC.
Protected Species	Nesting birds and foraging bats are likely to utilise boundary trees and hedgerows. Badger may occur in the vicinity
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	Hedges should be retained and re-inforced with native tree planting to help re-connect separate parts of Ripon disused railway SINC to the north and the south.

Settlement: Littlethorpe

Site: LI3 (Land at Railway View, Littlethorpe)

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 & reports of surface water issues arising from the dismantled railway line. 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. I am opposed to the use of soakaways in this area, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). 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, 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: Littlethorpe

Site: LI4 (Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	land noth west of Little Crossing Littlethorpe LCA46: South Ripon Farmland
Landscape description	Area description: The wider area is a moderate to large-scale undulating area south of Ripon. The landscape is reasonably well wooded with clumps and individual trees creating dispered views. The landscape is balanced and simple comprising large tended agricultural fields scattered with individual farmsteads and the occasional red brick and tile field barn. There are important views of Ripon Cathedral and the World Heritage Site to and from this area Site description:The site comprises of a small rectangular field consisting of rough grassland to the east of Littlethorpe Lane. Site landform is at a lower level than the highway at an elevation of about 29mAOD .The site is enclosed by hedgerows and hedgerow trees. National Cycle Route 688 runs along this section of Littlethorpe Lane adjoining the site .
Existing urban edge	There are properties to the south of the site fronting onto Littlethorpe Lane and two properties to the south west across the road from the site
Trees and hedges	Hedgerow and hedgerow trees define all site boundaries There are a number of TPO'd trees at the south east corner of the site
Landscape and Green Belt designations	SG3:Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way TPO'd trees
Description of proposal for the site	Residential development (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of a small field consisting of rough grassland. The landscape is considered of medium value. Susceptibility to change is also considered to be of medium value with development having limited effects within the wider landscape.
Visual Sensitivity	Impact on views from Littlethorpe Lane and National Cycle Route running along the site's western boundary. Wider views into the site are limited by intervening topography, built form and vegetaton
Anticipated landscape effects	Loss of small pastoral field and section of hedgerow for site access
Potential for mitigation and opportunities for enhancement	Additonal hedgerow and hedgerow tree planting to reinforce and enhance existing vegetation
Likely level of landscape effects	Medium scale adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

Rationale	Rating
Sensitivity Rating: 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	Medium sensitivity. Small scale development with minor impacts on settlement edge with limited views into the site Additional hedgerow and hedgerow tree plantiing should be carried to augment existing vegetation

Settlement: Littlethorpe

Site: LI4 (Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	None.
Topography and views	Views into and out of the site contained by dense hedgerow and mature trees and by virtue of the low lying land compared with the surrounding ground level.
Landscape context	Rural character. Audible road noise from Ripon Road but also birdsong. Altered landscape by virtue of the railway embankment of the former Harrogate to Ripon railway to the east, which is well treed. Managed landscape- canal basin, marina, racecourse. River corridor of the River Ure. Ripon Rowel walk runs parallel with and adjacent to the canal. Grassland fields to the west and north provide separation between Ripon and Littlethorpe.
Grain of surrounding development	To the south on the opposite side of Littlethorpe Lane is a line of semi's which are constructed in yellow brick and concrete tiles, set lower than the road with private drives and walled front gardens. Well spaced. Adjacent to and south east the semi's is a short terrace of railway cottages. To the south west is Ashbrooke House, a detached dwelling constructed of handmade red brick and slate with a detached double garage beyond, accessed via a private drive leading off Littlethorpe Lane. To the south east is a line of detached and linked detached double fronted houses, constructed of red brick and slate or pantile, with an assortment of projecting porches. These houses are set well back from the road by a wide grass verge, an access track and walled front gardens. A line of mature trees flank the road on the east side of the road in front of these houses. To the north open fields provide separation between Ripon and Littlethorpe, beyond which is South View, a cul-de-sac of former local authority semi-detached housing constructed of red brick and pantiles.The well- treed former railway embankment extends north to south and borders the site to the east.
Local building design	Mixed. Evidence of railway architecture in railway cottages and Ashbrooke House. Terraces, semi's, detached, linked detached. Vernacular farmsteads with modern expansion.
Features on site, and land use or features off site having immediate impact.	The site lies at a lower level than Littlethorpe Lane and is enclosed by trees and hedgerows. To the south east is the property called Little Crossing, including part of the embankment of the former Harrogate to Ripon Railway. There is residential development to the southwest on the opposite side of Littlethorpe Lane, which is also a national cycle route. There is a tree protected by a TPO to the south of the site and evidence of others having been felled. There is a tin shed within the site to the north. The site touches a Site of interest to Nature Conservation to the east.

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	Subject to securing a high quality scheme of an appropriate density, design, layout and palette of materials. The northern boundary could be reinforced to screen or filter views of the urban edge as viewed from this direction. The amenity of properties adjacent to and bordering the site would need to be duly considered and respected. Hedgerow and mature trees bordering the site should be retained to aid assimilation of the development into the settlement and surrounding countryside. Any scheme of development should address the change in ground level from the site to the surrounding land.

Settlement: Littlethorpe

Site: LI4 (Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe)

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 Ripon Disued Railway SINCto NE
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Unassessed
Trees and Hedges	lies at a lower level than Littlethorpe Lane and is The site is surrounded by hedgrows which are mostly tall with sime trees except along the roadside. There are a number of trees with TPOs in the southern corner.
Presence of Trees that Merit TPO	Any boundary trees that are not already covered may benefit from TPO protection
Water/Wetland	None on site
Slope and Aspect	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 46 South Ripon Farmland •“Encourage planting of gaps in existing hedgerows and planting of new hedgerow trees” • “…It would benefit habitats and landscape diversity to develop a woodland network linking existing blocks and the well treed dismantled railway”
Connectivity/Corridors	Boundary hedges especially those around the embankment to the north and west help interconnect separate parts of Ripon Disused Railway SINC to the north and south of the site
GI/SUDS Opportunities (for biodiversity)	Retain boundary vegetation, potential to reinforce to to help re-connect seperate parts of Ripon disused railway SINC
Protected Species	Nesting birds and foraging bats are likely to utilise boundary trees and hedgerows. Badger may occur in the 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	Boundary trees and hedgerows should be retained and buffered to help interconnect the northerly and southery sections of the disused railway SINC

Settlement: Littlethorpe

Site: LI4 (Land north west of Little Crossing, Littlethorpe Lane, Littlethorpe)

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 & reports of surface water issues arising from the dismantled railway line. 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. I am opposed to the use of soakaways in this area, which has been identified as being at risk from gypsum dissolution. The soakaways will serve to concentrate the points of discharge and could act to displace gypsum deposits. If permission is granted for the use of soakaways in this location it could set a precedent for future development in the area. Consequently, I recommend that alternative surface water drainage strategies are identified and assessed for suitability. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). 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, 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: Long Marston

Site: LM1 (Land north of York Road, Long Marston)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land north of York Road Long Marston Area 102 Marston Moor drained farmland
Landscape description	Area description: The wider landscape is large-scale, low lying and flat. The fields are intensively managed for arable crops and areas of grassland for grazing. Fields are bound by hedgerows and trees of various condition, many are fragmented or have disappeared altogether leaving fields open. Site description:The site comprises an irregular shaped parcel of land occupying part of two grassland fields at the village edge. There are attractive hedgerows containing numerous species, including a landmark oak tree in the central hedgerow close to the site boundary.
Existing urban edge	The site does not follow the traditional linear settlement of the village. Development would appear incongruous and out of character with the surrounding countryside where development is relatively sparse
Trees and hedges	Hedgerows and hedgerow trees
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the Countryside, including Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed.
Visual Sensitivity	The site is well contained by the tall hedgerow to the north and development to the remaining three boundaries provides screening and enclosure elsewhere. The site is exposed to views from open countryside to the north west
Anticipated landscape effects	Loss of part of two attractive grassland fields that provide a rural setting to the village. Loss of the central hedgerow would not be supported. The large oak may adversely affect the developable area of the site.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and carrying out of hedgerow management is essential together with protection of all trees
Likely level of landscape effects	Large adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

Rationale	Rating
Development 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 considered of high value. Susceptibility to change is also considered to be high with the site and hedgerow featues contributing to the attractiveness of the village edge and setting Loss of a part of grassland fields that significantly contribute to the landscape character of the village.

Settlement: Long Marston

Site: LM1 (Land north of York Road, Long Marston)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Long Marston Hall (grade II*). The old granary (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Traditional buildings located on York Road. Hall Farm Court.
Commentary on heritage assets.	The site is located in the wider setting of Long Marston Hall and The Old Granary but a visual break is provided by Hall Farm Court and the presence of trees. The site is located in the setting of several non-designated heritage assets: Located to south west of the site on York Road are a group of traditional buildings – a small, traditional stone cottage, a row of brick cottages (gable facing road) and a rendered pub with brick outbuildings behind. A former Methodist chapel was located to the immediate south west of the site but was recently demolished (replaced by two new dwellings). The historic farmhouse of Hall Farm Court is located to the west (brick with render, slate roof, rear wing in brick).
Topography and views	Entering village from north east (no footpath along road), views looking south west towards Hall Court Farm where historic farmhouse visible. Views leaving village, looking north east, open countryside to either side of road (this site on the left hand side). Generally level site.
Landscape context	Green Belt. Rural village in Vale of York (arable fields in generally low lying landscape with some gentle variation in topography).
Grain of surrounding development	Long, linear village along Tockwith / Angram Road, with additional development at the intersection with Wetherby / York Road forming a loose village centre there and with the presence of Old Lane forming a distinct, triangular area of land. Frontages with brick walls, hedges and verges. Buildings generally set back from the road with front gardens. Buildings can be well spaced and also closer relationships. Outbuilding or former farm buildings set back further. Buildings generally face the road but occasional historic exceptions with gable onto road and in modern developments, rear elevations may face road. Four post war / modern cul de sacs have been added in the core area.
Local building design	Rows or semis (but generally post war) / mainly detached / several bungalows. Many modern buildings, which are generally larger scaled than the more modestly scaled, historic dwellings. Brick predominates, with occasional render. Pan tiles and some slate.
Features on site, and land use or features off site having immediate impact.	Site is a field / large paddock. Hedge and verge to road / historic brick wall of former chapel forms part of the boundary to new dwellings to the south west / hedgerow within site splits the site into two, running parallel with road, with trees / hedge boundary to north west / No boundary to the north as part of larger field. To the south west, the site is adjacent to the pub garden and rear of dwellings. To the immediate south west, two new dwellings have replaced the former chapel building.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the site would add backland development that is over and above the existing degree of development positioned behind frontage buildings and the village edge would be extended into open countryside. The presence of the narrow strip of land along York Road (defined by a hedgerow and trees which would need to be retained) would make development problematic (unless linear development was considered acceptable along the road, however, the strip of land appears very narrow and this may be too restrictive). If the existing edge were rounded off (and site reduced in size), this would reduce impact, but provision of a vehicular access appears problematic. Impact on setting of heritage assets in a smaller site could be reduced by ensuring low density and any new buildings being of locally distinctive form and scale and the site would need to be landscaped so as to integrate with the surrounding countryside.

Settlement: Long Marston

Site: LM1 (Land north of York Road, Long Marston)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require to be consulted over residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	Theaker Pond 300m to NW SE55 SW TN6.
Sward	Improved Pasture (P1HS 1992).
Trees and Hedges	There is a mature hedgerow along the York Road frontage and a parallel hedgerow between the two fields. No boundary to the north of the site. There are mature trees near the boundaries in the NE corner and to the north of the central hedgerow.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	Drain along north western boundary; the site is within 250m of small pond to north and 300m of Theaker Pond to the NW (TN6).
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 102 Marston Moor Drained Farmland • ”Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands…” • ”Promote the planting of hedgerow trees, particularly along roadsides” • “Encourage woodland and tree management for the long term across the Character Area…” • ”Promote good hedgerow management and retention of all hedgerows”.
Connectivity/Corridors	Hedgerows and drain form important local corridors linking the gardens and small fields around the village into the surrounding large scale arable agricultural landscape.
GI/SUDS Opportunities (for biodiversity)	Retain boundary trees and hedgerows.
Protected Species	Nesting birds and bats likely to utilise trees and hedgerows; potential for great crested newt in nearby ponds.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	Hedgerows, trees and the drain contribute to important local networks and may are support protected species. Hedgerows should be retained, protected and buffered.

Settlement: Long Marston

Site: LM1 (Land north of York Road, Long Marston)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium) Consequently the drainage board should be consulted regarding any proposals to develop this site

Conclusion

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

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

Settlement: Long Marston

Site: LM2 (Land south of Old Lane, Long Marston)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Central part of village, off Wetherby Road Area 102 Marston Moor drained farmland
Landscape description	Area description: The wider landscape is large-scale, low lying and flat. The fields are intensively managed for arable crops and areas of grassland for grazing. Fields are bound by hedgerows and trees of various condition, many are fragmented or have disappeared altogether leaving fields open. Site description:The site comprises a rectangular shaped parcel of land occupying a small grassland field in a central part of the village. There are attractive hedgerows containing numerous species, including landmark trees in the hedgerow off Old Lane.
Existing urban edge	The site follows the traditional linear settlement of the village, development would not appear incongruous and out of character in this location.
Trees and hedges	The site is surrounded by hedgerows and hedgerow trees
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the Countryside including, Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed.
Visual Sensitivity	The site is well contained by the tall hedgerow to the north and development to the remaining three boundaries provides screening and enclosure elsewhere. The site is exposed to views from open countryside to the northwest
Anticipated landscape effects	Loss of a small grassland field that does not significantly contribute to the landscape character of the village. Loss of the northern hedgerow would not be supported.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and carrying out of hedgerow management is essential together with protection of all trees
Likely level of landscape effects	Moderate adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	The site is considered of medium value. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed. However loss of a small grassland field does not significantly contribute to the landscape character of the village. Loss of the northern hedgerow would not be supported.

Settlement: Long Marston

Site: LM2 (Land south of Old Lane, Long Marston)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Long Marston Hall (grade II*). The Old Granary (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Various traditional buildings are located in the vicinity of the site, as described below.
Commentary on heritage assets.	The site is located in the wider setting of Long Marston Hall (grade II*) and the old granary (grade II), located to the north of the site, on the other side of Tockwith Road. Hall Farm (brick farmhouse with later render and brick rear wing) is located to the north east (on the other side of Tockwith Rd), but now surrounded by recent dwellings. Immediately adjacent to the south west of the site is a row of rendered cottages on Back Lane which faces (rear) directly onto site. Adjacent to that, a brick house with sash windows. Next to the east corner, a rendered cottage (altered) of modest scale faces gable to road and the side elevation forms part of boundary to site. Adjacent to that, a modestly scaled Victorian, brick house with slate roof, moulded brick string course and dentilled eaves. The site is located in the setting of all these heritage assets.
Topography and views	Level site. Views across site allow visibility of surrounding buildings and when looking south west, partial view to surrounding countryside. Hedges and trees provide some enclosure to the site.
Landscape context	Green Belt. Rural village in Vale of York (arable fields in generally low lying landscape with some gentle variation in topography).
Grain of surrounding development	Long, linear village along Tockwith / Angram Road, with additional development at the intersection with Wetherby / York Road forming a loose village centre there and with the presence of Old Lane forming a distinct, triangular area of land. Frontages with brick walls, hedges and verges. Buildings generally set back from the road with front gardens. Buildings can be well spaced and also closer relationships. Outbuilding or former farm buildings set back further. Buildings generally face the road but occasional historic exceptions with gable onto road and in modern developments, rear elevations may face road. Four post war / modern cul de sacs have been added in the core area.
Local building design	Rows or semis (but generally post war) / mainly detached / several bungalows. Many modern buildings, which are generally larger scaled than the more modestly scaled, historic dwellings. Brick predominates, with occasional render. Pan tiles and some slate.
Features on site, and land use or features off site having immediate impact.	Paddock on corner of Tockwith Road and Old Lane. Hedge / fence on frontage with Tockwith Rd, gap at north corner for access (no gate). Boundary with Old Lane – hedge and small TPO trees. South east – boundary formed by cottage and hedge. South west – post and rail 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 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 upon the site would need to include acceptance of lower than standard housing density in order to take into account issues such as: - Provision of dwellings that front onto Tockwith Rd would be acceptable, if of appropriate scale in relation to the modestly scaled cottages adjacent to site. - Also, consider degree of separation to the adjoining cottage as windows face onto site. - The presence of TPO trees on the Old Lane aspect and the very close relationship of the dwellings on the Back Lane aspect. - Dwellings would need to be of modest scale (locally distinctive form). - The desirability of retaining all hedges and trees.

Settlement: Long Marston

Site: LM2 (Land south of Old Lane, Long Marston)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require to be consullted over residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture P1HS 1992 (now neglected and rank).
Trees and Hedges	There are mature hedges on three sides of the site and that along Old Lane contains a number of trees.
Presence of Trees that Merit TPO	Mature boundary trees benefit from TPO protection.
Water/Wetland	None on site.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 102 Marston Moor Drained Farmland • ”Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands…” • ”Promote the planting of hedgerow trees, particularly along roadsides” • “Encourage woodland and tree management for the long term across the Character Area…” • ”Promote good hedgerow management and retention of all hedgerows”.
Connectivity/Corridors	The hedgerows and trees of the site link the network of gardens and small fields around the village into the surrounding large scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Hedgerows and trees should be retained, protected and enhanced with additional planting of native species.
Protected Species	Nesting birds and bats may utilise hedgerows and trees.
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	Hedgerows and trees should be retained, protected and enhanced with additional planting of native species; ecological survey required.

Settlement: Long Marston

Site: LM2 (Land south of Old Lane, Long Marston)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium) Consequently the drainage board should be consulted regarding any proposals to develop this site

Conclusion

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

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

Settlement: Long Marston

Site: LM3 (Land south of Wetherby Road, Long Marston)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land south of Wetherby Road Long Marston Area 102 Marston Moor drained farmland
Landscape description	Area description: The wider landscape is large-scale, low lying and flat. The fields are intensively managed for arable crops and areas of grassland for grazing. Fields are bound by hedgerows and trees of various condition, many are fragmented or have disappeared altogether leaving fields open Site description: The site comprises a small roughly rectangular shaped parcel of land occupying a larger arable field at the village edge. There are attractive hedgerows containing numerous species, including some distinctive trees where the site forms the boundary with the rear gardens of residential properties to the east. Landform gently slopes to the north east with an average elevation of 22mAOD. A PRoW is routed along the south east boundary of the site.
Existing urban edge	The site is contained by built form on two edges, sportsfield and open arable land
Trees and hedges	Hedgerow along Wetherby Road with hedgerow and hedgerow trees along rear property boundaries
Landscape and Green Belt designations	SG3: Settlement Growth; Conservation of the Countryside; including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value and important to the setting of the settlement.. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed.
Visual Sensitivity	The site is highly visible from the Wetherby Road travelling west in particular and from the route of the PRoW
Anticipated landscape effects	Loss of a small part of a larger arable field that contributes to the rural setting of the village.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and protection of trees is essential. Provision of new hedgerow and woodland planting along western boundary to help soften development interface, integrate with landscape pattern and mitigate views towards edge of village from open countryside.
Likely level of landscape effects	Moderate adverse effects providing adequate planting mitigation is implemented along western boundary.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – 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 site is considered of medium value and important to the setting of the settlement.. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed. The development would "round-off " the settlement edge. Appropriate layout and mitigation could enhance currrently harsh built form edges of the settlement

Settlement: Long Marston

Site: LM3 (Land south of Wetherby Road, Long Marston)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Traditional buildings located on Back Lane.
Commentary on heritage assets.	Buildings located on Back Lane are generally rendered or brick and modestly scaled dwellings. The site is located in their wider setting.
Topography and views	Rise in ground level from north east to south west. Views on approach to village from the west – rural outlook but the Butt Hedge dwellings form a 'harder' edge in amongst trees / hedges. Contributes to the rural setting of the village.
Landscape context	Green Belt. Rural village in Vale of York (arable fields in generally low lying landscape with some gentle variation in topography).
Grain of surrounding development	Long, linear village along Tockwith / Angram Road, with additional development at the intersection with Wetherby / York Road forming a loose village centre there and with the presence of Old Lane forming a distinct, triangular area of land. Frontages with brick walls, hedges and verges. Buildings generally set back from the road with front gardens. Buildings can be well spaced and also closer relationships. Outbuilding or former farm buildings set back further. Buildings generally face the road but occasional historic exceptions with gable onto road and in modern developments, rear elevations may face road. Four post war / modern cul de sacs have been added in the core area.
Local building design	Rows or semis (but generally post war) / mainly detached / several bungalows. Many modern buildings, which are generally larger scaled than the more modestly scaled, historic dwellings. Brick predominates, with occasional render. Pan tiles and some slate.
Features on site, and land use or features off site having immediate impact.	Arable Field adjacent to the main road through village / No boundary to south west as it is part of larger field / south eastern edge – rear of Butt Hedge dwellings (brick semis) face onto site with boundary of hedge / fence / shrubs / north west edge to road – hedge and verge / north east edge – fence and small trees to boundary, footpath runs along edge. Telegraph / electricity line along road and across site at south west edge.

Conclusion

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

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

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

Rationale	Rating
Development is 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	Any nearby heritage assets are sufficiently well distanced so that development would not affect their setting. The development would encroach into the open countryside surrounding the village and cause a further erosion of the historic, linear grain of the village. However, the development would be seen in the context of the existing housing at Butt Hedge and this would reduce the harm -Development could be used as to provide an enhancement to this edge and any development should provide landscaping as so to integrate with the surrounding countryside. Buildings should be of locally distinctive form (and appropriate scale to existing buildings that can be seen in context with the site).

Settlement: Long Marston

Site: LM3 (Land south of Wetherby Road, Long Marston)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require to be consullted over residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable, with grass verge including small area of tall ruderal to NW (dense nettle bed).
Trees and Hedges	There are good species-rich hedgerows to the NW along the Wetherby Road and to the North East, where the hedge bounds gardens on two sides and where the hedge contains some significant trees. The boundary to the southwest is open to the larger extent of the field.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	The land rises gently to the south west.
Buildings and Structures	None except electric supply poles and wires which cross the site.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 102 Marston Moor Drained Farmland • ”Encourage tree and woodland planting appropriate to the character of the area linking existing woodlands…” • ”Promote the planting of hedgerow trees, particularly along roadsides” • “Encourage woodland and tree management for the long term across the Character Area…” • ”Promote good hedgerow management and retention of all hedgerows”.
Connectivity/Corridors	The hedgerows of the larger fields in the wider surrounding countryside (such as this one) link into the smaller scale network of fields and hedgerows close to the village, forming an important network. The network was once much denser. Epoch 1 OS map shows that this single large field once comprised 8 fields.
GI/SUDS Opportunities (for biodiversity)	There is the opportunity to create a new hedgerow with native trees along the proposed new south western boundary. Trees should be planted in the hedgerow along Wetherby Road to compensate for the loss of some of the field boundaries in the C20th. To compensate for lost habitat for birds of arable farmland, an arable field margin should be created on the fieldward side of the new hedge. There may also be the opportunity to create a small SUDS wetland.
Protected Species	Nesting birds and roosting bats may utilise the hedgerow and trees.
BAP Priority Species	Not known. UK BAP priority species of birds of arable farmland may be present (the site is in CSS & ELS).
Invasive Species	None known.
Notes	RL60 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	Trees should be planted in the existing hedgerow along Wetherby Road. A new hedgerow with native trees should be created along the proposed new south western boundary. An arable field margin should be created on the field ward side of the new hedge. A green link could be established along the southern boundary between the sports field and Wetherby Road.

Settlement: Long Marston

Site: LM3 (Land south of Wetherby Road, Long Marston)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Ainsty Internal Drainage Board (York Consortium) Consequently the drainage board should be consulted regarding any proposals to develop this site

Conclusion

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

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

Settlement: Long Marston

Site: LM4 (Land south of B1224 Wetherby Road, Long Marston)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land south of B1224 Wetherby Road Long Marston Area 102 Marston Moor drained farmland
Landscape description	Area description: The wider landscape is large-scale, low lying and flat. The fields are intensively managed for arable crops and areas of grassland for grazing. Fields are bound by hedgerows and trees of various condition, many are fragmented or have disappeared altogether leaving fields open. Site description: The site comprises a large roughly triangular shaped arable field at the south west edge of the village adjoining the B1224 Wetherby Road. The site is bounded by roadside hedgerow and hedgerow alongside a PRoW defining the south east boundary of the site. The boundary to the west is undefined and open to views. Landform gently slopes to the south west. Rear gardens of properties within the settement abut the boundary of the site which is defined in part by hedgerows and mature trees.
Existing urban edge	The site is contained by built form to the east, sportsfield to the south east and open arable land. Hillside Farm is situated at the western end of the site fronting onto Wetherby Road
Trees and hedges	Hedgerow along Wetherby Road with hedgerow and hedgerow trees along rear property boundaries and alongside the PRoW to the south west
Landscape and Green Belt designations	Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value and important to the setting of the settlement.. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed.
Visual Sensitivity	The site is highly visible from the Wetherby Road travelling west in particular and from the route of the PRoW
Anticipated landscape effects	Loss of a large arable field that contributes to the rural setting of the village.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and protection of trees is essential. Provision of new hedgerow and woodland planting along western boundary to help soften development interface, integrate with landscape pattern and mitigate views towards edge of village from open countryside. Restricting development to frontage land to be in keeping with the grain of the village with reduced built form densities along the urban/rural interface.
Likely level of landscape effects	Moderate adverse effects providing adequate planting mitigation is implemented along western boundary.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – 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 site is considered of medium value but important to the setting of the settlement. Susceptibility to change is also considered to be medium with adjacent reference to the type of development being proposed. The development could "round-off " the settlement edge and enhance the currrently harsh built form of the settlement boundary

Settlement: Long Marston

Site: LM4 (Land south of B1224 Wetherby Road, Long Marston)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Traditional buildings located on Back Lane. Hillside Farm. House to west of Hillside Farm (on north side of the B1224).
Commentary on heritage assets.	Buildings located on Back Lane are generally rendered or brick and modestly scaled dwellings. The site is located in their wider setting. Hillside Farm is a traditional brick house but formerly (in mid/late 19th century) The Blacksmith's Arms – brick with rear wing and brick outbuilding. The site is adjacent to and therefore in the direct setting of the house. House to the west – a two storey house of red / brown brick with red brick banding – present on mid / late 19th century OS maps. The site can be said to be in the wider setting of this house.
Topography and views	Rise in ground level from north east to south west. Views on approach to village from the west, with wider landscape views possible (distant hills visible). Rural outlook but the Butt Hedge dwellings form a 'harder' edge in amongst trees / hedges. Contributes to the rural setting of the village.
Landscape context	Green Belt. Rural village in Vale of York (arable fields in generally low lying landscape with some gentle variation in topography).
Grain of surrounding development	Long, linear village along Tockwith / Angram Road, with additional development at the intersection with Wetherby / York Road forming a loose village centre there and with the presence of Old Lane forming a distinct, triangular area of land. Frontages with brick walls, hedges and verges. Buildings generally set back from the road with front gardens. Buildings can be well spaced and also closer relationships. Outbuilding or former farm buildings set back further. Buildings generally face the road but occasional historic exceptions with gable onto road and in modern developments, rear elevations may face road. Four post war / modern cul de sacs have been added in the core area.
Local building design	Rows or semis (but generally post war) / mainly detached / several bungalows. Many modern buildings, which are generally larger scaled than the more modestly scaled, historic dwellings. Brick predominates, with occasional render. Pan tiles and some slate.
Features on site, and land use or features off site having immediate impact.	The site is a large arable Field adjacent to the main road through village, on its western edge. Partial hedgerow boundaries to the south west and south east edges / north west edge to road – hedge and verge / south eastern edge – rear of Butt Hedge dwellings (brick semis) face onto site with boundary of hedge, fence, shrubs / north east edge – fence and small trees to boundary, footpath runs along edge. Telegraph / electricity line along road and across site. Hillside Farm adjoins the site at the far western corner.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the whole site would constitute a substantial expansion of the village which would be contrary to the established linear grain and be harmful to its rural setting. The setting of Hillside Farm would be harmed (but harm could be reduced by providing an appropriate degree of spacing around it). Due to the size of the site and its position on a rise in the land there is potential visibility of the site in views looking from various points in the village. Site LM3 is included within LM4's boundary – development only upon LM3 could be acceptable if used to enhance the current village edge (see comments for more information).

Settlement: Long Marston

Site: LM4 (Land south of B1224 Wetherby Road, Long Marston)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consullted over residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland
Phase 1 Survey Target Notes	None
Sward	Arable, with grass verge including small area of tall ruderal (dense nettle bed) by roadside
Trees and Hedges	There is a low hedge along the road frontage, to the north gappy in places and to much of the southern and eastern boundaries where there are mature hedgerow trees especially bounding gardens
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	None
Slope and Aspect	The land rises gently to the south west
Buildings and Structures	None on site; village bounds site to north east and hillside farm to north west
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCAs 104 Bilton in Ainsty Rolling Farmland; 103 Tockwith and Marston Large scale arableland 102 Marston Moor Drained Farmland • ”Promote good hedgerow management and retention of all hedgerows”. • ”Promote the planting of hedgerow trees, particularly along roadsides”
Connectivity/Corridors	Low hedgerows provide a modicum of conectivity accross an extensive arable landscape. The network was once much denser. Epoch 1 OS map shows that this single large field once comprised 8 fields.
GI/SUDS Opportunities (for biodiversity)	Opportunity to provide enhancement of boundaries with native tree and shrub planting including new hedgerows to the SW boundary to compensate for the loss of some of the field boundaries in the C20th.An arable field margin should be created on the fieldward side of the new hedge. There may also be the opportunity to create a small SUDS wetland.
Protected Species	Nesting birds likely to utilise low hedgerows
BAP Priority Species	May be some potential for bird species of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Native trees and shrubs should be planted to reinforce existing hedgerow boundaries and new hedgerows planted where these are lacking ,with arable field margins created on the fieldward sides. Opportunities should be sought to create a small Suds wetland.

Settlement: Long Marston

Site: LM4 (Land south of B1224 Wetherby Road, Long Marston)

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 ground water 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 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: Low Laithe

Site: LL1 (Low Laithe Trout Farm, Low Laithe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Low Laith in floodplain on the east side of the River Nidd. LCA11: Nidderdale Valley (Pateley Bridge to Summerbridge).
Landscape description	Area description:Broad well wooded valley of the River Nidd. Built form generally concentrated in valley bottom and on lower slopes. Views filtered by woodland and trees in valley bottom which is overlooked from the higher slopes of the valley sides. Site desciption: low lying area adjacent to the river that is overlooked from the B6165 although views are screened by existing vegetation. Part of the site it in use as a trout farm and the remainder is grass.
Existing urban edge	None.
Trees and hedges	Tree cover along the boundary with the Nidd and the B6165.
Landscape and Green Belt designations	Nidderdale AONB Open countryside. Public Right of Way on the boundary with the river Nidd.
Description of proposal for the site	Employment and/or housing.
Physical Sensitivity	The valley landscape is sensitive to development in the flood plain that would require raised floor levels and would impact on the character of the river corridor that is one of the key characterisitics of the AONB.
Visual Sensitivity	The site is visually well enclosed in close proximity by trees along the Nidd Corridor and B6165. However, there are likely to be extensive views from the higher valley sides overlooking the site.
Anticipated landscape effects	Introduction of uncharacterisitic built form that may be widely visible.
Potential for mitigation and opportunities for enhancement	Mitigation would require significant areas to be given over to green infrastructure and the lowering of builtform density.
Likely level of landscape effects	Large scale adverse effect due to size of site in relation to the village and the sensitivity of the valued Nidderdale landscape.
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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	Nidderdale AONB landscape has little capacity to accept change as a result of built development partlicularly where detached from existing settlement.

Settlement: Low Laithe

Site: LL1 (Low Laithe Trout Farm, Low Laithe)

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.	Belle Vue, Hazel Bank, Belle View Terrace and terraces further north.
Commentary on heritage assets.	Belle Vue is a converted methodist chapel, typical of non-conformist chapels it is set away from the core of this small settlement. Its gable is close to the road and its scale makes this a local landmark. Hazel Bank, Belle View Terrace and properties further north are nineteenth century buildings, which despite some alteration remain of architectural interest. They contribute to local distinctiveness, and any new development should reflect their character.
Topography and views	Most of the site is at the valley bottom. The northern part of the site rises steeply up to the main road. The western part of the site can be clearly seen from the B6165 north of the access. There are views from the site to the northwest along the valley bottom, but elsewhere, views are limited by mature trees.
Landscape context	This site in the AONB is close to, but is not part of, the small settlement of Low Laithe.
Grain of surrounding development	The settlement has developed linearly along the main road to Pateley Bridge. There are a number of terraces and rows of buildings set behind small front gardens on the northeast side of the B6165, thus they enjoy views across the valley and the southwest orientation. In the valley bottom are building groups, local to the site they are former mills.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses with stone walls having low window ratio, and stone slate roofs. Windows are in the main of vertical proportions and most roofs are of Welsh slate. Older buildings, particularly farmbuildings in the area have stone slate roofs. The buildings on the site are industrial in nature with wide low roofs, and clad in profiled sheeting.
Features on site, and land use or features off site having immediate impact.	The access down to the side is steep and narrow. At the bottom of the access track is a stone house orientated southwest. Near the river are low sheds of the trout farm, which replaced the buildings of the former High Mill. The former line of the mill race appears hidden, however may be partly culverted to maintain the pond on site. The majority of the site is in the flood zone. Riverside trees and trees on the steep banking to the northeast of the site should be protected. The northwest boundary is a drystone wall. The river forms the southern boundary and south of the site is a weir.

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	Whilst much of the site would be screened from the main road, development of the southwest part would be seen contrary to settlement pattern, which would be exacerbated by raising floor levels to above the maximum flood levels. Development in this location could be designed to reflect historic mill buildings. The narrow access would in any event limit development.

Settlement: Low Laithe

Site: LL1 (Low Laithe Trout Farm, Low Laithe)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	North Pennine Moors SAC/SPA approx. 2km to the west
Sites of Special Scientific Interest (SSSI)	Brimham Rocks within 2km to NE
SSSI Risk Zone	Natural England require consultation on any residential developments with a total net gain in residential units
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Flowing water (River Nidd), standing water
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland (northerrn part); improved grassland (southern part) P1HS 1992
Trees and Hedges	Tree lines along the banks of the River Nidd; additional trees to the south of the site; woodland belt offsite along the roadside.
Presence of Trees that Merit TPO	Belts of woodland and mature trees on site are likely to merit TPO protection
Water/Wetland	Site is entirely within floodzone of River Nidd which forms the southern boundary; 3 fish ponds plus hatcheries on site
Slope and Aspect	Relatively flat, site lies beneath the road level
Buildings and Structures	Modern fishfarm buildings
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 11 Nidderdale Valley • “Encourage diversification of management of improved grasslands to improve habitat diversity…” • “Maintain individual tree cover for the long term by promoting the planting of native field boundary trees…”
Connectivity/Corridors	The site lies within the strategically important green infrastructure corridor of the River Nidd
GI/SUDS Opportunities (for biodiversity)	Retain trees along the River Nidd and on site; enhance flood-plain habitats
Protected Species	Site may support Riparian species such as otter and kingfisher; trees may suport bats, nesting birds
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely along the River Nidd
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	Integrety of floodplain is important to the ecology of the Nidd catchment. Small amount of development may be acceptable but this would not sustainably meet housing density targets, given requirement for compensatory habitat restoration.

Settlement: Low Laithe

Site: LL1 (Low Laithe Trout Farm, Low Laithe)	
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 wholly within flood zone 2/3. We have received past reports of flooding in this area. Consequently, I would not recommend this site is suitable for residential development
Conclusion	
Will it maintain and where possible improve surface water and groundwater quality?	

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

Settlement: Low Laithe

Site: LL2 (Benson Field, Low Laithe)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the north end of Low laithe west of the B6165. LCA11: Nidderdale Valley (Pateley Bridge to Summerbridge).
Landscape description	Area description: Broad well wooded valley of the River Nidd. Built form generally concentrated in valley bottom and on lower slopes. Views filtered by woodland and trees in valley bottom which is overlooked from the higher slopes of the valley sides. Site descriptiion: Site comprises a small grass field south of Fell Beck, A tributary of the Nidd. The field has undulating landform rising the the south.
Existing urban edge	Site is in a rural location outside the village. The southern boundary comprises a well maintained ornamental hedge on the boundary of a garden at the village edge.
Trees and hedges	Trees on northern boundary with Fell beck and on west boundary.
Landscape and Green Belt designations	Nidderdale AONB Open Countryside Public Right of way along Fell Beck to the north.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The valley landscape is sensitive to development that would extend builtform and require changes in landform resulting in an impact on the character of the river corridor that is one of the key characterisitics of the AONB.
Visual Sensitivity	Prominent site seen on the approach to the village with views of the site across the valley.
Anticipated landscape effects	Loss of field on the valley side that contributes to the key characterisitics of the AONB.
Potential for mitigation and opportunities for enhancement	Mitigation would require significant areas to be given over to green infrastructure particularly along Fell beck and the lowering of builtform density.
Likely level of landscape effects	Large scale adverse due to the sensitivity of the location and the uncharacterisitic nature of the high density development proposed.
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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape of the Nidderdale AONB has very limited capacity to accept new development partlcularly where it does not relate to existing built form.

Settlement: Low Laithe

Site: LL2 (Benson Field, Low Laithe)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Knox Hall, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Former Knox Mill (now known as Knox Manor).
Commentary on heritage assets.	Knox Hall was probably built for the mill owner. It is a nineteenth century house of unusual design; there are semi-circular wings with conical roofs to the southwest front. The house overlooks the northern part of the site. Knox Mill has been converted into residential use, some alterations carried out were detrimental to its appearance, but none the less, it is a building of some significance. Development of the northern part of the site would impact on the setting of these heritage assets.
Topography and views	The site sits just above the floor of the Nidd valley, land falls generally to the west towards the river, but the northern part of the site falls steeply to Fell Beck.
Landscape context	The site in the AONB is adjacent to the last dwelling of Low Laithe on the south side of the B6165.
Grain of surrounding development	The core of Low Laithe is southeast of the site where nineteenth century terraces are on the northeast side of the road set back behind small front gardens and facing across the river. Later twentieth century development is of detached dwellings in generous plots, including bungalows, running up to the site from the public house at the bend in the road . Knox Mill is parallel to Fell Beck, later development close to it has created a small enclave of buildings seperated from Low Laithe by a field that rises up from the road.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses with stone walls having low window ratio, and stone slate roofs. Local to the site, windows are in the main of vertical proportions and most roofs are of Welsh slate. Knox Mill, is of local materials and is three storeys in height at the lower southern end. The bungalows and other twentieth century houses south of the site are not locally distinctive.
Features on site, and land use or features off site having immediate impact.	An area of the site alongside the beck is in its flood zone. The area of the south a little further back is steeply sloping down to the beck. There are trees alongside the beck and southwest of the site is an area of woodland.

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	Very low density development in the southeast part of the site would not harm heritage assets or the settlement pattern, if set back from the main road and have long rear gardens similar to the adjacent dwellings. Development of the whole site would cause some harm to the setting of heritage assets, but the main impact would be on local distinctiveness, because of the topography and because backland development at the rear of the site would not reflect local grain.

Settlement: Low Laithe

Site: LL2 (Benson Field, Low Laithe)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	North Pennine Moors SAC/SPA approx. 2km to the west
Sites of Special Scientific Interest (SSSI)	Brimham Rocks within 2km to NE
SSSI Risk Zone	Natural England require consultation on any residential developments with a total net gain in residential units
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Flowing water (River Nidd)
Phase 1 Survey Target Notes	None
Sward	Species-rich semi-imporved grassland (P1HS)
Trees and Hedges	Woodland and trees form western and southern boundaries
Presence of Trees that Merit TPO	Belts of woodland and mature trees on site are likely to merit TPO protection
Water/Wetland	Fell Beck forms western boundary; lower land within site to west is within floodplain.River Nidd bounds adjacent field to south
Slope and Aspect	The centre of the site forms a low hillock which slopes down steeply towards the beck in the north
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 11 Nidderdale Valley • “Encourage diversification of management of improved grasslands to improve habitat diversity…” • “Maintain individual tree cover for the long term by promoting the planting of native field boundary trees…”
Connectivity/Corridors	The site lies within the strategically important green infrastructure corridor of the River Nidd which is linked by the wooded corridor of Fell Beck to the uplands to the north and east
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the species-rich grassland and adjacent woodland belts.
Protected Species	Site may support Riparian species such as otter and kingfisher; trees may suport bats, nesting birds
BAP Priority Species	Not known
Invasive Species	Himalayan balsam likely along the River Nidd
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 would be detrimental to this site, which lies within the strategically important green infrastructure corridor of the River Nidd and comprises species-rich semi-improved grassand set within a well wooded landscape,

Settlement: Low Laithe

Site: LL2 (Benson Field, Low Laithe)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the majority of the proposed site is located within flood zone 1. However, a section of the site towards the north western boundary is located in flood zones 2/3. I recommend that this area of the site remains undeveloped. We are 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. 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 potentially high water table. However, any developer would be expected to submit a detailed feasibility study showing the use of SuDS 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.

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: Lower Dunsforth

Site: LD1 (Greenfield Farm, Lower Dunsforth)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated at Greenfield Farm Lower Dunsforth LCA88: Lower Dunsforth
Landscape description	Area description: This small scale landscape is situated around the village of Lower Dunsforth within a broad meander of the River Ure to the south east of Boroughbridge. Field pattern is diverse with small linear fields of early enclosure stretching between the village and the River Ure in stark contrast to the grid like pattern to rectangular fields eleswhere. Lower Dunsforth is well treed and together with local built form, creates an intimate village setting Site description:The site comprises the farmstead, excluding the farmhouse, of Greenfield Farm containing a number of farmbuildings and areas of hardstanding off the main street of the village. The majority of the buildings are low buildings of pre-fabricated construction, though there are some traditional buildings within the site. Built form extends beyond the site to the south. To the east of the buildings is a small area of fenced paddock.The site is flat an elevaton of about12mAOD. A PRoW is routed through pasture land to the west of the site.
Existing urban edge	Farmhouse to the north fronting onto to the village mains street with residential properties acrosss the road and to the west of the site
Trees and hedges	There are no trees of hedgerows wthin the site
Landscape and Green Belt designations	Open countryside R11: Righs of Way
Description of proposal for the site	Residentail (assume 30+ dwellings per ha)
Physical Sensitivity	This brownfield site is considered to be of medium sensitivity as the landscape has some existing reference to the type of development being proposed. The condition of the landscape is fair with the site having a moderate level of tranquility
Visual Sensitivity	Views are heavily filtered within the surrounding flat landscape by intervening vegetation. Near distance views would however be encounterd from the PRoW to the west
Anticipated landscape effects	Redevelopment of built form and loss of small paddock area
Potential for mitigation and opportunities for enhancement	Opportunity to improve the urban edge assuming development proposals are sympathetic to retention of traditonal buildings on site where appropiate
Likely level of landscape effects	Small scale adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	Limited number of sensitive landscape features within the site. However the site extends into open countryside to the south east of the village with potential impacts on setting. Some capacity for the landscape to accept development of the site assumiing that woodland screening mitigation is put in place

Settlement: Lower Dunsforth

Site: LD1 (Greenfield Farm, Lower Dunsforth)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Church of St. Mary (grade II listed). The Old Vicarage and stables (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Greenfield Farmhouse and farm buildings.
Commentary on heritage assets.	The site is located in the wider setting of the church and Old Vicarage, both of which are located on the north side of the village road, positioned in large, spacious grounds. Greenfield Farmhouse (brick, slate roof, gable facing road, altered windows, flat roofed extension to rear) is located adjacent to the site at what would its probable entrance. Traditional farm buildings are located within the site (not inspected). The site directly affects the setting of these buildings and potentitally the fabric farm buildings themselves.
Topography and views	Relatively flat site. Views across site looking towards Greenfield Farm on entering village from the south / south west (tall hedge restricts views in places). Views into site from the road (farm buildings visible).
Landscape context	Relatively flat / gently undulating countryside of farmland with fields enclosed by hedgerows / trees.
Grain of surrounding development	Settlement has development along the road, which is U-shaped through the village. Buildings tend to be set well back from the road, with several farmsteads set well back with ranges of buildings (old and new) present. Newer dwellings tend to be set closer to the road but still with good sized front gardens. Some bungalows. Quite wide verge with trees line the road. Greenfield Farmhouse itself is a little unusual in being positioned so close to the road (gable facing the road).
Local building design	Farmhouses and associated farm buildings. Several traditional dwellings and newer infill. Mostly brick with pantile or slate roofs. Church is stone.
Features on site, and land use or features off site having immediate impact.	The site comprises the farmstead (not including the farmhouse) of Greenfield Farm and also a section of the adjoining field / paddock to its east side (post and rail fence to boundary). Entrance to site from the village road. Traditional and modern farm buildings present in a group to the western 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 harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The principle of conversion of the farmstead to housing is acceptable in principle, if all other planning matters are satisfied. However, the principle is only acceptable if development is designed to take account of factors such as the following (and does not consist of standard development to standard house types, densities and layout): - Development should not take place beyond the existing extent of the farmstead (to the east of the site). - Any traditional buildings present to be retained and converted. - The setting and space around the farmhouse to be considered. - Buildings to be reflective / appropriate to the character of a former farmstead (in terms of scale, design and layout). - Consideration given to the desirability of maintaining the east part of the site as undeveloped land.

Settlement: Lower Dunsforth

Site: LD1 (Greenfield Farm, Lower Dunsforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Upper Dunsforth Carrs 1.7 km to south.
SSSI Risk Zone	Natural England require consultation on "residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture, hardstanding.
Trees and Hedges	Boundary trees to farmhouse garden, short hedge to rear of barns.
Presence of Trees that Merit TPO	Mature bondary trees may merit TPO protection.
Water/Wetland	Ditch to road frontage, the site falls within the floodzone of the River Ure.
Slope and Aspect	Flat.
Buildings and Structures	Farm buildings including brick and slates roofed barns as well as modern and sheet-roofed buildings.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 88 Lower Dunsforth
Connectivity/Corridors	The site is situated within the broad floodzone of the lower river ure, within the network of small field surrounding the village. Hedgerows and ditches provide connectivity through this landscape.
GI/SUDS Opportunities (for biodiversity)	Opportunities should be sought (e.g. through bat and swift bricks and bird boxes) to integrate biodiversity into any redevelopment of the site.
Protected Species	Bats and nesting birds may utilise buildings, trees and hedgerows. Potential for barn owl.
BAP Priority Species	Potential for nesting birds such as house sparrow,tree sparrow starling and swallows.
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	Some potential for the presence of protected species, which will require an ecological survey but which should be readily capable of appropriate mitigation, Opportunities should be sought (e.g. through bat and swift bricks and bird boxes) to integrate biodiversity into any redevelopment of the site.

Settlement: Lower Dunsforth

Site: LD1 (Greenfield Farm, Lower Dunsforth)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board. Consequently, the drainage board should be consulted regarding any proposals to develop this site

Conclusion

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

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

Settlement: Lower Dunsforth

Site: LD2 (Radmoor, Lower Dunsforth)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated at Radmoor Lower Dunsforth LCA88: Lower Dunsforth
Landscape description	Area description: This small scale landscape is situated around the village of Lower Dunsforth within a broad meander of the River Ure to the south east of Boroughbridge. Field pattern is diverse with small linear fields of early enclosure stretching between the village and the River Ure in stark contrast to the grid like pattern to rectangular fields eleswhere. Lower Dunsforth is well treed and together with the built form, creates an intimate village setting Site description:The site comprises a house known as Radmoor and two fields the site is flat at an elevation of 13mAOD. To the north east of the site close to the dwelling is a large storage building / garage. There are hedges on all boundaries which also contain at intervals a number of trees. Bog Drain runs along the southern boundary of the site flowing east A public right of way crosses the site from the north to the south.
Existing urban edge	The site is remote from the edge of Lower Dunsworth situated in open countryside to the south west
Trees and hedges	hedgerows and hedgerow trees along site boundaries wiith a woodland copse adjoining the south east corner of the site.
Landscape and Green Belt designations	Open countryside R11: Righs of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of high sensitivity as the landscape has limited reference to the type of development being proposed. The condition of the landscape is fair with the site having a high level of tranquility
Visual Sensitivity	Views are filtered within the surrounding flat landscape by intervening vegetation. Near distance views would however be encounterd from the PRoW routed through the site
Anticipated landscape effects	Loss of agricultural fields in a flat landscape and introduction of built form remote from edge of the nearest settlement
Potential for mitigation and opportunities for enhancement	Diificult to mitigate adverse impacts on landscape character within a site remote from an urban setting
Likely level of landscape effects	Large scale adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

Rationale	Rating
Sensitivity Rating: High – 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	Sensitive landscape location separated from the urban with a PRoW situated adjacent to the site. Limited capacity for the landscape to accept development of the site due to openness and lack of intervening screening vegetation.

Settlement: Lower Dunsforth

Site: LD2 (Radmoor, Lower Dunsforth)

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.	Various traditional buildings are present to the north, within Lower Dunsforth.
Commentary on heritage assets.	The site will affect the wider setting of the various traditional buildings are present to the north, within Lower Dunsforth and the settlement as a whole.
Topography and views	As it is located in open countryside, the site is visible in views in context with surrounding fields and the wider landscape.
Landscape context	Relatively flat / gently undulating countryside of farmland with fields enclosed by hedgerows / trees.
Grain of surrounding development	This is an isolated location except for one dwelling which is located within the site - located in open countryside, grain is dispersed / very low density. The village (linear around a u-shaped road), is located just to the north.
Local building design	Within village - farmhouses and associated farm buildings. Several traditional dwellings and newer infill. Mostly brick with pantile or slate roofs. Church is stone.
Features on site, and land use or features off site having immediate impact.	The site comprises fields with a drain forming the south boundary (hedge and trees located on the south side of the drain). The two fields are separated by a post and rail fence. Radmoor, a modern dwelling with small scale farm buildings is located within the site, at its north west corner. Mary Lane (narrow lane with passing places) forms the east boundary (hedge, verge and some trees).

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The provision of some additional farm buildings or buildings reflecting the scale and form of farm buildings could be an appropriate means to provide employment use; however, the provision of buildings of a scale and density more akin to an urban commercial / industrial park would very likely be harmful to local character, grain and also the wider setting of heritage assets / the village as a whole. Caution is required where a variety of uses is proposed. The addition of a few houses facing onto the road could be appropriate; however, development across the whole site to standard density, scale and form would be contrary to established grain and character of the area.

Settlement: Lower Dunsforth

Site: LD2 (Radmoor, Lower Dunsforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Upper Dunsforth Carrs c. 1.2 km to south.
SSSI Risk Zone	Natural England require consultation on "residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, Arable Farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable (P1HS 1992).
Trees and Hedges	Strong external boundary hedgerows with some mature trees; (except Bog drain to the south which has a tall ruderal vegetation margin with some shrubs). Small woodland beyond SE boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPOs.
Water/Wetland	Bog drain forms the southern site boundary; site is within the floodzone of the River Ure.
Slope and Aspect	Flat.
Buildings and Structures	Radnor House is a modern brick and pantile detached dwelling with outbuildings.
Natural Area	NCA 28 Vale of York.
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 88 Lower Dunsforth
Connectivity/Corridors	Bog Drain connects to River Ure, network of hedgerows.
GI/SUDS Opportunities (for biodiversity)	Potential for small Suds wetland in assoiciation with Bog Drain.
Protected Species	Potential for bats and nesting birds to utilise mature trees, hedgerows and buildings; kingdfisher, water vole and otter may use ditch.
BAP Priority Species	May be potential for priority species of birds of arable farmland.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	The network of hedgerows and mature trees with drains forms a valuable habitat matrix in the lower River Ure corridor; any development would require full ecological survey and generous green-infrastructure to provide bioidversity enhancement, especially along Bog Drain and the site boundaries.

Settlement: Lower Dunsforth

Site: LD2 (Radmoor, Lower Dunsforth)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board. Consequently, the drainage board should be consulted regarding any proposals to develop this site

Conclusion

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

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

Settlement: Markington

Site: MK1 (Land adjacent to Brook House, Westerns Lane, Markington)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land adjacent to Brook House Westerns Lane Markington LCA49: Stainley beck Corridor
Landscape description	Area description: The wider landscape is small-scale and follows the course of Stainley Beck from Markington to Copgrove. The beck is well-wooded enclosing views that provide an intimate setting to the settlement. Site Description: The site lies to the north of Markington Beck with the access track leading to Brook House forming the site's northwestern border. The Ripon Rowel Walk is also routed along this track. Weatern Lane adjoins the site to the west. The site is wooded and gently slopes down from the north west towards the beck which flows north east
Existing urban edge	The site is bordered by open countryside to the north west, residential propertes to the west and rear gardens of properties fronting onto Main Street separated from by site by Markington Beck
Trees and hedges	Woodland and woodland scrub regeneration
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high sensitivity as the wooded site is of high value and highly susceptible to change
Visual Sensitivity	The site is heavily treed and highly visible from Westerns Lane including bridge over Markington Beck. Glimpsed views are also possible from Main Street
Anticipated landscape effects	Development of this site would result in the loss of attractive woodland on the edge to Markington Beck in a central part of the settlement .
Potential for mitigation and opportunities for enhancement	Limited opportunity for mitigation on this highly constrained site due to topography and tree cover
Likely level of landscape effects	Large adverse effects which would be difficult to mitigate
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

Rationale	Rating
Development 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 is of high sensitivity with mature woodland which would be vulnerable to development which would adversley impact on the setting of the settlement. The development would extend the built form footprint of the village alongside the Ripon Rowel Walk and remove woodland situated in a highly sensitive and prominent location

Settlement: Markington

Site: MK1 (Land adjacent to Brook House, Westerns Lane, Markington)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	St Michaels church (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	Site is within the setting of St Michaels church (GIILB), though modern housing development (Little Croft) has intruded into the setting and the site is shielded, in part by mature trees to the north west, adjacent to the site.
Commentary on heritage assets.	The Church is sited on rising ground as you leave the village to the north. The site contributes to views of the village scene looking across the stone hump bridge towards the church.
Topography and views	Generally the land falls to the south to Markington Beck. Land rises to the north. View of site from Main Street is important.
Landscape context	Undulating countryside.Some woodland blocks, especially flanking Markington Beck.
Grain of surrounding development	Residential. Linear settlement. Cottages abut the back of the pavement. Tight grain.
Local building design	Modest cottages, generally orientated with eaves rather than gable to the street and position tight up to the back of the pavement. Cobble stone, slate and painted render predominate. Later expansion generally characterised by the use of red brick, artstone and cul-de-sac layouts which do not reflect the established linear layout and form of the village.
Features on site, and land use or features off site having immediate impact.	Well treed site. Backs on to private rear gardens. Southern boundary of site borders Markington Beck and is adjacent to a stone hump bridge to the south west. Stone cottage to the north at the end of the access 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	Very constrained site. Inappropriate for development. Development would resut in loss of trees and vegetation. Narrow access lane. Density and building heights would need to reflect the constraints of the site.

Settlement: Markington

Site: MK1 (Land adjacent to Brook House, Westerns Lane, Markington)

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	Woodland groundflora
Trees and Hedges	Mature mixed woodland dominates the site
Presence of Trees that Merit TPO	Woodland likley to merit TPO
Water/Wetland	Markington Beck forms south-eastern boundary
Slope and Aspect	The land slopes downwards towards the Beck
Buildings and Structures	No significant 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… SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history".
LCA and Relevant Guidance (for biodiversity)	LCA 49 Stainley Beck Corridor “Promote woodland management and appropriate tree-planting in partnership with the Forestry Commission”. “Promote the maintenance of parkland areas and encourage replacement tree-planting to maintain parkland characteristics”
Connectivity/Corridors	Markington Beck forms an important wooded corridor through the pastoral landscape where the Pennine Dales Fringe natural area joins the Southern Magnesian Limestone
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the woodland and the beckside
Protected Species	Nesting birds and bats are likely to utilise the trees and woodland onsite. Badger may occur in the woodland. Otter and water vole may occur along the beck.
BAP Priority Species	Not known
Invasive Species	Himalayan balsam occurs along Markington 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 wooded corridor of Markington Beck makes an important contribution to biodiversity of the area and would be compromised by development of this site.

Settlement: Markington

Site: MK1 (Land adjacent to Brook House, Westerns Lane, Markington)	
Natural and Built Heritage Assessments	**Type: Land Drainage**
Land Drainage Site Assessment	
Land drainage: summary of issues.	
Conclusion	
Will it maintain and where possible improve surface water and groundwater quality?	
Rationale	Rating
Very adverse effects of additional surface water discharge on nearby watercourse where mitigation would be unlikely.	Red

Settlement: Markington

Site: MK8 (Land to the south of High Mill Farm, Markington)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land south of High Street, Mill Farm Markington LCA49: Stainley beck Corridor
Landscape description	Area description: The wider landscape is small-scale and follows the course of Stainley Beck from Markington to Copgrove. The beck is well-wooded enclosing views that provide an intimate setting to the settlement. Site Description: The site lies to the south of High Street and consists of two linear paddocks one large and one small together wiith an area of farm buildings situated to the rear of residential properties fronting onto High Street. A small paddock area forms a gap in settlement edge and access into the site from High Street The site rises to the south from the edge High Street at 82nm to 88m AOD on the site's southern boundary. Ripon Rowel Walk is situated to the south west with a further PRoW 100m to the south
Existing urban edge	The site is bordered by farm buildings and residential properties to the north east and caravan park to the south west. Open countryside extends out to the south and south east
Trees and hedges	Hedgerows and hedgerow trees define field boundaries with south east boundary of the site undefined
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high sensitivity as the small scale pattern of fields at the village edge are of high value conributing the setting of the settlement and are highly susceptible to change
Visual Sensitivity	The site is mainly screened by built form along Main Street with glimpsed views at the site access point between buildings. Views would however be likely from the Ripon Rowel Walk to the south west and PRoW to the south
Anticipated landscape effects	Devleopment of this site would result in the loss of attractive small scale pasture at the settlement edge and likely to restrict glimpsed views out from High Street
Potential for mitigation and opportunities for enhancement	Some opportunity for mitigation with woodland screening along southerm boundaries
Likely level of landscape effects	Large adverse effects
Adjacent sites/cumulative impacts/benefits	Potential cumulative adverse effects is MK2 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: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

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

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

Summary conclusion	Site is of high sensitivity consisting of small-scale paddock areas on the edge of the settlement vulnerable to development The development would be inconsistent with the linear grain of the settlement

Settlement: Markington

Site: MK8 (Land to the south of High Mill Farm, Markington)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Site of medieval village of Wallerthwaite (SAM) to the south east of the site.
Known non-designated heritage assets potentially affected by development of the site.	Historic properties fronting Main Street, tight up against the back of the pavement.
Commentary on heritage assets.	Wallerthwaite medieval village (Scheduled Ancient Monument (SAM), 1017657) Well preserved ridge and furrow, especially in its original context adjacent to village earthworks, is both an important source of information about medieval agrarian life and a distinctive contribution to the character of the landscape. The medieval village of Wallerthwaite and the remains of its field system are well preserved and retain significant archaeological deposits. The village is a good example of its type which will add greatly to our knowledge and understanding of medieval settlement in the region. There is also a Round Barrow 250m west of Wallerthwaite (SAM 1017658). The landscape in the vicinity of the site may contain further archaeology, as yet unidentified. This part of the village is characterised by modest historic cottages fronting Main Street, tight up against the back of the pavement.
Topography and views	Generally the land falls north west to Markington Beck. Land rises to the south east. View of site from Main Street is important.
Landscape context	Undulating countryside.Some woodland blocks, especially flanking Markington Beck.
Grain of surrounding development	Residential. Linear settlement. Cottages abut the back of the pavement. Tight grain.
Local building design	Modest cottages, generally orientated with eaves rather than gable to the street and position tight up to the back of the pavement. Cobble stone, slate and painted render predominate. Later expansion generally characterised by the use of red brick, artstone and cul-de-sac layouts which do not reflect the established linear layout and form of the village.
Features on site, and land use or features off site having immediate impact.	The site is accessed from the High Street. Part of the site is behind a farm building, which is behind and parallel to a row of historic cottages on High Street. The remainder of the site is open to view from the street and provides views of the field beyond the site. It is an open field with an access track to the farm buildings beyond. The farm buildings on the site are utilitarian in nature, are not attractive and not suitable for conversion. The section of open frontage contributes to the rural character of the village. Caravan site extends adjacent to and parallel with the south western boundary of the site. Village Hall on the north side of High Street opposite the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of this site would fail to reflect and respect the established linear form and layout of the village. Development on the site would be visible between historic cottages fronting the main street. Development would result in the loss of open frontage and views out to open countryside resulting in erosion of rural character of the village. Scale of site is disproportionately large. Site should not be developed; it is not acceptable for housing and should remain as an open space within the village.

Settlement: Markington

Site: MK8 (Land to the south of High Mill Farm, Markington)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in an area susceptible to high flood risk. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses including Markington Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils & the locality to the flood zone area etc. 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 Environment Agency is responsible for administering matters attaining to Main River. Markington Beck has been re-classified from Ordinary Watercourse to Main River due to past flooding issues. Consequently, the Agency should be consulted regarding any proposals to develop this site. 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: Marton cum Grafton

Site: MG1 (Yew Tree Farm, Marton)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Yew Tree Farm Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in various condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description: The site comprises four grassland fields and also includes Yew Tree Farm with various outbuildings. The fields are divided by low trimmed hedgerows and there are some large trees. The site provides an attractive rural setting to the edge of the village and gently falls from north to south with an average elevation of 60m AOD. The site also lies wholly within the Marton Cum Gafton conservation area with a low brick wall separating the site from the main street
Existing urban edge	The site forms an attractive rural edge of the settlement enabling views out from the Main Street into the wider countryside to the south. Development of the site would appear as a significant encroachment into open countryside.
Trees and hedges	Hedgerows with hedgerow trees define the site and many field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value at it is situated within the conservation area and highly susceptible to change and therefore of high sensitivity
Visual Sensitivity	The site is highly visible from the conservation area and surrounding network of roads
Anticipated landscape effects	Development of this site would result in the loss of an attractive tract of pastoral land within the conservation area which is highly visible from the south and would impact on the rural setting of the village.
Potential for mitigation and opportunities for enhancement	The site occupies land that slopes down to the south into open countryside. Plantng mitigation screening measures would be inappropriate in this instance
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG6 to the west and MG5 to the east were also 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	Site is of high sensitivity with limited reference to the type of development being proposed within a consevation area. The site is considered a major extension into the open landscape which is visually exposed and would impact on the setting of the village. The development would significantly extend the developmenf footprint of the village to the south. Appropriate layout and mitigation would be difficult to achieve meaningfull reductions in landscape and visual effects

Settlement: Marton cum Grafton

Site: MG1 (Yew Tree Farm, Marton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton Cum Grafton Conservation Area. Church of Christ Church (grade II listed). Orchard Cottage (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional farm buildings on Yew Tree Farm itself / cottage to the north east corner of the site / several traditional dwellings on the north side of Town End / cottages facing the road next to the farm / Marton Hall.
Commentary on heritage assets.	The site is located within the designated the Conservation Area and also affects the setting of the listed church and the wider setting of Orchard Cottage. Traditional farm buildings are located within Yew Tree Farm itself – farmhouse (brick and pan tile roof, possibly 18th century) and farm buildings - possible impact on the buildings themselves. The site affects the setting of the modestly scaled cottage to the north east corner of the site, mostly rendered; also, several traditional dwellings on the north side of Town End, cottages facing the road next to the farm (one detached and one pair, brick or pan tile roofs) and Marton Hall, large house (former vicarage) located in isolated position within neighbouring field.
Topography and views	The land falls southwards with Back Lane being the low point. There are views from the site to the south and southeast over the open countryside ('key views' marked in the conservation area appraisal document maps). There are a number of views important to the village from the surrounding roads across the site. The site is very prominent and there are clear views of the site from the surrounding roads and from the open countryside south of the site.
Landscape context	Rolling hills / farmland - hillsides covered with trees are an important feature in the village providing a backdrop to the buildings.
Grain of surrounding development	To the south, positioned between Town Street and Back Lane, is a housing development from the later 20th century of approximately 10 dwellings. Along Town End, on the north side, as the lane heads north eastwards, is a linear pattern of largely historic dwellings, facing onto the street, then further along the centre of Marton where three roads meet forming a triangular green (mostly developed). Yew Tree Farm is located on the south side of Town End
Local building design	Buildings in the vicinity are largely brick with pantiles, some slate, and occasional rendered building. Brick / stone walls or hedges to frontage boundaries. Two storey or lower where outbuildings / farm buildings. Cobble seen in boundary walls and farm buildings.
Features on site, and land use or features off site having immediate impact.	The site comprises fields and the farmstead of Yew Tree Farm. Existing buildings on site, some are traditional buildings that might be capable of conversion. The walls alongside the road to the west of the site and the hedges to the east and south are important boundary features (as marked in the conservation area appraisal). The site, with the exception of the area of the farmstead, is designated as important open space in the conservation area appraisal. Back Lane and Church Lane, which form the south and east boundaries to the site, are very rural in character. The hedgerows are tall and are characteristic of local field boundaries.

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	The land, as important open space, is significant to the rural character of the village and conservation area and offers important views across the site. Development of the full site would be against the existing grain and harmful to the character of the area generally. Any other then very limited development on the site would be very harmful to the character and appearance of the conservation area and also the setting of the designated and non-designated heritage assets present. There may be an opportunity to form dwellings by converting the traditional barns but anything more is problematic, for example, the possibility of inserting one or two dwellings facing onto Town End is problematic as it is desirable to keep the open outlook across the site and because there would be harm from the encroachment upon the setting of the farmhouse and farm buildings.

Settlement: Marton cum Grafton

Site: MG1 (Yew Tree Farm, Marton)

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)	Marton Carr.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable with some scrub and ruderal immediately south of the farm buildings (P1HS 1992 may now be pasture).
Trees and Hedges	Most of the individual fields are bounded by hedgerows, including some trees (especially to the SW) which should be retained as part of any development.
Presence of Trees that Merit TPO	Mature Trees on site may benefit from TPO.
Water/Wetland	A pond is shown on old maps (1890 to post-war) just to the east of the southern-most farm building which may now be a wet scrubby patch.
Slope and Aspect	Generally flat but dips down to the SW.
Buildings and Structures	The farm and outbuildings appear to be mainly single or two storey brick with pan-tile roofs and dilapidated Dutch barns.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The hedges link into the surrounding network of field and roadside hedgerows.
GI/SUDS Opportunities (for biodiversity)	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.
Protected Species	The hedges are likely to support nesting birds as will the farm buildings. The trees and farm buildings may also support bats. The site is within about 500m of a known Great Crested Newt Breeding pond at Wood Hills and close to other ponds.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	RL1126 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 is some potential for the site to support protected species but it may be possible to sensitively redevelop the site, whilst mitigating for any adverse impacts and incorprorating enhancement for bioidversity.

Settlement: Marton cum Grafton

Site: MG1 (Yew Tree Farm, Marton)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Marton cum Grafton

Site: MG2 (Land to the rear of Hill Top, Main Street, Marton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the rear of Hill Top Main Street Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale “hummocky” landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in various condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description: The site site comprises a disused grass covered reservoir located to the rear of properties frontng onto Hill Top and is elevated above surrounding ground levels at 62m AOD Access is gained by a residential cul-de-sac to the north west which serves a number of properties.The site lies within the village conservation area
Existing urban edge	Residential properties border the site to the north west with the Punch Bowl Inn and car park to the south. To the east is scrub woodland and woodland on a rising hill top landform
Trees and hedges	Scrub woodland borders the site to the east
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value as the engineered profile of the reservoir sits un-naturally in the landfrom, the site would however be highly susceptible to change and therefore of high/medium sensitivity
Visual Sensitivity	Views generally are heavily filtered by surrounding built form, topograhy and vegetationThe site is visible from the PRoW routed through the pub car park and likely to be visibe from the PRoW to the north of the properties at Hill Top.
Anticipated landscape effects	Development would result in the loss of an engineered grassed structure which sits un-naturally in the landscape
Potential for mitigation and opportunities for enhancement	hedgerow and hedgerow tree planting along all boundaries
Likely level of landscape effects	Mediium adverse effects
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/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	Site is of high sensitivity in a prominent location with all of the site within the village conservation area. Some development could be acceptable subject to removal of the reservoir structure. Landscape and visual effects could be mitigated with approprate development sensitive to the locality in association with mitigation planting

Settlement: Marton cum Grafton

Site: MG2 (Land to the rear of Hill Top, Main Street, Marton)

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	Improved grassland.
Trees and Hedges	There is a section of hedge in front of the terrrace at 1 Hill Top; mature trees in the garden of Dunelm and immediately to the east of the site.
Presence of Trees that Merit TPO	None on site but boundary trees may merit TPO protection.
Water/Wetland	None on surface.
Slope and Aspect	The land slopes down from Grafton Hill to the NE.
Buildings and Structures	Raised covered reservoir structure; the site includes no 1 of a small row of terraced brick houses.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The site links in to the wooded Grafton Hill and pond at Wood Hills.
GI/SUDS Opportunities (for biodiversity)	Retain boundary vegetation. Opportunities to incorporate bioidversity into redevelopment may include bat and bird boxes.
Protected Species	There is great crested newt breeding pond only about 300m to the east which may use elements of terrestrial habitat. Nesting birds and possibly bats may use boundary trees and hedgerows and possibly the terraced building.
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 covered reservoir is unlikely to support significant bioidviersity interest, however there is a great crested newt breeding pond only about 300m to the east and there may be elements of suitable terrestrial habitat on site. An ecological survey and appropriate mitigation may be required.

Settlement: Marton cum Grafton

Site: MG2 (Land to the rear of Hill Top, Main Street, Marton)

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.

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: Marton cum Grafton

Site: MG3 (Prospect Farm, Grafton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Prospect Farm Grafton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in varying condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description: The site comprises land at Prospect Farm, including the farmhouse and a variety of farm buildings including stables. Beyond the cluster of buildings to the north the site includes part of a pasture which slopes down to Stockfield Lane falling from 55m at the site's southern boundary along Thorny Hill Lane to 48m in the north. The site contains a further small paddock at the south eastern corner. There is a tall hedgerow and hedgrow trees defining the site's eastern boundary with occasional trees around the farm buildings and along Thorny Hill Lane. The farm frontage land contains parking and grassed areas set behind a low stone wall. The site lies within the village conservation area
Existing urban edge	Residential properties border farm building on both sides of the Thorny Hill Lane frontage with open countryside extending out from the site to the south and north
Trees and hedges	Hedgerows with hedgerow trees define the site's eastern boundary with scattered trees along Thorny Hill Lane and around farm buildings
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value as the site is situated within the conservation area with particularly the pastoral area to the north being highly susceptible to change and therefore of high/medium sensitivity
Visual Sensitivity	The open pasture to the north slopes down to the north.and is highly visible from Stockfield Lane. It is also visible from open countryside to the north (although there are no public rights of way in this area).
Anticipated landscape effects	Development would result in the loss of part of a large grassland field/ paddock area and farm buildings in a prominent location that provide an attractive setting to the village. The village is characterised by the well-treed edges and open fields.
Potential for mitigation and opportunities for enhancement	The site comprises pastoral areas and built form and visible from the public highway. Retention of all existing hedgerows and trees are critical. The grassland field to the north would be difficult to screen due to their exposed location situated on a crest line
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG4 to the east was 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: 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	Site is of high sensitivity in a prominent location with all of the site within the village conservation area. The site is considered to be inappropriate for development and would impact on the setting of the village. The development would extend the footprint of the village into open countryside to the north within an area of sloping pasture. Significant reductions in landscape and visual effects would be difficult to achieve.

Settlement: Marton cum Grafton

Site: MG3 (Prospect Farm, Grafton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton cum Grafton Conservation Area. Prospect Farmhouse (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Small former farmstead and other cottages located in vicinity of Prospect Farmhouse.
Commentary on heritage assets.	The site is located within the conservation area and therefore impact on its character and appearance is a relevant consideration. Prospect Farmhouse is located immediately to the south of the site (brick / pantiles with stone slate at eaves /sash windows) – the site is part of Prospect Farm. On the site are several farm buildings, brick with pan tiles (not inspected), which have significance due to the association with the listed farmhouse. Consideration should be given to whether any would be considered as curtilage listed. There are also other traditional buildings in this area including a small, former farmstead and other cottages. The setting of all of these heritage assets may be affected by development of the site – further, the buildings on the site themselves may be affected.
Topography and views	The site falls to the north and hence the large agricultural buildings, which are set at a lower level and some behind trees, nestle well into the site.
Landscape context	Gentle, rolling hills. Fields are modest in size and there are hedgerows to most boundaries.
Grain of surrounding development	Houses developed alongside the lanes and the only buildings set behind others were the agricultural buildings of the farmsteads. Most buildings are detached, but there are a few small rows of cottages in the village. Near the site, various 20th century developments are contrary to this traditional grain, these include Springbank, a cul-de-sac.
Local building design	Houses and farm buildings of the village are predominantly of brick with pantiled roofs. They are two storey and simple in form. Some evidence of slate roofs and occasionally render.
Features on site, and land use or features off site having immediate impact.	The site is part of the farmstead with both historic and more recent buildings. The south east corner of site (fronting lane) appears to form garden of farmhouse. Brick / cobble wall to Thorney Hill Lane (with existing vehicular entrances) – marked as important boundary on conservation area appraisal map. A few trees within the site are marked as landmark trees in appraisal maps. A track runs through the site, north-south on the east side.

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 location of the farmstead in the village contributes significantly to the rural character of the conservation area. Some of the historic farm buildings on the site are likely to be capable of conversion. If the farm is now redundant, conversion of the heritage assets would be beneficial in order to ensure their retention. Introduction of a standard form and density of housing would be harmful in this location; however, new buildings would be possible if these are of form / massing that is appropriate to the farmstead setting and which also maintain a sense of openness and rural character. It is important that the setting of the farmhouse is respected through limiting new development close to it (e.g. garden area to left hand side left undeveloped) and ability to read the presence of the farm house in its context. Possible new frontage dwelling would be appropriate adjacent to existing at south west corner.

Settlement: Marton cum Grafton

Site: MG3 (Prospect Farm, Grafton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Species poor (white) semi-improved pasture.
Trees and Hedges	There is a row of trees to the east of the main site. Some trees around the farm buildings. The hedgerows along Stockfield Lane appear scrappy.
Presence of Trees that Merit TPO	Existing trees and hedges on site should be retained.
Water/Wetland	None.
Slope and Aspect	Relatively flat.
Buildings and Structures	Prospect Farm, including the farmhouse and a variety of farm buildings including brick with pan-tile roofed, as well as less substantial wooden sheds with sheet roofs.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The treed hedgerows link to the rich network of hedges and small woods and gardens centred on Grafton. The row of trees on the eastern boundary connects with wooded areas on former gravel pits. There would be the opportunity to create a new hedge to the northern boundary of the site.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the trees and hedgerows and potential to restore wildflower meadows beneath the trees.
Protected Species	The trees, hedgerows and buildings may support nesting birds and foraging and roostiing bats. The site is within 400m of a known great crested newt breeding pond, so the site is within range as potential terrestrial habitat for GCN.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	RL1111 (part of) 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 is the potential presence of protected species but the site could probably be sensitively redeveloped to incorporate existing vegetation and habitat enhancements to improve connectivity e.g. along the northern site boundary. Full ecological surveys required.

Settlement: Marton cum Grafton

Site: MG3 (Prospect Farm, Grafton)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Marton cum Grafton

Site: MG4 (Land south of Stockfield Lane, Grafton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	land south of Stockfield Lane Grafton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in varying condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description: The site comprises two small-scale fields at the village edge consisting of open grassland with low hedgerow boundaries. There are tall trees in the hedgerows that contribute to the area's well-wooded appearance. There is a small rectangular area of domestic garden in the central part of the site (excluded from site area), which detracts from the rural character of the fields. The site lies within the village conservation area
Existing urban edge	The site is separated from the village edge by intervening woodland and tall trees. The eastern most field in particular appears rural in character and very much part of the open countryside.
Trees and hedges	Hedgerows with hedgerow trees define the site and field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value as part of the site is situated within the conservation area and highly susceptible to change and therefore of high/medium sensitivity
Visual Sensitivity	The fields slope towards the north and tilts away from the village edge. The site is highly visible from Stockfield Lane and Thorny Hill Lane and is also visible from open countryside to the north (although there are no public rights of way in this area).
Anticipated landscape effects	Development would result in the loss of two grassland fields that provide an attractive setting to the village. The setting of the villages on higher ground in this area is characterised by the well-treed edges and open fields, these landscape feature should be protected.
Potential for mitigation and opportunities for enhancement	The site comprises open fields that are highly visible from the public highway. Retention of all existing hedgerows are critical for mitigation. The field to the far east would be difficult to screen due to its exposed location on approach to the village.
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG3 to the west was also developed

Conclusion

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

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

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

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

Summary conclusion	Site is of high sensitivity with limited reference to the type of development being proposed with all of the site withint he village conservation area. The site is considered an inappropriate extension into the open landscape which is visually exposed and would impact on the setting of the village. The development would extend the footprint of the village into open countryside to the north east. Meaningful reductions in landscape and visual effects would be difficult to achieve. However development of the western most field would be less harmful than the east

Settlement: Marton cum Grafton

Site: MG4 (Land south of Stockfield Lane, Grafton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton cum Grafton Conservation Area. Prospect Farmhouse (grade II).
Known non-designated heritage assets potentially affected by development of the site.	Small farmstead and other cottages located in vicinity of Prospect Farmhouse.
Commentary on heritage assets.	The site is located within the conservation area and therefore impact on its character and appearance is a relevant consideration. Prospect Farmhouse is located further to the south west, along with a former, small farmstead and other cottages. The site is located within their wider setting.
Topography and views	The land falls to the north and there are extensive views over the open countryside to the north of the village. The east part is designated as important open space in the conservation area appraisal. A key view is marked on the conservation area appraisal maps looking north east wards over site, out to countryside beyond. Also, south of Town Street is the open public space of Grafton Hills and views are possible from the path there, looking northwards towards the site.
Landscape context	Gentle, rolling hills. The immediate area has a distinctly “hummocky” landform. Fields are modest in size and there are hedgerows to most boundaries.
Grain of surrounding development	Houses were developed alongside the lanes and the only buildings set behind others were the agricultural buildings of the farmsteads. Most buildings are detached, but there are a few small rows of cottages in the village. Near the site, various 20th century developments are contrary to this traditional grain, these include Springbank, a cul-de-sac.
Local building design	Houses and farm buildings of the village are predominantly of brick with pantiled roofs. They are two storey and simple in form. Some evidence of slate roofs and occasionally render. However the majority of dwellings immediately adjacent to the site do not reflect the vernacular.
Features on site, and land use or features off site having immediate impact.	Site comprises two areas of land - site plan unusual as almost split in two by a separate parcel of land. That to east, an open grassed paddock area with loose boundary form to roads (but road boundaries are noted as significant hedgerows in the conservation area appraisal maps). That to west (paddock), is more enclosed, with trees along boundaries and nestled behind dwellings. Several trees along Stockfield Lane and Thorney Hill Lane are marked as landmark trees in the appraisal maps.

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	The site lies beyond the built confines of the village and is adjacent to Thorny Hill Lane and Stockfield Lane (to the north), both rural lanes that contribute strongly to the character of the conservation area. The land falls to the north and there are views over the eastern part of the site to the open countryside that are noted as key views in the conservation area appraisal. The east part of the site is very detached from the built form of the village and development here would be detrimental to the character of the area and would prevent any key views from Thorny Hill Lane. The west part is not noted as important open space and due to its position, could accommodate a single dwelling of modest, locally distinctive form, though consideration would need to be made of setting a precedent for more development on this sensitive north edge of the conservation area.

Settlement: Marton cum Grafton

Site: MG4 (Land south of Stockfield Lane, Grafton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Species-poor semi-improved pasture to east, western part not assessed (P1HS 1992). Both fields appear to be intensively grazed horse pasture.
Trees and Hedges	Both sides of the site are enclosed by tall hedgerows with mature boundary trees.
Presence of Trees that Merit TPO	Significant trees along the lanes and bounding the site are very likely to merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	The eastern part of the site slopes downhill from west to east; the western side slopes downhill from south to north.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The treed hedgerows link to the rich network of hedges and small woods and gardens centred on Grafton
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the trees and hedgerows and potential to restore wildflower meadows.beneath the trees.
Protected Species	Nesting birds and bats likley to be associated with hedgerows and trees.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	RL87 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 boundary trees and hedgerows are the most significant feature of the site and should be protected, retained and given ample space and enhanced with native planting, Sward requires detailed assessment as part of full ecological survey but there may be opportunites to restore wildlflower meadows beneath the trees.

Settlement: Marton cum Grafton

Site: MG4 (Land south of Stockfield Lane, Grafton)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils & the sloping nature of the site. However, any potential developer would be expected to submit a detailed feasibility of SuDS 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.

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: Marton cum Grafton

Site: MG5 (Land east of Reas Lane, Marton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land east of Reas Lane Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in varying condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description: The site comprises of a small pastoral field and part of a large arable field situated to the south of the village primary school. The smaller pastoral field is included in the Marton Cum Gafton conservation area. Hedgerows with occasional hedgereow trees define site and field boundaries with the exception of the part arable field boundary to the south east. The site gently falls from north to south alongside Reas Lane from 60m to 50m AOD
Existing urban edge	The site forms an attractive rural edge of the settlement . Development of the site would appear as a significant encroachment into open countryside.
Trees and hedges	Hedgerows with hedgerow trees define the site and most field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value as part of the site is situated within the conservation area and highly susceptible to change and therefore of high sensitivity
Visual Sensitivity	The site is highly visible from the conservation area and surrounding network of roads
Anticipated landscape effects	Development of this site would result in the loss of attractive farmland part of which is within the conservation area which is highly visible from the south and would impact on the rural setting of the village.
Potential for mitigation and opportunities for enhancement	The site occupies land that slopes down to the south into open countryside. Plantng mitigation screening measures would be inappropriate in this instance
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG1 to the west was also developed

Conclusion

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

Rationale	Rating
Sensitivity Rating: 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	Site is of high sensitivity with limited reference to the type of development being proposed with part of the site within a conservation area. The site is considered a major extension into the open landscape which is visually exposed and would impact on the setting of the village. The development would significantly extend the development footprint of the village to the south. Appropriate layout and mitigation would be difficult to achieve meaningful reductions in adverse landscape and visual effects

Settlement: Marton cum Grafton

Site: MG5 (Land east of Reas Lane, Marton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton cum Grafton Conservation Area. Christ Church (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	School building. Marton Hall.
Commentary on heritage assets.	The site is both within and outside the conservation Area and therefore both its character and appearance and its setting are relevant considerations. The listed church is located further to the west but the site can be said to be located within its setting. The school building is located to the north of the site - brick with stone dressings, decorative barge boards to dormers, slate roof. Marton Hall, a Victorian brick former vicarage, is located to the south of the church. The site can be said to be located within their setting.
Topography and views	Key views across site, as marked in conservation area appraisal. Long ranging views looking east / south east - possible to see York Minster in distance. Part of rural setting, on the edge of village. Undulating ground levels - significant drop from road and then rises again. Drop also from school, down to south. Views approaching and exiting village with fields forming part of rural setting.
Landscape context	Rural lanes on approach to village, fields with hedge boundaries, hillsides covered with trees.
Grain of surrounding development	Site is located on the edge of the southern part of the village (Marton). This is nucleated around a small, triangular green (mostly developed), with some linear development extending from it (i.e. along Town End). Buildings that are set behind frontage buildings to the road tend to be either traditional farm buildings / outbuildings, or more recent / c20 closes.
Local building design	Buildings in the vicinity are largely brick with pantiles, some slate, and occasional rendered building. Brick / stone walls or hedges to frontage boundaries. Two storey or lower where outbuildings / farm buildings. Cobble seen in boundary walls and farm buildings. Some rows also. Examples of bungalows and unusual types, e.g. one and a half storey, timber clad dwellings on Reas Lane.
Features on site, and land use or features off site having immediate impact.	Field on edge of village, hedge and verge to road, hedge and fence to school side, access track into site to south of paddock adjacent to school, post and wire fence to the east, hedge and fence to the south. Conservation Area appraisal maps mark the whole boundary of the larger field to the south as a significant. Significant trees marked on map, two on boundary to school and one on boundary to south field.

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	Land contributes greatly to the rural setting of the village and conservation area. Introduction of development here would harm that setting. Views would be compromised. Undulating ground levels would make development problematic.

Settlement: Marton cum Grafton

Site: MG5 (Land east of Reas Lane, Marton)

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)	Marton Carr about 600m to SW.
BAP Priority Habitats	Hedgerows, Lowland Meadow (meadow saxifrage is indicator species of ancient grassland),
Phase 1 Survey Target Notes	SE46 SW TN13 - field noted for meadow saxifrage
Sward	Species-rich semi-improved grassland (P1HS 1992) for northern pasture; southern field improved pasture.
Trees and Hedges	Hedges bound the northern paddock, becoming trees on eastern embankment and roadside of southern arable field.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	The land dips down eastwards towards a 'dry valley' in the centre of the field before rising again to the west.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland: • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”. • “Research the importance of hedgerows using the Hedgerow Regulations criteria”.
Connectivity/Corridors	The hedges link in to the surrounding intimate field system around the two villages forming a valuable network for wildlife.
GI/SUDS Opportunities (for biodiversity)	Retain trees and hedgerows and the northern meadow and manage it to retain meadow saxifrage and support a diverse sward.
Protected Species	Nesting birds and foraging bats are likley to utilise the boundary trees. Great Crested Newt breeding pond at Wood Hills 220m to NW.
BAP Priority Species	Meadow saxifrage recorded in the northern meadow.
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	A notable plant species indicative of ancient grasslands recorded from the northern paddock; hedges and rough grassland likely to provide terrestrial habitat for great crested newt. Development may be acceptable on southern field in association with management of northern pasture to enhance bioidversity.

Settlement: Marton cum Grafton

Site: MG5 (Land east of Reas Lane, Marton)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Marton cum Grafton

Site: MG6 (Land north of Braimber Lane, Marton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land north of Braimber Lane Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in varying condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description:The site comprises an irregular shaped rough grassland field together with a narrow rectangular area of rough grassland at the western edge of the village. The site is generally flat at an average elevation of 55mAOD.. There is a rectangular area of woodland along the west boundary bordering Braimber Road. This woodland provides screening and enclosure to the site from the west. There is also an attractive circular pond in the south east corner with various wetland bird species including ducks nesting in the peripheral areas of the pond. The site lies to the west of the Marton Cum Gafton Conservation Area
Existing urban edge	The site forms an attractive rural edge to the settlement. Development of the site would have a detrimental effect on the setting of the village particulary when entering the village from the west
Trees and hedges	Hedgerows with hedgerow trees define the site and field boundaries.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value as it is includes an established wetland area situated on the boundary of the conservation area and highly susceptible to change. Site is therefore considered of high sensitivity
Visual Sensitivity	The site is highly visible from the conservation area and village main street to the south
Anticipated landscape effects	Development of this site would result in the loss of attractive tract of pastoral land on the edge of the conservation area which is highly visible when entering the village with built form seen as a backcloth on an elevated landform
Potential for mitigation and opportunities for enhancement	The site occupies land that is low lying within the foreground of the village conservation area. Planting mitigation screening measures would be inappropriate in this instance
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG1 to the east was 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 existing woodland or trees.	Light Green

Summary conclusion	Site is of high sensitivity with limited reference to the type of development being proposed and lies adjacent to a consevation area. The site is considered a major extension into the open landscape which is visually exposed and would impact on the setting of the village. The development would significantly extend the development footprint of the village to the west. Mitigation would be difficult to achieve meaningful reductions in landscape and visual effects

Settlement: Marton cum Grafton

Site: MG6 (Land north of Braimber Lane, Marton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton cum Grafton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Various traditional buildings located along north side of the lane.
Commentary on heritage assets.	The site adjoins the south western corner of Marton cum Grafton conservation area and is therefore located directly within its setting. Various traditional cottages / houses are located along the north side the lane (simple, brick houses with pan tile or slate roofs).
Topography and views	The land falls away to the south. Views from the site to the north and east over open countryside. The site is very prominently located and there are clear views of the site from the adjacent roads and from the open countryside, particularly from the footpath north of the site to Limebar Bank Road. Key views are set out in the conservation area appraisal maps.
Landscape context	Rural lanes on approach to village, fields with hedge boundaries, hillsides covered with trees.
Grain of surrounding development	On the opposite side of the lane, to the south, positioned between Town Street and Back Lane, is a housing development from the later 20th century of approximately 10 dwellings (contrary to traditional grain). Further along Town Street, on the north side, as the lane heads north eastwards, are a linear pattern of largely historic dwellings (but some new added in gaps), facing onto the street, then further along the centre of Marton where three roads meet forming a triangular green.
Local building design	Buildings in the vicinity are largely brick with pantiles, some slate, and occasional rendered building. Brick / stone walls or hedges to frontage boundaries. Two storey or lower where outbuildings / farm buildings. Cobble seen in boundary walls and farm buildings.
Features on site, and land use or features off site having immediate impact.	The area of land is situated to the north of Town End, one of the three lanes into Marton cum Grafton from the south, from Back Lane. It comprises two paddocks and an area of woodland. There is also a pond within the site. A hedgerow and grass verge form the boundary to the lane.

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to 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	Even if efforts are made to retain landscape features such as the band of woodland and the pond, this would not mitigate the detrimental impact that full development of the site would have in this location; the character and appearance of this attractive, rural field would be completely changed, to the detriment of the countryside setting of the conservation area; wider landscape impact also to be taken into account; the location of such a development is against the existing grain, where apart from the anomaly of the Orchards, it is characterised by the tailing off of the extent of development, from the core of Marton, with the linear pattern of the dwellings facing onto the lane. Linear development along the lane may be possible but it would have to be very low density in order to maintain the rural character and maintain views of the countryside beyond.

Settlement: Marton cum Grafton

Site: MG6 (Land north of Braimber Lane, Marton)

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)	Marton Carr about 600m to SW.
BAP Priority Habitats	Hedgerows, Pond, Woodland.
Phase 1 Survey Target Notes	SE46SW TN12 Marton Pond “An established pond with an interesting marginal flora including the invasive …Crassula helmsii” (P1HS 1992) & Ecological survey 2014 BJ Collins (full report not seen).
Sward	Semi-Improved grassland (white, species-poor) around pond 1992. Requires update.
Trees and Hedges	Hedges surround the site, containing one or two mature trees. There is a woodland belt in the south west of the site. Trees and hedges should be retained.
Presence of Trees that Merit TPO	None.
Water/Wetland	There is a pond on site (shown in first ed. OS maps). See TN above .
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area”
Connectivity/Corridors	The hedges link in to the surrounding intimate field system around the two villages forming a valuable network for wildlife.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to enhance the pond as part of a limited developmet scheme (or more radically, in order to facilitate eradication of Crassula, it may be acceptable to re-locate the pond nearby on site).
Protected Species	Nesting bird and roosting bat opportunites noted on site. Great crested newts not detected on site although there is a GCN breeding pond 700m to NW.
BAP Priority Species	None known.
Invasive Species	Crassula helmsii and Himalayan Balsam present.
Notes	RL61 2010 (amber) and RL61a (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
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	The pond, hedges and woodland and possibly the sward are all valuable features for bioidversity and their integrity may be disrupted by inappropriate development. It may be possible that a limited amount of development need not be damaging in association with enhancment of the above site features. However, retention of the ecological value of the site would impact on the housing density that could be achieved across the site as a whole.

Settlement: Marton cum Grafton

Site: MG6 (Land north of Braimber Lane, Marton)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Marton cum Grafton

Site: MG7 (Land north of Braimber Lane (smaller site), Marton cum Grafton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land north of Braimber Lane (smaller site) Marton LCA90: Marton Cum Grafton Undulating Farmland
Landscape description	Area description:The wider landscape comprises a distinct small-scale "hummocky" landform that sits within broader flatter areas. Land management is diverse with a harmonious mix of fields bound by hedgerows in varying condition. There are few notable woodland blocks in the area but there are many clumps of trees around the villages and numerous hedgerow trees. Site Description:The site comprises of part of an irregular shaped rough grassland field at the western edge of the village. This part-field occupies the frontage land alongside the northern edge of the village main street. The site is generally flat at an average elevation of 55mAOD.. There is a rectangular area of woodland forming the western boundary of the site bordering Braimber Lane. This woodland provides screening and enclosure to views of site from the west. There is also a circular pond at the eastern end of the site accommodating various wetland bird species including ducks nesting in the peripheral areas of the pond. The site lies to the west of the Marton Cum Gafton Conservation Area
Existing urban edge	The site forms an attractive rural edge to the settlement. Development of the site would have a detrimental affect on the setting of the village particulary when entering the settlement from the west
Trees and hedges	Hedgerow with occasional hedgerow trees define the site's roadside frontage and boundary with existing development to the east . A woodland copse borders the site to the west.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of high value as it is situated on the boundary of the conservation area and highly susceptible to change and therefore of high sensitivity
Visual Sensitivity	The site is highly visible from the conservation area and village main street to the south
Anticipated landscape effects	Development of this site would result in the loss of an attractive tract of pastoral land on the edge of the conservation area which is highly visible when entering the village with built form seen as a backcloth on an elevated landform
Potential for mitigation and opportunities for enhancement	The site occupies land that is low lying within the foreground of the village conservation area. Planting mitigation screening measures would be inappropriate in this instance
Likely level of landscape effects	Large adverse effects which would be difficult to effectively mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if MG1 to the east was 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 existing woodland or trees.	Light Green

Summary conclusion	Site is considered of high value situated adjacent to a conservation area and highly susceptible to change with existing on-site wetland habitats vulnerable to development. The development would extend built form to the west of the village. Due to the narrow site footprint along the road frontage, the nature and grain of the proposed development would be appropriate and in keeping with village built form.

Settlement: Marton cum Grafton

Site: MG7 (Land north of Braimber Lane (smaller site), Marton cum Grafton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Marton cum Grafton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Various traditional buildings located along north side of the lane.
Commentary on heritage assets.	The site adjoins the south western corner of Marton cum Grafton conservation area and is therefore located directly within its setting. Various traditional cottages / houses are located along the north side the lane (simple, brick houses with pan tile or slate roofs).
Topography and views	The land falls away to the south. Views from the site to the north and east over open countryside. The site is very prominently located and there are clear views of the site from the adjacent roads and from the open countryside, particularly from the footpath north of the site to Limebar Bank Road. Key views are set out in the conservation area appraisal maps.
Landscape context	Rural lanes on approach to village, fields with hedge boundaries, hillsides covered with trees.
Grain of surrounding development	On the opposite side of the lane, to the south, positioned between Town Street and Back Lane, is a housing development from the later 20th century of approximately 10 dwellings (contrary to traditional grain). Further along Town Street, on the north side, as the lane heads north eastwards, are a linear pattern of largely historic dwellings (but some new added in gaps), facing onto the street, then further along the centre of Marton where three roads meet forming a triangular green.
Local building design	Buildings in the vicinity are largely brick with pantiles, some slate, and occasional rendered building. Brick / stone walls or hedges to frontage boundaries. Two storey or lower where outbuildings / farm buildings. Cobble seen in boundary walls and farm buildings.
Features on site, and land use or features off site having immediate impact.	The site is a smaller part of site MG6 which comprises two paddocks, an area of woodland and a pond. This smaller site is an area of land within the paddock fronting onto the lane, excluding the woodland to the west, but which including the pond located at the east end of the site. A hedgerow and grass verge form the boundary to the lane. No boundary to the northern edge. Dwellings located to the east of the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the whole site to standard form and density would be contrary to grain and be harmful to the character of the area and setting of the conservation area. Harm would be reduced by avoiding development on / in close proximity of the pond so that house and keeping a linear form with single dwellings fronting the road (as per existing grain on the north side of the road). Spacing and positioning of dwellings should reflect that of those existing houses and hence dwelling numbers will be low. Density / spacing of dwellings should allow for provision of views to the countryside beyond.

Settlement: Marton cum Grafton

Site: MG7 (Land north of Braimber Lane (smaller site), Marton cum Grafton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted. Marton Carr about 600m to SW.
BAP Priority Habitats	Hedgerows, Pond, Woodland.
Phase 1 Survey Target Notes	SE46SW TN12 Marton Pond “An established pond with an interesting marginal flora including the invasive …Crassula helmsii” (P1HS 1992) & Ecological survey 2014 BJ Collins (full report not seen).
Sward	Semi-improved grassland (white, species-poor) around pond 1992. Requires update.
Trees and Hedges	There are hedges along the southern and easternsaite boundaries, containing one or two mature trees and a woodland belt bounds the site to the west.
Presence of Trees that Merit TPO	None.
Water/Wetland	There is a pond on site (shown in first ed. OS maps). See TN above.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	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.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 90 Marton cum Grafton undulating farmland • “Native woodland and tree planting can be used to enhance the diverse landform through appropriate design as well as improve wildlife corridors through the area.”
Connectivity/Corridors	The hedges link in to the surrounding intimate field system around the two villages forming a valuable network.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to enhance the pond as part of a limited development scheme (or more radically, in order to facillitate eradication of Crassula, it may be acceptable to re-locate the pond nearby on site).
Protected Species	Nesting bird and rooosting bat opportunites noted on site. Great crested newts not detected on site, although there is a GCN breeding pond 700m to NW.
BAP Priority Species	None known.
Invasive Species	Crassula helmsii and Himalayan Balsam present.
Notes	RL61 2010 (amber) and RL61a (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 pond, hedges and woodland and possibly the sward are all valuable features for bioidversity and their integrity may be disrupted by inappropriate development. It may be possible that a limited amount of development need not be damaging in association with enhancement of the above site features. However, retention of the ecological value of the site would impact on the housing density that could be achieved accross the site.

Settlement: Marton cum Grafton

Site: MG7 (Land north of Braimber Lane (smaller site), Marton cum Grafton)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland ground water 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 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.

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: Marton le Moor

Site: ML1 (The Paddock, Marton-le-Moor)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at The Paddock Marton le Moor LCA76: East Ripon Farmland
Landscape description	Area description: This smal scale area comprises of rolling landform which accentuated by the diversity of agricultural and woodland land use and field pattern. Large organised arable fields contrast with the more random patten of grass fields that cluster around settlements. These settlements are heavily wooded and enclosed with channelled views creating an intimate setting Site Description: The site consists of an irregular shaped paddock bound by stone cobble walls together with post and rail fencing with a scrub hedgerow growing between. Within the site are several mature trees and a small fenced woodland compartment in the centre of the site. The site gently falls from south to north with an average elevation of 48mAOD
Existing urban edge	The site is contained by housing and New Buildings Farm on three sides with long distance views to the east across open farmland
Trees and hedges	Tree compartment scrub hedgerow and several mature parkland trees within the site
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value. Susceptibility to change is also considered to be medium as there are adjacent reference to the type of devleopment proposed.
Visual Sensitivity	The site is open and visible from Chapel Lane to the south and south east with direct views of the site likely when approaching the settlement
Anticipated landscape effects	Loss of pastroral field on the edge of the settlement
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though screen planting and limiting develpment to the north of the site with retained open space maintained behind the stone wall along Chapel Lane
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if ML3 adjoinig the site to the south was also developed

Conclusion

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

Rationale	Rating
Sensitivity Rating: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: 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	Site is of medium sensitivity with some existing reference to the type of development being proposed along the site's eastern, northern and western boundaries. The development should be set back from Chapel Lane with open space retained along this edge with the stone wall and treed avenue create a distinctive gateway to the settlement.

Settlement: Marton le Moor

Site: ML1 (The Paddock, Marton-le-Moor)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	The Grange (GIILB). Newbuildings Farmhouse (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Listed buildings The Grange and Newbuildings Farmhouse (IILB) fronting Westgate Lane, flank the site.
Topography and views	Views across fields to the east to Dishforth airfield, hangers and runway lights. Views to open countryside to the east and south east.
Landscape context	Open fields with woodland blocks. Arable.
Grain of surrounding development	(Former) farm groups. Residential. Properties generally front the lanes.
Local building design	Village characterised by large scale vernacular farm buildings, many of which have been converted to residential use. Palette of materials that predominate are stone, cobbles, pantiles and purple/blue slate. Some cobbled buildings are interlaced with brick. Property boundaries are delineated by stone or cobble walls with flat or half moon coping stones. Infill is evident throughout the village.
Features on site, and land use or features off site having immediate impact.	Paddock bound by stone cobble walls with half moon copings to the western boundary and flat copings to the south and east. The northern part of the site is occupied by a stone built bungalow, which isn't locally distinct but the materials are recessive. To the east and west the site is flanked by converted former farm buildings, constructed of stone, slates and pantiles. Tree lined approach into the village from the east. Access track serving residential properties (former barns) borders the site to the east.

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	Subject to achieving development of an appropriate density, scale, layout and design, which duly respects the setting of the adjacent listed former chapel. The site and indeed the village appears fairly contained when viewed from the east. The access track bordering the site to the east could serve to define the extent of built form and discourage further spread of development eastwards. Development of this site would relate to the built form development on the north side of Chapel Lane. The village has experienced phases of expansion over time. The urban edge would need to be carefully designed and mitigated, as appropriate.

Settlement: Marton le Moor

Site: ML1 (The Paddock, Marton-le-Moor)

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	Improved pasture
Trees and Hedges	Ornamental hedgerows around site boundary with gardens; scattered ornamental trees, including a group in the centre of the field. Two mature trees on the southern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	None on site.
Slope and Aspect	Flat
Buildings and Structures	There is a modern bungalow in the north of the site. The southern site boundaries are walled
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 76: East of Ripon farmland: • “Encourage the planting of gaps in hedgerows and the planting of hedgerow trees”. • “Promote good woodland management practices and new planting…” • “Protect fields and woodland important to village setting from development. Woodland and tree planting can be used to define development limits”.
Connectivity/Corridors	Vegetation links into the network of small fields and hedgerows around the village which contrasts with the larger scale surrounding arable agriculture
GI/SUDS Opportunities (for biodiversity)	Retain mature trees. Plant native hedgerows around the site boundaries. Incorporate opportunities for bioidversity enhancement within any development
Protected Species	Nesting birds and possibly bats may utilise the trees, shrubs and buildings on site.
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
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	Retain mature boundary trees. Retain mature trees. Plant native hedgerows around the site boundaries. Incorporate opportunities for bioidversity enhancement within any development. Limited potential for the presence of protected species.

Settlement: Marton le Moor

Site: ML1 (The Paddock, Marton-le-Moor)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

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: Marton le Moor

Site: ML3 (Land at Chapel Lane, Marton le Moor)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the south of Chapel Lane Marton le Moor LCA76: East Ripon Farmland
Landscape description	Area description: This small-scale area comprises of rolling landform which is accentuated by the diversity of agricultural and woodland land use and field pattern. Large organised arable fields contrast with the more random patten of grass fields that cluster around settlements. These settlements are heavily wooded and enclosed with channelled views creating an intimate setting Site Description: The site consists of a rectangular paddock situated along the southern edge of Chapel Lane. Site boundaries consist of hedgerows with occasional hedgerow trees, There is a tree lined approach into the village along Chapel Lane from the east.The site is flat and has an elevaton of 50mAOD
Existing urban edge	The church of St Mary is to the west of the site with residential properites beyond. There are also properties frontiing onto Chapel Lane across from the north west corner of the site with a playing field to the west and countryside beyond and to the south
Trees and hedges	Hedgerow and hedgerow trees surround the site
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value. Susceptibility to change is also considered to be high as the the approach and settng of the church and settlement from the east would be difficult to effectivley mitigate
Visual Sensitivity	The site is open and visible from Chapel Lane to the east and south east with direct views of the site likely when approaching the settlement
Anticipated landscape effects	Loss of pastroral field on the edge of the settlement
Potential for mitigation and opportunities for enhancement	There would be limited potential to mitigate effects of development though screen planting which would be inappropriate for this site adjacent to the church
Likely level of landscape effects	Large adverse effects which would be difficult to mitigate
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if ML1 adjoinig the site to the north was also 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: 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	Site is of high sensitivity adjacent to St Marys Church on the edge of the settlement The development should be set back from Chapel Lane with open space retained together with screen planting to round-off the edge of the settlement

Settlement: Marton le Moor

Site: ML3 (Land at Chapel Lane, Marton le Moor)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	St Mary's Chapel (now residential) grade II listed.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Former St Mary's Chapel (GIILB), now converted to residential use, is sited to the west, adjacent to the site.
Topography and views	Views to open countryside to the north east, east and south.
Landscape context	Open fields with woodland blocks. Arable.
Grain of surrounding development	(Former) farm groups. Residential. Properties generally front the lanes.
Local building design	Village characterised by large scale vernacular farm buildings, many of which have been converted to residential use. Palette of materials that predominate are stone, cobbles, pantiles and purple/blue slate. Some cobbled buildings are interlaced with brick. Property boundaries are delineated by stone or cobble walls with flat or half moon coping stones. Infill is evident throughout the village.
Features on site, and land use or features off site having immediate impact.	The site is a paddock to the south side of Chapel Lane. There is a small, low timber stable in the northwestern corner. The site boundaries are defined by hedgerow with some hedgerow trees on the western boundary. The former church of St Mary, now converted to residential use, lies to the west and there is some housing on the opposite side of Chapel Lane. A playing field is to the east of the site and open countryside to the south and north east. An access track, which is overgrown, borders the south and east 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	Subject to achieving development of an appropriate density, scale, layout and design, which duly respects the setting of the adjacent listed former chapel. The site and indeed the village appears fairly contained when viewed from the east. The access track bordering the site to the east could serve to define the extent of built form and discourage further spread of development eastwards. Development of this site would relate to the built form development on the north side of Chapel Lane. The village has experienced phases of expansion over time. The urban edge would need to be carefully designed and mitigated, as appropriate.

Settlement: Marton le Moor

Site: ML3 (Land at Chapel Lane, Marton le Moor)

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 P1HS 1992 now improved pasture
Trees and Hedges	Low but dense boundary hedges to all sides except west where hedge tending to tree line, with one or two mature trees
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	There is a wooden horse shelter in the 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 76: East of Ripon farmland: • “Encourage the planting of gaps in hedgerows and the planting of hedgerow trees”. • “Promote good woodland management practices and new planting…” • “Protect fields and woodland important to village setting from development. Woodland and tree planting can be used to define development limits”.
Connectivity/Corridors	The site links into the network of small fields and hedgerows around the village which contrasts with the larger scale surrounding arable agriculture
GI/SUDS Opportunities (for biodiversity)	Retain existing hedgerows and reinforce with native tree planting
Protected Species	Nesting birds and foraging bats may utilise the trees, shrubs and possibly the building on site.
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
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green

Summary conclusion	The site links into the network of small fields and hedgerows around the village. Existing trees and hedgerows shoudl be retained and reinforced with native tree planting

Settlement: Marton le Moor

Site: ML3 (Land at Chapel Lane, Marton le Moor)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Melmerby

Site: MB1 (Land west of Melmerby Green Lane, Melmerby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Melmerby West of Melmerby Green Lane. LCA80: Wath Farmland with Parkland.
Landscape description	Area description: Medium scale landscape with gently undulating landform intensively managed for arable production with smaller grass fields clustered around settlements, Site descri[ption: Site comprises a medium sized grass field that historically is a croft associated with the settlement and contributes to the setting of the village and its historic context. The field is irregular in shape with a finger of land extending north linking to the village centre.
Existing urban edge	To the north and east of the site is modern residential development on Maple Garth that has already impacted upon the fields associated with settlement on this approach.
Trees and hedges	TPO trees on the boundary with Melmberby Green Lane, three mature trees on southern boundary, woodland to the west of the sitewith over grown unmanaged hawthorn boundary.
Landscape and Green Belt designations	Open Countryside. Public Right of Way on the west boundary that links to the village centre.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape setting of the village is sensitive to the loss of the fields historically associated with the village. Extension of the village would also potentially further impact upon the character of the nucleated settlement.
Visual Sensitivity	The site is seen on the appropach from the south and from Public rights of way to the south west.
Anticipated landscape effects	Loss of historic field systems and extension of built form that is not particularly characterisitic of the village and the landscape.
Potential for mitigation and opportunities for enhancement	Mitigation would require sensitive treatment of the southern boundary to screen development and respect historic layout of the village and surrounding fields. The aim is to conserve the pastoral setting of villages in this character area. Development of grass fields in the vicinity of villages should be avoided. Protect remaining field patterns around the edge which contribute to diversity and add interest to the landscape.
Likely level of landscape effects	Medium scale adverse due to the loss of historic field systems on the village edge and the extension of built form.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	Historically the site is associated with traditional field systems linked to the village. Development around the village has already impacted on the historic field systems and further development could mean they will be lost. As a result the landscape is sensitive to the loss of these fields and capacity to accept development is limited because the characterisitics linked with the field are not replaceable.

Settlement: Melmerby

Site: MB1 (Land west of Melmerby Green Lane, Melmerby)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Green End (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	None
Commentary on heritage assets.	Setting of Green End (GIILB) to the north east of the site on the opposite side of Green Lane. However, Green End is orientated north to south rather than fully west/south west across the site.
Topography and views	Site and its vicinity are fairly flat. Open views of countryside to south and east
Landscape context	Site feels more like part of the village than the surrounding landscape due to the screen provided by the woodland to the west, hedgerow to the east and houses in Maple Garth to the north. Furthermore, the sites' southern extent is comparable with that of The Paddocks opposite. The landscape around the village is fairly flat, large arable fields with low hedge boundaries and low tree cover.
Grain of surrounding development	The Paddock: inward facing cul de sac houses set at an angle to the street, smaller gardens to front and rear of dwelling than at Underlands Lane, tighter spaces between dwellings. Underlands Lane: Buildings set back from the road behind fairly deep walled front gardens. Good amount of space to sides of dwellings giving the lane an open, low density character. Trees in front and back gardens.
Local building design	Residential. Neither of the adjacent housing developments- specifically The Paddocks or Maple Garth are locally distinct in design or layout.
Features on site, and land use or features off site having immediate impact.	Southern site boundary delineated by fence and line of mature trees. Woodland encloses site to the west. Site bound by hedgerow parallel to the road to the east. To the north east houses in Maple Garth abut the site and to the north west the site extends in an elongated narrow portion, or strip field, between the houses fronting the Main Street, becoming a grass lane/access , flanked by a stone wall on the west side and a hedge bordering the neighbouring properties driveway to the east, before terminating at the Main Street.

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	Subject to securing low density and planting of mature trees to assimlate the development with the village and to aid transition from built form to open countryside. Development of the site provides an opportunity to enhance and soften the appearance of the village edge.

Settlement: Melmerby

Site: MB1 (Land west of Melmerby Green Lane, Melmerby)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Salmist Beck Carr 500m to west but unlikley to be directly impacted
BAP Priority Habitats	Hedgerows, woodland (adjacent)
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland (species poor) 1992 P!HS
Trees and Hedges	Woodland bounds site to the east, hedgerow along roadside, mature trees dotted along boundary
Presence of Trees that Merit TPO	Mature boundary trees liklely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 24 Vale of Mowbray
Environmental Opportunity	SE01 Conserving, extending and re-linking areas of semi-natural habitat (riparian meadows, unimproved wet grasslands, and semi-improved meadows and pastures) and other grasslands into a coherent habitat network, to enhance biodiversity and increase the holding capacity of the land in absorbing peak flows. SEO 2: Manage and extend the presently limited native woodland cover throughout the Vale, to develop woodland habitat networks, enhance sense of place, and assist in managing erosion, peak flow events and carbon storage.
LCA and Relevant Guidance (for biodiversity)	LCA 80 Wath farmland with parkland: • “Encourage traditional hedgerow management and reinstate native hedgerows particularly in the vicinity of villages to highlight the smaller scale field pattern”. • “Small woodlands linking to existing tree cover and woodland in neighbouring areas will help to enhance landscape pattern”.
Connectivity/Corridors	Smaller pastures with hedgerows around the village link village gardens and small woodlands with the surrounding large scale arable landscape
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary trees and hedgerows with additional native planting. Buffer the woodland to the west with additional native planting of trees and wildflowers.
Protected Species	Great crested newt occurs at Salmist Beck Carr, ponds in woodland to west; nesting birds and bats likely to utilise boundary trees and hedgerows
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Some potential 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	Retain and enhance boundary trees and hedgerows and buffer woodland with additional native planting. Seek to incorporate bioidversity enhancement within any redevleopment e.g. swifts and bat bricks. Potential presence of protected species;

Settlement: Melmerby

Site: MB1 (Land west of Melmerby Green Lane, Melmerby)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Melmerby

Site: MB2 (Land west of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the west side of the industial estate approximately 1km south of the village centre. LCA81: Dishforth and surrounding farmland.
Landscape description	Area descriptipon: The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmberby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs through the character area. Site description: Parliamentary enclosure arable fields.
Existing urban edge	Site is attached to an industrial estate to the east.
Trees and hedges	None of note on site.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Employment
Physical Sensitivity	Large scale landscape is susceptible to further detrimental effects as a result of the extension of large scale built form into open countryside
Visual Sensitivity	There are extensivve views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Anticipated landscape effects	Extension of large scale development into open countryside.
Potential for mitigation and opportunities for enhancement	There is the opportunity to mitigate through significant structure planting particularly on the south and west boundaries.
Likely level of landscape effects	Medium scale adverse due to further encroachment of large scale development into open countryside.
Adjacent sites/cumulative impacts/benefits	None adjacent. MB3 to the south would be further minor extension into 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	There is medium landscape capacity to accept new development of this type as it is linked to existing similar development and there is the opportunity for mitigation planting.

Settlement: Melmerby

Site: MB2 (Land west of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, possibly some elements of 'open mosaic habitats on previously developed land'
Phase 1 Survey Target Notes	None
Sward	Arable 1992; may be some brownfield interest on margins
Trees and Hedges	Woodland lies beyond the southern boundary
Presence of Trees that Merit TPO	None on site
Water/Wetland	None on site but 2 small ponds and a drain on the industrial estate to the east
Slope and Aspect	Generally flat, slopes slightly up towards the north
Buildings and Structures	A small number of small, red brick, single storey sheds
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Halikeld Stell links landscaping of the industrial estate with small woodlands and ponds through the large-scale arable landscape; linking into the River Ure corridor
GI/SUDS Opportunities (for biodiversity)	Landscaping should incorporate Suds and possibly elements of brown field vegetation.
Protected Species	Nesting birds and foraging bats likely to utilise boundary hedgerows and buildings on site
BAP Priority Species	Some potential for presence of flora, invertebrates, common species of reptiles and amphibians of brownfield land.
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Incorporate suds and any potential brown field interest to site margins as part of landscaping. Ecological survey required.

Settlement: Melmerby

Site: MB2 (Land west of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Melmerby

Site: MB3 (Land south of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site Located on the south side of Melmerby Industrial estate approximately 1km south of the village centre. LCA81: Dishforth and surrounding farmland.
Landscape description	Area descriptipon: The wider landscape comprises large scale arable farmland that is relatively flat with some undulations. The area includes large scale development at Melmberby and Dishforth. Settlement is scattered broadly along the line of the A1 which runs though the character area. Site description: traingular parcel of land on the edge of the industrial estate with a planting belt on the south and west boundary.
Existing urban edge	Site is attached to an industrial estate to the north.
Trees and hedges	Boundary planting on the south and west boundaries.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Employment
Physical Sensitivity	Large scale landscape is susceptible to further detrimental effects as a result of the extension of large scale built form into open countryside.
Visual Sensitivity	There are extensivve views of the existing industrial estate from the south and west. The site is seen in context with existing development.
Anticipated landscape effects	The development of the site would appear as an extension to the existing industrial estate and a significant belt of planting is already in place on site to help soften the appearance of the industrial estate in open countryside.
Potential for mitigation and opportunities for enhancement	Retain existing vegetation on southern boundary to screen any development. It will be essential to allow sufficient space for planting to mature.
Likely level of landscape effects	Medium to small scale adverse due to minor encroachment of large scale development into open countryside.
Adjacent sites/cumulative impacts/benefits	None adjacent. MB2 to northwest would be a further extension to the industrial estate.

Conclusion

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

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

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

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

Summary conclusion	The landscape has capacity to accept development proposed here as it is an extension of existing with structure planting already in place.

Settlement: Melmerby

Site: MB3 (Land south of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland, possibly some elements of 'open mosaic habitats on previously developed land'
Phase 1 Survey Target Notes	None
Sward	Arable; may be some brownfield interest on margins
Trees and Hedges	Strong hedgerows/screen planting bound site except northern boundary
Presence of Trees that Merit TPO	Boundary screen planting may merit TPO protection
Water/Wetland	None on site but 2 small ponds and a drain on the industrial estate to the north
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	Mostly NCA 30 Southern Magnesian Limestone, overlaps with NCA 24 Vale of Mowbray
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Halikeld Stell links landscaping of the industrial estate with small woodlands and ponds through the large-scale arable landscape; linking into the River Ure corridor
GI/SUDS Opportunities (for biodiversity)	Landscaping should retain boundary planting and incorporate Suds and possibly elements of brown field vegetation
Protected Species	Nesting birds and foraging bats likely to utilise boundary hedgerows
BAP Priority Species	Some potential for presence of flora, invertebrates, common species of reptiles and amphibians of brownfield land.
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	Retain boundary hedgerows potentially incorporate suds and any potential brown field interest to site margins as part of landscaping. Ecological survey required.

Settlement: Melmerby

Site: MB3 (Land south of Barker Business Park, Melmerby)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Middleton Quernhow

Site: MQ1 (Land at Middleton Quernhow)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located at Middleton Quernhow and surrounds the village. LCA80: Wath farmland with Parkland
Landscape description	Area description: The wider landscape is moderate scale but intensively managed for arable production with smaller grassland fields clustered around settlements. There are small woodland blocks and few individual trees scattered along field boundaries that disperse views and evoke feelings of partial enclosure. Site desciprion: Site comprises a large farmstead and parts of fields around the estate village of Middleton Quernhow in a mix of arable and grassland land use. The village itself has a remote rural character despite noise from the A1.
Existing urban edge	Open countryside rural location with no siginificant urban development. Small estate village with low density built form.
Trees and hedges	Some trees scattered across the site and on boundaries.
Landscape and Green Belt designations	Open countryside. Public Right of Way through the site to the west.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is characteristed by scattered small scale settlement and is sensitive to the addition of uncharacteisstic development. Infrastructure that would be required in this remote location would also have an impact.
Visual Sensitivity	Remote location has limited views but the village is notable from minor roads and public footpaths in the area and stands out as having good tree cover.
Anticipated landscape effects	Considerable addition of built form at high densities to the estate village. Loss of remote rural character.
Potential for mitigation and opportunities for enhancement	It would not be possible to mitigate the scale of development proposed in this location which would result in a complete change in the character of the village.
Likely level of landscape effects	Large scale adverse due to the uncharacterisitic nature and scale of the proposals.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

Rationale	Rating
Sensitivity Rating: High – 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 has no cpacity to accept the change proposed without detriment to key characterisitics.

Settlement: Middleton Quernhow

Site: MQ1 (Land at Middleton Quernhow)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	The site includes grade II listed buildings: North Farmhouse; consolidated ruins of The Old Hall; gate piers serving the Old Hall;The Old House.
Known non-designated heritage assets potentially affected by development of the site.	The majority of the buildings in the village predate the 1900s.
Commentary on heritage assets.	The site includes grade II listed buildings: North Farmhouse, a former mid 18th century farm house, now empty and dilapidated (GIILB); and the early 17th century consolidated ruins of The Old Hall (GIILB) and the 17th century wall and gate piers serving the Old Hall (GIILB). The Old House, a mid 18th century (in part) listed house is located adjacent to the site boundary in the southern part of the village (GIILB). Estate village.
Topography and views	Surrounded by gently undulating countryside. Views to open countryside. Views to the north across arable fields.
Landscape context	Open countryside surrounds the settlement. Rural, agricultural. Hedgerow boundaries.
Grain of surrounding development	Farming settlement characterised by vernacular and modern farm buildings, farm houses, farm workers cottages and later, isolated, small scale infill. Buildings arranged in a loose-knit cluster around a central green.
Local building design	Residential and agricultural. Palette of materials that predominate are stone, red brick, cobbles, pantiles and slate. Property boundaries are delineated by stone or cobble walls with flat or half moon coping stones. Some stone walls are interlaced with cobble.
Features on site, and land use or features off site having immediate impact.	The site comprises three distinct parcels of land: the central part of the site is bound by the circular route through the village; the northern parcel of land flanks a pair of semi-detached properties and extends to an arbitrary line to the north of the village street- this site forms part of a much larger arable field; the western portion of the site accommodates the consolidated ruins of the former Old Hall on the site the listed North Farmhouse, now empty and dilapidated, and a large farmstead incorporating vernacular brick farm buildings as well as modern sheeted farm buildings. There is audible road noise from the nearby A1(M).

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The scale of the site would engulf the settlement to the detriment of the legibility, character and significance of this historic settlement and that of individual designated and non-designated heritage assets. Development of the western portion of the site would encroach on the setting the listed buildings. Whilst the central portion of the site is contained by roads, the land level is higher than the level of the roads enclosing it and as such develoment of this site would assume undue prominence. Development of the northern portion would be highly visible in the landscape due to the open nature of the arable fields in this direction and beyond- the urban edge would need to be carefully designed. Impact on context and setting of historic farmsteads. They may be scope to convert the existing farm buildings in the western portion of the site for residential use.

Settlement: Middleton Quernhow

Site: MQ1 (Land at Middleton Quernhow)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland
Phase 1 Survey Target Notes	None
Sward	Northern field - arable; eastern and western fields mostly improved sheep pasture but include areas of overgrown curtilage (SI spp-poor 1992)
Trees and Hedges	Hedgerows with some mature trees; shelter belt planting around buildings
Presence of Trees that Merit TPO	Mature trees on and bounding site may benefit from TPOs
Water/Wetland	None on site
Slope and Aspect	Generaly flat
Buildings and Structures	Ruined stone hall; dilapidated farmhouse and a large number of less substantial farm buildings
Natural Area	NCA 24 Vale of Mowbray
Environmental Opportunity	SE01 Conserving, extending and re-linking areas of semi-natural habitat (riparian meadows, unimproved wet grasslands, and semi-improved meadows and pastures) and other grasslands into a coherent habitat network, to enhance biodiversity and increase the holding capacity of the land in absorbing peak flows.
LCA and Relevant Guidance (for biodiversity)	LCA 80 Wath farmland with parkland: • “Encourage traditional hedgerow management and reinstate native hedgerows particularly in the vicinity of villages to highlight the smaller scale field pattern”. • “Small woodlands linking to existing tree cover and woodland in neighbouring areas will help to enhance landscape pattern”.
Connectivity/Corridors	The small fields and hedgerows around the village provide some connectivity into the surrounding large-scale arable farmland
GI/SUDS Opportunities (for biodiversity)	Retain trees and hedgerows; recreate wildflower meadows along margins
Protected Species	High potential for buildings, trees and hedgerows to accomodate bats and nesting birds (including barn owl)
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Retain, protect and enhance trees, hedgerows and verges. There is a high potential for the presence of protected species; possible species-rich grassland. Requires full ecological survey.

Settlement: Middleton Quernhow

Site: MQ1 (Land at Middleton Quernhow)

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 downstream of the site 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: Minskip

Site: MS1 (Springbank Works, Minskip)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the east side of Minskip. LCA87: South Boroughbridge Farmland
Landscape description	Area description: The wider landscape is moderate scale and comprises rolling landform with some tree cover at the urban edge and a wider scattering of trees in the countryside to the south. This is a simple landscape with monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to modern farming techniques. Field pattern around settlements is smaller scale and differs from the wider landscape. Site description: Linear site extending from the road comprising strip field associated with property on the frontage indicative of medieval period.
Existing urban edge	Site frontage is in the linear village development limit but the majority is in open countryside. The field systems that provide the setting of Minskip are intrinsicly linked to property in the village and include remnants of medieval field pattern.
Trees and hedges	Hedgerow boundaries with several trees possibly worthy of TPO.
Landscape and Green Belt designations	Majority of the site is in Open Countryside. Frontage is in the Minskip development limit.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Historic field pattern is important to the setting of the village and its overall character. The landscape has very high susceptibility to change as a result of proposed development.
Visual Sensitivity	The site can be seen from the wider landscape.
Anticipated landscape effects	Loss of historic field pattern at the village edge and introduction of uncharacterisitic built form.
Potential for mitigation and opportunities for enhancement	The loss of the site to housing cannot be mitigated as the field pattern on the village edge is unique and irreplaceable.
Likely level of landscape effects	Large scale adverse effects on the character of the village and the surrounding landscape.
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 landscape has no capacity to accept development at the village edge that would disrupt historic field pattern.

Settlement: Minskip

Site: MS1 (Springbank Works, Minskip)

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)	None impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Not assessed
Trees and Hedges	Hedgerows with mature trees bounds the field to the rear; garden trees and shrubs associated with the western part of the site.
Presence of Trees that Merit TPO	Mature trees on and bounding the site may merit tpo protection.
Water/Wetland	Drain at rear of toft; aerial photographs show potential neighbouring garden ponds
Slope and Aspect	There is a slight rise in the land away from the street.
Buildings and Structures	Brick and pantile building and garage on the road frontage with industrial premises to the rear - mainly corrugated sheds with areas of hardstanding between
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 87 South Boroughbridge Farmland: • “Encourage the maintenance of field boundaries particularly at Minskip…” • “New planting should be encouraged to diversify age structure of trees…’
Connectivity/Corridors	Toft pastures with hedgerows and trees form valuable network in the context of surrounding large scale arable land
GI/SUDS Opportunities (for biodiversity)	Buffer and enhance the drain at the eastern end of the site, possibly to create wet woodland or marshy grasslansd in association with suds
Protected Species	The trees, hedgerows andbuildings are likely to support nesting birds and potentially bats
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Toft pastures with hedgerows and trees form a valuable network in the context of surrounding large scale arable land.Trees and hedgerows should be retained and protected and loss of toft pasture should be compensated by addditonal native planting. Buffer and enhance the drain at the eastern end of the site, possibly to create wet woodland or marshy grasslansd in association with suds. Some potential for the presence of protected species. Extended phase one ecological survey required.

Settlement: Minskip

Site: MS1 (Springbank Works, Minskip)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board, Consequently the drainage board should be consulted regarding any proposals to develop this site.

Conclusion

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

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

Settlement: Minskip

Site: MS2 (Land at Grange Farm, Minskip)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located at the southern end of the village to the west of the junction with Thorndikes Road. LCA87: South Boroughbridge Farmland
Landscape description	Area description: The wider landscape is moderate scale and comprises rolling landform with some tree cover at the urban edge and a wider scattering of trees in the countryside to the south. This is a simple landscape with monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to modern farming techniques. Field pattern around settlements is smaller scale and differs from the wider landscape. Site description: Existing farm buildings and storage sheds occupy part of the site. The remaining parts comprise a large agricultural field at the village edge that is a remnant of historic strip fields associated with adjacent property. There is an open grass verge to front of site contains a few small trees.
Existing urban edge	Site frontage is in the linear village development limit but the majority is in open countryside. The field systems that provide the setting Minskip are intrinsicly linked to property in the village and include remnants of medieval field pattern.
Trees and hedges	Hedgerow boundary with several mature trees possibly worthy of TPO.
Landscape and Green Belt designations	Frontage of site is in development limit but the majority is open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Historic field pattern is important to the setting of the village and its overall character. The landscape has very high susceptibility to change as a result of proposed development.
Visual Sensitivity	The site falls gradually northwest towards River Tutt. The site lies at an open and exposed location at the village edge.
Anticipated landscape effects	Loss of field at the village edge to development.
Potential for mitigation and opportunities for enhancement	Mitigation opportunities are limited because the loss of the field that is part of historic pattern could not be mitigated.
Likely level of landscape effects	Large scale adverse due to the impact on the historic characteristics od the villages landscape setting.
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 has no capacity to accept development at the village edge that would disrupt historic field pattern.

Settlement: Minskip

Site: MS2 (Land at Grange Farm, Minskip)

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.	
Commentary on heritage assets.	
Topography and views	The site is clearly visible from Staveley Road, from where the ground falls away northwards. From the site, views over a landscape of small hedged fields.
Landscape context	The local setting of the site is provided by small-hedged fields. Development here would intrude into the open countryside.
Grain of surrounding development	Minskip is a street village with brick houses and farms strung out along a discontinuous frontage. The plot lands (garths) are strongly defined by drains and hedges, and farm buildings have encroached onto these garths over the years.
Local building design	Houses are mainly two storey brick, strung out along the main street, but north of the site is a group of 1960s Council houses arranged courtyard style around a central access.
Features on site, and land use or features off site having immediate impact.	Site contains mostly modern (1950s) timber and sheet steel buildings, with a single cobbled and pantiled building in poor condition. Access onto the Staveley 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	Protect field/paddock to the rear and side (north and west). There may be scope to convert the traditional brick built farm buildings to residential use, subject to an appropriate conversion scheme that respects the agricultural character and appearance of the farm group. Development should respect the traditional settlement pattern of the village and the landscape setting in the wider area. Consideration should be given to enclosed courtyard scheme to reflect the groups of brick 19th century farm buildings found locally.

Settlement: Minskip

Site: MS2 (Land at Grange Farm, Minskip)

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 to the rear of the farm
Trees and Hedges	There are hedgerows around the pasture with occasional trees
Presence of Trees that Merit TPO	Mature boundary and onsite trees may merit TPO protection
Water/Wetland	A drain runs along the western and southern boundaries of the site
Slope and Aspect	Generally flat
Buildings and Structures	There is a farmhouse with a variety of brick and less substantial 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 87 South Boroughbridge Farmland • “Encourage the maintenance of field boundaries…and identify hedgerows that would be considered important under the hedgerow regulations criteria” • “New planting should be encouraged to diversify age structure of trees”
Connectivity/Corridors	The hedgerows around the site link into the small-scale ‘toft’ field system around the village which are an important feature in relation to the large scale arable fields in the surrounding wider countryside. Garthends Drain, which is partly culverted upstream, runs freely through the site and eventually drains into the River Tutt.
GI/SUDS Opportunities (for biodiversity)	The boundary hedgerows should be retained and reinforced with native tree-planting There may be the opportunity to provide a SUDS wetland in association with Garthends drain to the south or west of the site.
Protected Species	There are likely to be nesting birds associated with the boundary hedgerows, trees and buildings. Bats may roost in the mature trees or more substantial buildings. Barn owl is a possibility and Water vole may occur along Garthends Drain.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	RL1128 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 trees and hedgerows should be protected, retained and enhanced. Garthends Drain and associated vegetation should be buffered and enhanced as a feature. There may be the opportunity to provide a small Suds wetland in association with this. Some potential for protected species will require full ecological survey

Settlement: Minskip

Site: MS2 (Land at Grange Farm, Minskip)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board, Consequently the drainage board should be consulted regarding any proposals to develop this site.

Conclusion

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

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

Settlement: Minskip

Site: MS4 (Land north of Aldborough Gate, Minskip)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of the village in open countryside between the village and the A1 (M) corridor LCA87: South Boroughbridge Farmland
Landscape description	Area description: The wider landscape is moderate scale and comprises rolling landform with some tree cover at the urban edge and a wider scattering of trees in the countryside to the south. This is a simple landscape with monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to modern farming techniques. Field pattern around settlements is smaller scale and differs from the wider landscape. Site decription: Site is an arable field located between two roads north of Minskip and south of Boroughbridge.
Existing urban edge	The site is in a rural area not connected to an urban edge.
Trees and hedges	Fragmented hedgerow boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha) and/or employment
Physical Sensitivity	Open rural landscape susceptible to introduction of built form not linked to existing settlement.
Visual Sensitivity	Flat site not generally widely visible but this may change with introduction of built form.
Anticipated landscape effects	Loss of open field in countryside. Uncharacterisitic development.
Potential for mitigation and opportunities for enhancement	Limited due to the location and size of the site. Mitigation would need to incorportate significant green infrastructure.
Likely level of landscape effects	Large scale adverse due to rural location away from the village edge.
Adjacent sites/cumulative impacts/benefits	MS5 to the south is the adjacent field and if developed in conjuction may offer the opportunity for more significant mitigation.

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	Rural location detached from existing settlement would create new settlement but also increase coalesence between Boroughbridge and Minskip.

Settlement: Minskip

Site: MS4 (Land north of Aldborough Gate, Minskip)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	A low hedges bound the site, except to the south where there is a taller double roadside hedge
Presence of Trees that Merit TPO	None on site
Water/Wetland	None
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 87 South Boroughbridge Farmland • “Encourage the maintenance of field boundaries…and identify hedgerows that would be considered important under the hedgerow regulations criteria” • “New planting should be encouraged to diversify age structure of trees”
Connectivity/Corridors	The network of hedgerows between Minskip and Boroughbridge link in with those of of the settlements and their suburban gardens. The hedgerows also link in with the verges of the adjacent roadside corridors.
GI/SUDS Opportunities (for biodiversity)	Enhance boundary hedgerows with new native planting, buffer with wild flower strips and field margins
Protected Species	Nesting birds and foraging bats are likley to utilise the boundary hedgerows
BAP Priority Species	Potential for priority species of birds of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Enhance boundary hedgerows with new native planting, buffer with wild flower strips and field margins

Settlement: Minskip

Site: MS4 (Land north of Aldborough Gate, Minskip)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Minskip

Site: MS5 (Land at junction of Aldborough Gate and Main Street, Minskip)	
Natural and Built Heritage Assessments	**Type: Landscape**
Landscape Site Assessments	
Location/HBC Landscape Character Area	Site located north of the village in open countryside between the village and the A1 (M) corridor LCA87: South Boroughbridge Farmland
Landscape description	Area description: The wider landscape is moderate scale and comprises rolling landform with some tree cover at the urban edge and a wider scattering of trees in the countryside to the south. This is a simple landscape with monochrome arable fields and occasional improved grass fields. Hedgerows are fragmented and some have been lost due to modern farming techniques. Field pattern around settlements is smaller scale and differs from the wider landscape. Site decription: Site is an arable field located between two roads north of Minskip and south of Boroughbridge.
Existing urban edge	The site is in a rural area not connected to an urban edge.
Trees and hedges	Fragmented hedgerow boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Mixed. (Assume residential 30+ dwellings per ha)
Physical Sensitivity	Open rural landscape susceptible to introduction of built form not linked to existing settlement.
Visual Sensitivity	Flat site not generally widely visible but this may change with introduction of built form.
Anticipated landscape effects	Loss of open field in countryside. Uncharacterisitic development.
Potential for mitigation and opportunities for enhancement	Limited due to the location and size of the site. Mitigation would need to incorportate significant green infrastructure.
Likely level of landscape effects	Large scale adverse due to rural location away from the village edge.
Adjacent sites/cumulative impacts/benefits	MS4 to the north is the adjacent field and if developed in conjuction may offer the opportunity for more significant mitigation.

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	Rural location detached from existing settlement would create new settlement but also increase coalesence between Boroughbridge and Minskip.

Settlement: Minskip

Site: MS5 (Land at junction of Aldborough Gate and Main Street, Minskip)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	A low hedges bound the site. Recent woodland screen planting to the SE of the site
Presence of Trees that Merit TPO	
Water/Wetland	None
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 87 South Boroughbridge Farmland • “Encourage the maintenance of field boundaries…and identify hedgerows that would be considered important under the hedgerow regulations criteria” • “New planting should be encouraged to diversify age structure of trees”
Connectivity/Corridors	The network of hedgerows between Minskip and Boroughbridge link in with those of of the settlements and their suburban gardens. The hedgerows also link in with the verges of the adjacent roadside corridors.
GI/SUDS Opportunities (for biodiversity)	Enhance boundary hedgerows with new native planting, buffer with wild flower strips and field margins
Protected Species	Nesting birds and foraging bats are likley to utilise the boundary hedgerows
BAP Priority Species	Potential for priority species of birds of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Enhance boundary hedgerows with new native planting, buffer with wild flower strips and field margins

Settlement: Minskip

Site: MS5 (Land at junction of Aldborough Gate and Main Street, Minskip)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Minskip

Site: MS6 (Land adjacent to Prospect Terrace, Minskip)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the southern end of the village outside the development limit. LCA91: Marton Roling Arable Farmland
Landscape description	Area description: Large scale arable farmland is gently rolling. Hedgerow field boundaries are fragmented and there are few trees along field boundaries. There is little built form within the character area. Site description: Small field that is not typical of the area. Small water course marks the west boundary and the A6055 forms the east boundary.
Existing urban edge	Linear village of Minskip extends north either side of the A6055 and the village edge is characterised by strip fields that integrate the settlement with open countryside.
Trees and hedges	Hedgerow on the boundary with the road.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to the extension of built form particularly where it is not connected to existing. The site is on the edge of the character area and links with the village of Minskip.
Visual Sensitivity	Site is prominent on the approach to Minskip and may be seen across the wider open landscape.
Anticipated landscape effects	Loss of small field and extension of built form
Potential for mitigation and opportunities for enhancement	Layout would need to reflect existing pattern of linear village and include appropriate mitigation boundary planting.
Likely level of landscape effects	Medium scale adverse due to the extension of the village.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	There is some capacity for development on this site provided that existing landscape pattern is followed.

Settlement: Minskip

Site: MS6 (Land adjacent to Prospect Terrace, Minskip)

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.	Prospect Terrace.
Commentary on heritage assets.	Vernacular terrace of rendered cottages on the east side of Harrogate Rd adjacent to the site on the north side. These cottages have suffered incremental and inappropriate alteration and extensions. The cottages appear on the 1850s Ordnance Survey map labelled as 'Poor Houses', now known as Prospect Terrace.
Topography and views	Site is visually prominent on entering the settlement from the south.
Landscape context	Arable. Historic field enclosures/ strip field pattern of garths clearly evident in the landscape immediately surrounding the settlement though evidence has been lost due to intensive arable farming practices at the southern end of the settlement. Rural character.
Grain of surrounding development	Linear settlement. Properties are orientated east to west with eaves rather than gable to the street. Properties are set back off the road by wide verges and pavements flanking the road. Front gardens are enclosed by brick walls. Residential properties are interspersed with historic farmsteads fronted by traditional farmhouses with farm buildings behind and paddocks/orchards to the side. Brick and pantile predominate.
Local building design	Vernacular terrace of rendered cottages on the east side of Harrogate Rd adjacent to the site on the north side. These cottages have suffered incremental and inappropriate alteration and extensions. The cottages appear on the 1850s Ordnance Survey map labelled as 'Poor Houses', now known as Prospect Terrace. Opposite Prospect Terrace, on the east side of Harrogate Road, there is a 20th century dormer bungalow of no particular architectural merit and piecemeal development, which fails to respect local vernacular. Brick and pantile predominates.
Features on site, and land use or features off site having immediate impact.	Arable field bound by verge and dense hedgerow and mature trees. Edge of settlement 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 should seek to aid transition from built form to open countryside and should respect the established form and layout of this linear village. Development of this site should allow for substantial screen planting at the south boundary to soften the urban edge of the development when viewed from this direction. Development should respect the traditional settlement pattern of the village and the landscape setting in the wider area. Development of the full extent of the site would fail to respect the linear form of the settlement and would intrude into open countryside.

Settlement: Minskip

Site: MS6 (Land adjacent to Prospect Terrace, Minskip)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Low hedges (gappy to the road frontage) with occasional mature trees
Presence of Trees that Merit TPO	2 mature boundary trees may merit TPOs
Water/Wetland	Drain to north of 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 91 Marton Rolling Arable Farmland
Connectivity/Corridors	Hedgerows and trees link in with the network of toft pastures aroung the village which form a valuable network in the context of surrounding large scale arable land
GI/SUDS Opportunities (for biodiversity)	Enhance boundary hedgerows with new native planting, buffer with wild flower strips and provide field margins to their exteriors
Protected Species	Nesting birds and foraging bats are likley to utilise the boundary trees and hedgerows
BAP Priority Species	Potential for priority species of birds of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Trees and hedges should be protected, retained and enhanced with new native planting, buffer with wild flower strips and provide field margins to their exteriors

Settlement: Minskip

Site: MS6 (Land adjacent to Prospect Terrace, Minskip)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site is situated in a drainage area administered by the Swale & Ure Internal Drainage Board, Consequently the drainage board should be consulted regarding any proposals to develop this site.

Conclusion

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

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