

Built and Natural Environment Site Assessments Volume 13: Tockwith – Wormald Green



October 2016

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1 Introduction

1 Introduction

1.1 The Harrogate District Local Plan will make allocations of land for housing, employment uses and a range of other uses where appropriate. The Built and Natural Environment Site Assessments document(s) has been prepared as part of the evidence base to support the Draft Local Plan and has been used to help inform the the choice of draft allocations for housing, employment and mixed use development.⁽¹⁾ This report looks at site options in:

- Tockwith
- Wath
- Weeton
- Whixley
- Wighill
- Wormald Green

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, paragraph 156 requires local plans to include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.

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

Conservation and Design

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

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

2 Policy Context

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

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

Ecology

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

Policy Context 2

Land Drainage

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

Emerging Local Policy Context

Introduction

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

2 Policy Context

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

Landscape

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

Conservation and Design

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

Ecology

- 2.20** The emerging policies most relevant to ecological considerations are draft policies NE3: Protecting the Natural Environment, NE5: Green Infrastructure and NE7: Trees and Woodland; and CC2: Rivers. NE3 aims to safeguard the district's biodiversity and geological heritage. It outlines protection for internationally, nationally and locally designated sites as well as seeking enhancements to biodiversity, priority habitats, protected species, priority species and ecological networks. It also seeks to prevent the loss of irreplaceable habitats. NE5 aims to conserve and enhance the district's green infrastructure assets primarily in order to safeguard their 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 Methodology

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

Landscape

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

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

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

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

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

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

Table 3.1 Landscape: Screened Out Sites

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

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

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

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

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

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

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

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

Results

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

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

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Conservation and Design

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

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

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

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

Table 3.5 Conservation and Design: Screened Out Sites

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

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

Results

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

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

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

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

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

Methodology 3

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

Methodology 3

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

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

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Land Drainage

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

Results

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

Site Assessments 4

4 Site Assessments

Tockwith

Site Ref	Site Name	Site Area	Page
TW1	Land to the south of Marston Road, Tockwith	3.0893	23
TW2	Land to the north of Marston Business Park, Tockwith	6.4854	Draft Allocation - employment 29
TW3	Church Farm, Tockwith	2.3995	35
TW5	Land at Fleet Lane, Tockwith	2.6688	46
TW6	Land south of Marston Road, Tockwith	3.2521	51
TW8	Tockwith airfield	32.4376	57
TW11	Land adjacent to Tockwith Airfield	14.7002	62

Table 4.1 Tockwith Sites

Wath

Site Ref	Site Name	Site Area	Page
WR1	Newlay Concrete, Wath near Ripon	0.9542	68

Table 4.2 Wath (Ripon) Site

Weeton

Site Ref	Site Name	Site Area	Page
WE1	Land at Mount Pleasant Farm Bungalow, Weeton	1.3226	73
WE2	Land at Woodgate Lane, Weeton	5.1066	77
WE3	Land adjacent to the railway line, Weeton	2.5573	81

Table 4.3 Weeton Sites

Whixley

Site Ref	Site Name	Site Area	Page
WX1	Land to the west of High Street, Whixley	1.8451	86
WX2	Land east of Station Road, Whixley	0.2468	91
WX3	Land west of Station Road, Whixley	0.7201	96
WX4	Whixley Production Nursery, Whixley	2.7537	101
WX7	Land at Gilsforth Hill, Whixley	8.2587	107

Table 4.4 Whixley Sites

4 Site Assessments

Wighill

Site Ref	Site Name	Site Area	Page
WH2	Land to the south west of the village, Wighill	4.7898	111

Table 4.5 Wighill Site

Wormald Green

Site Ref	Site Name	Site Area	Page
WG1	Land at Wormald Green	1.6192	115

Table 4.6 Wormald Green Site

Settlement: Tockwith**Site: TW1 (Land to the south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the south of Marston Road Tockwith LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises an irregular shaped field that falls towards Sike Beck to the west. Sike Beck is well treed along its length and provides an attractive wooded corridor to this part of the village. A post and rail fence runs along the boundary of the site with Marston Road.
Existing urban edge	The site is contained by housing on three sides with long distance views to the south interrupted by a low, near distance hedgerow crest line
Trees and hedges	Trees along Sike Beck which comprise of willow and ash contribute to the landscape setting of the village. Hedgerows define the site's eastern and southern boundaries
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value. Susceptibility to change is also considered to be medium with detracting features of overhead electricity distribution lines running along the southern boundary of the site.
Visual Sensitivity	The site is open and visible from Marston Road to the north but is largely screened by trees along Sike Beck to the west. and by housing to the east.
Anticipated landscape effects	Existing housing at Ralph Garth to the east forms an abrupt built form edge to the site.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though retention of a green corridor along Sike Beck to help integrate the development with the surrounding countryside.
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 TW6 adjoining the site 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: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

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

Summary conclusion	Not a particularly valued landscape with medium sensitivity which could be mitigated with appropriate layout and planting. Green corridor should be maintained along Sike Beck to maintain views out from the village.
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Settlement: Tockwith**Site: TW1 (Land to the south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	The registered battlefield of Marston Moor. The Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Several heritage assets are located to the north, facing onto the main road.
Commentary on heritage assets.	The site is located within the registered battlefield of Marston Moor (the boundary being the W boundary of the site). The site is adjacent to the Tockwith Conservation Area at the northwest corner of the site and partially within it where a finger of land at the north boundary meets with Marston Road. Several non-designated heritage assets are located to the north, facing onto the main road – traditional brick / pantile (some slate) dwellings, some in rows.
Topography and views	Relatively level ground, views from Kirk Lane looking N/NE over fields towards houses on Westfield Road.
Landscape context	Arable landscape bordering the village.
Grain of surrounding development	Linear village. To the north of the site, long, narrow plots stretch back from the main road. Linear development along Kirk Lane also, but dwellings not of traditional form. Later 20th century development such as nearby Ralph Garth and Kendal Garden is contrary to historic grain.
Local building design	Generally, most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with one or two examples of hipped roofs. Traditional building materials include red brick and tile, white and grey render and also one stone barn. Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.
Features on site, and land use or features off site having immediate impact.	Large field. To Marston Road, a fence and verge. Hedges to other boundaries, sometimes partial. Trees also in boundaries, particularly to the west.

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

Development across the whole site would conflict with the historic grain of the adjoining conservation area in a manner that is harmful to its setting. The conservation area appraisal states, 'Backland development in Tockwith has an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular. For these reasons, backland development in this linear village should be discouraged.'

However, the existing development of Ralph Garth means that some additional development may be accommodated on the site where normally it would appear out of character with the settlement.

Mitigation could be achieved by limiting development no further south than Ralph Garth (i.e.the site to be reduced in size), providing dwellings that front the road and by development being of a density and layout that allows an appreciation of the rural context of the settlement. The cumulative impact / design of development of TW1 and TW6 should be considered together, if these sites are to be further assessed.

N.B. If any development is approved, as the site is located next to the registered battlefield of Marston Moor, some degree of archaeological assessment would be required, as advised by NYCC.

Settlement: Tockwith**Site: TW1 (Land to the south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Natural England do not require consultation on residential development in relation to SSSIs.
SSSI Risk Zone	None likely to be impacted.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable in 1993 [P1HS] Now recently seeded improved pasture and/or leys. (Horse pasture west of Sike Beck).
Trees and Hedges	Line of trees (ash and willow) along Sike Beck. On the western side, there are some ash trees in the hedge along the boundary with the southern track (cut back on one side to avoid power lines). Some significant trees (e.g. Sycamore) along borders with gardens to north. Good hedge along Kirk Lane to east and along the track to south.
Presence of Trees that Merit TPO	Mature field boundary trees may merit the protection of a TPO.
Water/Wetland	Sike Beck runs from south to north, through the centre of the site. There is a relatively extensive EA flood zone.
Slope and Aspect	Generally Flat.
Buildings and Structures	Includes newish horse stables near the north-centre and centre of the western half.
Natural Area	NCA 30 Southern Magnesian Limestone (borders Vale of York).
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 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "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	Sike Beck forms a tree-lined corridor through the centre of the site. It runs into the site as a generally featureless drain through arable farmland to the south. To the north, it links in with Fleet Beck via a more of a tree-lined corridor.
GI/SUDS Opportunities (for biodiversity)	The flood zone along Sike Beck could be planted up with native trees to strengthen the corridor and create a green link between Marston Road, the track to the south and Kirk Lane. The old toft fields (now gardens) to the NW of the site should not be allowed to become isolated from the wider countryside and could be linked to Sike Beck along the northern boundary of the site.
Protected Species	Nesting birds are likely to use the hedgerows and boundary trees. Bats may utilise some of the trees as roost sites. Water vole may occur along Sike Beck.
BAP Priority Species	Not known.
Invasive Species	Himalayan Balsam noted along Sike Beck.
Notes	RL1086 (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 tree-lined corridor along Sike Beck is the key ecological feature to retain and enhance. Most of the site is not especially ecologically sensitive so development could be accommodated with the opportunity for significant enhancement, given the provision of generous, high quality green infrastructure along the Sike Beck flood plain. A green link could be created between Marston Road, the track to the south and Kirk Lane. Hedges and boundary trees should be retained with new tree-planting. Additional hedgerow should be planted along the boundary the north.

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

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 / IDB 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: Tockwith**Site: TW2 (Land to the north of Marston Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the east of Rudgate adjoining the existing business park and main site entrance to the south. LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises part agricultural land and part hardstanding situated between the industrial estate and Fleet Beck. The beck corridor is heavily wooded together with woodland screen planting running along Rudgate with woodland and scrub sub-dividing the site to the east
Existing urban edge	The site adjoins the existing business park to the south and east.
Trees and hedges	Mature treed margins and hedgerows with areas of woodland scrub TPO'd trees along Rudgate
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt TPO'd Trees
Description of proposal for the site	Employment site, extension to business park
Physical Sensitivity	The landscape is considered of low quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is also considered to be low as the existing business park is a major detracting feature and has a dominating influence on the landscape. The site is considered to have an overall low sensitivity
Visual Sensitivity	Views from the surrounding area are heavily filtered by built form and intervening vegetation with near distance views only apparent from the internal business park access road.
Anticipated landscape effects	Loss of agricultural land with built form moving closer to scattered residential properties along Fleet Lane 200metres to the north
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by enhancing existing woodland screen planting
Likely level of landscape effects	Medium to small scale adverse effects with could be further reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	N/A

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/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	A landscape with medium to low sensitivity which could be mitigated with appropriate layout and planting.
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Settlement: Tockwith**Site: TW2 (Land to the north of Marston Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The site adjoins the buildings of the former RAF Marston Moor World War 2 airfield, now in use as a business park.
Commentary on heritage assets.	<p>The site adjoins the buildings of the former RAF Marston Moor airfield, with the runways / open land of the runways still present further to the south and east. The setting of these non-designated heritage assets will be affected by the proposal.</p> <p>A review of WW2 airfields has recently taken place by Historic England. A document has been produced (in January 2016) called 'Nine Thousand Miles of Concrete; a review of second world war temporary airfields in England.' Airfields are rated as to their current state - Marston Moor is given a rating of 4 out of 10. The maximum for any airfield is 7 (due to the altered state of so many airfields in England). The document gives some information about the airfield; for example, its main use was for bomber training and also for engine conversions. It states that approx. 55% of the original runway remains. Also, that a control tower is still present, in addition to hangars - this former control tower is located on the southern edge of the business park, overlooking the open, former airfield. Some hangars are in use and some have been re-clad / altered but one or two appear to be in their original (external state). A range of other, smaller buildings are still present (single or two storey) and are being as offices or similar uses.</p> <p>With regard to the conservation area (the setting of which may be affected), as the site is well distanced from it and there is existing housing between the two, it is considered that development to the same scale and form of the existing would not impact upon that setting.</p>
Topography and views	Open fields give rise to views towards the site, but existing buildings are screened by the presence of numerous trees. Land is relatively level.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The site adjoins a business park which was formerly part of RAF Marston Moor, located to the west of the village. Therefore grain is not of typical form.
Local building design	The site is closely associated with the industrial building of the business park / former airfield buildings rather than the buildings of the village.
Features on site, and land use or features off site having immediate impact.	The site comprises both agricultural land and hardstanding. It is located between the industrial estate and Fleet Beck. There are many trees along the beck and along Rudgate, the road that runs along the western edge of the site. The site adjoins the existing business park to the south and east edges of the site. One existing building is located within the site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The addition of similar types / scale / density of buildings to those already present would form an appropriate expansion of the existing business park and be unlikely to harm the setting of the heritage assets (both those individual WW2 building present and also when considering the airfield as a whole). The existing area is well treed and this should be carried through to any expansion of the business park, with particular regard to how the site is viewed from the surrounding countryside. The possible significance of the building located within the site should be taken into account when assessing future proposals for the site.

Settlement: Tockwith**Site: TW2 (Land to the north of Marston Business Park, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows. There may be some potential for 'open mosaic habitats on previously developed land' around margins of site.
Phase 1 Survey Target Notes	None on site but TN1 semi-improved grassland on land to east of airfield (surveyed by Envirotech 2014 in association with a planning application).
Sward	Arable field in western half, hardstanding and ruderal in east.
Trees and Hedges	Significant areas of woodland on site: here is a woodland belt along the western boundary and in the north-western corner. And the beck is treed along the northern boundary. The boundary with the industrial premises to the south is well treed. There are also trees in the south-east corner and along the internal boundary between the two fields.
Presence of Trees that Merit TPO	Mature trees and woodland on site likely to benefit from the TPO protection.
Water/Wetland	Fleet Beck on northern boundary of site.
Slope and Aspect	Gentle slope northwards towards the Beck.
Buildings and Structures	There is a shed close to the eastern boundary. There are some apparent remnants from its former use as an airfield associated in the south-east of the site (a tank and a ramp are marked on the map). Hag bridge is close to the NW corner of the 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 101 Tockwith Airfield <ul style="list-style-type: none"> •"Encourage the planting of woodland to link with woodland and trees outside the Character Area..." •"Promote woodland planting in the area in consultation with landowners and the forestry commission" •"Opportunities to introduce sustainable drainage systems could help improve the environment on the airfield..."
Connectivity/Corridors	Fleet/Ainsty Beck which runs eastwards to the Nidd (a regionally important green infrastructure corridor) itself forms an important corridor through this relatively featureless landscape (although it is culverted to the a little to the east of the site beneath part of the former airfield). The field and roadside trees and hedges are also important in the context of large-scale arable farmland.
GI/SUDS Opportunities (for biodiversity)	All existing trees should be retained. There may be the opportunity for the creation of a small SUDs wetland in association with Fleet Beck and the corridor could be enhanced with tree planting.
Protected Species	Birds and bats likely to utilise woodland, trees, scrub and perhaps buildings on site. Possibility of water vole, otter and kingfisher along Fleet Beck.
BAP Priority Species	Some potential for brownfield plants, invertebrates, reptiles etc. and there may be BAP priority species associated with 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	Features of high wildlife value will need to be carefully integrated into development of the site and enhanced. Areas of trees and woodland should be retained. The corridor along Fleet Beck should be buffered and enhanced. Full ecological survey required. Potential 'open mosaic habitats on previously developed land' and associated species should be assessed and any valuable habitats protected and retained.

Settlement: Tockwith

Site: TW2 (Land to the north of Marston Business Park, Tockwith)

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

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 / IDB 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: Tockwith**Site: TW3 (Church Farm, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the east of Fleet Lane/Ness Lane junction LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of two distinct parts, a rectangular field to the west and a redundant farmyard which contains four vacant agricultural buildings of various sizes. The field area is low lying and surrounded by hedgerows and adjoins residential properties to the south. The redundant farmyard adjoins residential properties to the south and east. A bridleway runs along Ness Lane at the north west corner of the site.
Existing urban edge	The site adjoins open fields to the north and residential areas to the south and east.
Trees and hedges	hedgerows along all field boundaries with occasional hedgerow trees and a mature isolated field tree which has been subject to low level browsing
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is also considered to be medium with an overall site sensitivity of medium
Visual Sensitivity	The site is visible both from Fleet Lane and Ness Lane to the west but largely screened by residential properties and garden vegetation to the south.
Anticipated landscape effects	Loss of open areas of pasture with encroachment of settlement into open countryside to the north east
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by way of woodland screen planting along the north east and western boundary of the site
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
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	A valued landscape with medium sensitivity which could be mitigated with appropriate layout and planting. Screen planting should be carried out along the site's western and north eastern boundaries
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Settlement: Tockwith**Site: TW3 (Church Farm, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings located to the south / south east of the site. It is not thought that any historic buildings remain on Church Farm, but if any do remain, options for conversion should be assessed.
Commentary on heritage assets.	The site falls both within and outside the Tockwith Conservation Area (on its northern edge). Therefore, the character and appearance and also its setting will be affected. Historic buildings located to the south / south east of the site, fronting onto Westfield Lane - the site will be in their setting.
Topography and views	Level site but at slightly lower level than the road. Views across the field element, both out to the surrounding countryside and looking back into the village, including views of the church.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The conservation area contains the historic linear development of the village. To the west, later 20th century housing is present which is contrary to historic grain.
Local building design	Generally, most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with one or two examples of hipped roofs. Traditional building materials include red brick and tile, white and grey render and also one stone barn. Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.
Features on site, and land use or features off site having immediate impact.	The site comprises both Church Farm and an adjoining field located to the north west of the farm buildings. The buildings are set back behind other dwellings fronting onto Westfield Lane. The field is also located behind such dwellings (all dating from the second half of the 20th century) and extends to the west to meet the junction of Fleet Lane and Ness Lane. A verge, ditch and hedgerow is present there with trees in the hedge also present further towards Westfield Road. The northern edge opens out to further fields.

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.	Red

Summary conclusion

Whilst the provision of a small number of dwellings fronting onto the road would carry through the linear form of the village, development across the whole site to standard housing density and form would be contrary to the established grain of the historic part of the village. The conservation area appraisal states: 'Backland development in Tockwith has an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular. For these reasons, backland development in this linear village should be discouraged.'

However, harm upon the setting of the conservation area and heritage assets present could be reduced by acceptance of much reduced housing density, provision of high quality, locally distinctive buildings and allowance of views through to the church (but this is then likely to result in lower than desired housing numbers). However, harm would still be derived by development that is contrary to historic grain. The possibility of any remaining historic farm buildings should be taken into account (and any present should be retained and converted).

Settlement: Tockwith**Site: TW3 (Church Farm, Tockwith)****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 require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (1992 P1HS).
Trees and Hedges	Good hedgerows around northern, western and eastern boundary; single field tree.
Presence of Trees that Merit TPO	Field tree may merit consideration for a TPO.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	The SW part of the site comprises a redundant farmyard, which contains half dozen various modern farm 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 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "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	Boundary trees and hedges link in with the intimate scale fields in the immediate vicinity of the village.
GI/SUDS Opportunities (for biodiversity)	A hedge should be planted along the northern boundary of the Fleet Lane access track. It may be possible to create a green link between Fleet Lane and the footpath that runs north past the village hall at the back of the farm.
Protected Species	Breeding birds and foraging bats likely to utilise trees and hedgerows and may utilise farm buildings.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	RL103b 2010 (green) covered only the farm buildings to south west.

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	The site currently represents a part of a limited network of small pasture fields surviving around the edge of Tockwith, which is surrounded by large-scale arable agriculture. However, providing that trees and hedges are retained and reinforced with new planting, the development of this site may be acceptable from an ecological viewpoint.

Settlement: Tockwith

Site: TW3 (Church Farm, Tockwith)

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

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 / IDB 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: Tockwith**Site: TW4 (Land to the north of Southfield Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the north of Southfield Lane Tockwith
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site is used for grazing and is rural in character. Southfield Lane runs along the site's southern boundary, beyond of which lies flat open countryside. To the west is a 1970's residential estate and to the east the village primary school with open playing fields. To the north the site borders the village conservation area
Existing urban edge	The site appears part of the village edge as it is surrounded by housing on three sides. The open character of the site is integral to the landscape setting of the village and conservation area.
Trees and hedges	The site is bounded by high hedgerows with mature hedgerow trees. There are also remnant hedgerows and mature trees within the centre of the site
Landscape and Green Belt designations	HD3 : Control of development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Surrounding high hedgerows and mature remnant hedgerows and trees within the site together with the pastoral land use creates an intimate setting with the edge of the village. The site is susceptible to change and has a high sensitivity
Visual Sensitivity	Large flat open site subdivided by hedgerows is visible from the village conservation area and Southfield Lane. Openness of site allows views out from the conservation area to the wider landscape of the village
Anticipated landscape effects	Loss of openness along edge of village and relative tranquility within the site.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development through retention of a central open space within the site adjacent to the Conservation Area and the retention of views out into the wider landscape.
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	TW7 adjacent to the western boundary of the site separated by a PRoW and TPO'd woodland is of a sufficient distance away not to have any impact

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 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	A valued landscape high sensitivity which could be mitigated with appropriate layout and planting. Green/Open space corridor should be retained to maintain views out from the village Conservation Area
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Settlement: Tockwith

Site: TW4 (Land to the north of Southfield Lane, Tockwith)

Natural and Built Heritage Assessments

Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area. Grade II listed Church of the Epiphany. Grade II listed Poplar Lodge.
Known non-designated heritage assets potentially affected by development of the site.	There are several non-designated heritage assets located to the north of the site, situated along Westfield Road.
Commentary on heritage assets.	The site is located to the south (and partially within) of the Tockwith Conservation Area. There are two listed buildings in very close proximity to the site – Church of the Epiphany and Poplar Lodge, both grade II listed - their setting will be affected. There are several non-designated heritage assets located to the north of the site, situated along Westfield Road - their setting may be affected.
Topography and views	Key Views are views towards the church and village from Southfield Lane. Views from Westfield Road looking into the site (looking south).
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	Varied due to the presence of modern housing to the west and then the historic linear form of the village to the north.
Local building design	Generally, most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with one or two examples of hipped roofs. Traditional building materials include red brick and tile, white and grey render and also one stone barn. Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.
Features on site, and land use or features off site having immediate impact.	The site comprises a series of grass fields with hedgerows, extending to Southfield Lane to the south. This currently forms an area of open, rural land that forms a rural setting to the village and heritage assets present. The Conservation Area Appraisal provides additional information on the attributes of the area, highlighting the following: <ul style="list-style-type: none"> - The presence of ‘significant hedges’ to the south / south-west of the church and allotments. - The presence of several ‘landmark trees’ to the north western zone of the development site. - The church grounds as being an ‘important open space.’ - ‘Key views’ looking to the south, into the development site, from the land near the allotments (to the south of the church) and also from the gap in the buildings fronting Westfield Road (to the east of no. 31).

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

This site had previously been accepted as a draft allocation and a current application is being considered. Development guidelines previously formulated by the council should be followed so that harm is mitigated: development should respect the character and appearance of the conservation area and its setting / development should respect the setting of the grade II listed church / retain, enhance and manage existing hedgerows and trees / provide open views across the site from Westfield Lane and the allotments and towards the church from Southfield Lane. Permission has recently been granted on the adjoining site, TW7. Consideration should be made of the cumulative impact of the both sites upon the setting of the conservation area and character of the area.

Settlement: Tockwith**Site: TW4 (Land to the north of Southfield Lane, Tockwith)****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 would require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None impacted.
BAP Priority Habitats	Hedgerows, Veteran Trees.
Phase 1 Survey Target Notes	Brooks Ecological survey , Dec 2014 TN 1 'moribund veteran ash.'
Sward	Species poor semi-improved neutral grassland (Brooks Ecological).
Trees and Hedges	Some large mature ash trees in the centre of the fields (possibly shown on old field boundaries on 1st Epoch OS maps). One very large veteran ash appears to have been recently fire-damaged and partially dismembered. There is a veteran hawthorn next to the fire-damaged ash. The site is bounded by hedgerows, some of them high and there is an outgrown hedge with trees running north south, marking an old field boundary towards the west of the site. There is a veteran apple tree by the gateway which leads into site RL1014. All the trees and hedgerows are valuable and should be retained in accordance with NPPF paragraph 118 and Natural England Standing Advice on Veteran Trees. This includes the 'over-mature' field trees, some of which have recently been TPOd, which should be managed for decline, if required for health and safety, rather than removed. The remnant boundary hedge towards the west of the site should be retained within any development.
Presence of Trees that Merit TPO	All veteran trees on site should be considered for protection of TPOs.
Water/Wetland	None.
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 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "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 Character Area..." • "Promote good hedgerow management and retention of all hedgerows".
Connectivity/Corridors	Remnants of the historic toft field system connects with intimate system of hedgerows south central to the village and the trees of the churchyard and vicarage. Although improved, areas of pasture surrounding the village are comparatively scarce in this overwhelmingly arable landscape.
GI/SUDS Opportunities (for biodiversity)	Hedges should be managed and enhanced. Replacement trees should be planted in hedgerows to match the character of the original toft boundaries. There may be the opportunity to create green links between Westfield Road and South Field Lane, reinforcing traditional field boundaries. Development over parts of the site, could be offset by management of some of the historic 'toft' fields and their trees and hedgerows for wildlife. There may be the opportunity to create a small SUDs wetland, perhaps in association with the site to the south west.

Protected Species	Nesting birds are likely to utilise the hedgerows and trees and bats may utilise some of the mature trees as roost sites. A bat survey (Brooks Ecological July 2015) found no roosts on site and only a low level of bats activity across the site,
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	Was RL14a 2010 (amber). Current planning application 15/01484/FULMAJ.

Conclusion

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

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

Summary conclusion	Intensive development of the whole site would lead to an unacceptable loss of green space with hedges and veteran trees which are remnants of the villages old 'toft' field system. Substantial green infrastructure should therefore reflect that, although it has been improved, old pasture is relatively rare in this overwhelmingly agricultural landscape. The trees and hedgerows, which survive from the ancient toft field system, are invaluable for wildlife. The hedges may be threatened by neglect as well as by development but the temptation to remove 'over-mature' trees (even those which could not be TPOd) rather than manage them should be strongly discouraged. Development over parts of the site could be offset by management of some of the 'toft' fields and their trees and hedgerows for wildlife.
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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

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 / IDB 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: Tockwith**Site: TW5 (Land at Fleet Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to south of Fleet Lane adjoining the existing business park and north eastern site entrance LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site is in agricultural use bounded by post and rail and wire fencing. A mature hedgerow with hedgerow trees borders Fleet Lane and along part of the site's western boundary where the site abuts the curtilage of a residential property
Existing urban edge	The site lies north west of the business park access road which separates the site from the residential edge of Tockwith
Trees and hedges	Mature hedgerow and hedgerow trees along Fleet Lane and 3 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 (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is considered to be medium with surrounding context to the type of development being proposed. The site is considered to have an overall sensitivity value of medium
Visual Sensitivity	Views from Fleet Lane are filtered by hedgerow vegetation with the exception of views from the site entrance junction. Views are likely from adjacent housing
Anticipated landscape effects	Loss of open pastoral gap in the landscape at edge of village extending settlement westwards
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by woodland screen planting
Likely level of landscape effects	Medium to small-scale adverse effects which could be further reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	N/A

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: High/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	A landscape with medium sensitivity which could be mitigated with appropriate layout and planting.
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Settlement: Tockwith**Site: TW5 (Land at Fleet Lane, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The former RAF Marston Moor World War 2 airfield and 'Netherlands'.
Commentary on heritage assets.	The site is located in the wider setting of Tockwith Conservation Area (located to the east of the site) The site is located within the setting of the heritage assets of the former RAF Marston Moor airfield (located to the south of the site) and Netherlands (a Victorian, detached house to the west of the site).
Topography and views	The openness of site allows views across it from the road through to the airfield and its buildings (now a business park) which has many trees on its boundary. Views also looking to the dwellings located to the west of the site. Views also looking back to the housing on the western edge of the village and also looking south to countryside beyond (this is relatively level land).
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	Varied grain due to presence of open space of former airfield and its business park and then also the 20th century housing located to the south east. Very low density in the immediate vicinity.
Local building design	Generally, most of the buildings in Tockwith are of simple form, derived from the local vernacular of brick walls and pantile roofs. The majority of the buildings tend to be two storied with gabled roofs with one or two examples of hipped roofs. Traditional building materials include red brick and tile, white and grey render and also one stone barn. Modern infill development is not reflective of vernacular architecture in all cases. Residential development at the edges of the village, such as Ralph Garth and the Prince Rupert Drive estate, are not characteristic of the locally distinctive properties that form the historic core of the village. However, recent development along the south side of Marston Road successfully assimilates into the village.
Features on site, and land use or features off site having immediate impact.	The site is in agricultural use bordered by post and rail / wire fencing. A mature hedgerow with hedgerow trees borders Fleet Lane and along part of the site's western boundary where the site abuts the curtilage of a residential property. Trees within the site. Fleet Lodge, a one and half storey house, located to the west, with Netherlands further to the west. The site adjoins, to its east, an access to a business occupying part of the airfield. To the south east is the area of 20th century housing situated on the western edge of Tockwith. The former airfield of RAF Marston Moor (WW2) is located to the south (runways still present) and the business park comprises buildings such as hangars relating to the airfield.

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

Although the site is closely situated next to a large area of 20th century housing, the site is on the edge of the village and is seen in context with the openness of the former airfield and also in the context of fields located to the north of Fleet Lane. Development across the whole site, to standard form and density would significantly reduce the contribution that the field makes to the sense of openness on the edge of the village (but conversely, this would not be out of character with the existing 20th century housing). Some development, of low density and appropriate tree planting in order integrate the houses into the existing well-treed surroundings may be possible; however, proposals for development on this western edge of Tockwith should be looked at as a whole rather than on a piecemeal basis, because of the presence of the former airfield and because of the way in which significant expansion will affect the character of the area and setting of Tockwith.

Settlement: Tockwith**Site: TW5 (Land at Fleet Lane, Tockwith)****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 although Aubert Ings is within around 1k north of the site, across the River Nidd.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (P1HS 1992).
Trees and Hedges	The road side hedge supports a number of early mature trees, A number of mature field trees are present, possibly associated with the former corridor of Fleet Beck.
Presence of Trees that Merit TPO	Field trees on site may merit TPO status.
Water/Wetland	Fleet Beck is culverted beneath the site .
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 101 Tockwith Airfield <ul style="list-style-type: none"> •"Encourage the planting of woodland to link with woodland and trees outside the Character Area..." •"Promote woodland planting in the area in consultation with landowners and the forestry commission" •"Opportunities to introduce sustainable drainage systems could help improve the environment on the airfield..."
Connectivity/Corridors	Hedgerows and Fleet Beck (where unculverted) provide connectivity through the largely open landscape of the disused airfield.
GI/SUDS Opportunities (for biodiversity)	The key biodiversity enhancement opportunity would be to unculvert and restore Fleet Beck.
Protected Species	Nesting birds and bats likely to utilise the boundary trees and hedgerows.
BAP Priority Species	Not known.
Invasive Species	Himalayan balsam likley along Fleet 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
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 hedges and field trees on site should be protected and retained and new native planting undertaken along site boundaries. De-culverting of Fleet Beck and the creation of an associated green corridor through the site may offer a real opportunity for environmental enhancement associated with development.

Settlement: Tockwith

Site: TW5 (Land at Fleet Lane, Tockwith)

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

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 / IDB 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: Tockwith**Site: TW6 (Land south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the south of Marston Road and to the east of Kirk Lane Tockwith LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low-lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of five small rectangular fields subdivided by post and rail fencing which is a backland area to properties along Marston Road. Sike Beck which is heavily treed, forms the site's eastern boundary. An overhead electricity distribution line runs along the southern boundary of the site.
Existing urban edge	The site adjoins long rear gardens of properties to the north which front on Marston Road
Trees and hedges	Trees along Sike Beck which comprise of willow and ash contribute to the landscape setting of the village. Hedgerows define the site's western boundary along Kirk Lane and southern boundary
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered not of particularly high quality and of medium value. Susceptibility to change is also considered to be medium with detracting features of overhead electricity distribution lines running along the southern boundary of the site.
Visual Sensitivity	The site is visible from Kirk Lane to the west but largely screened by trees along Sike Beck to the east and by housing to the north.
Anticipated landscape effects	Loss of open areas of pasture and loss of long garden treed edge to the village which is a distinctive feature
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though retention of a green corridor along Sike Beck and woodland screen planting along the southern boundary of the site
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 TW1 adjoining the site 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: 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	Not a particularly valued landscape of medium sensitivity which could be mitigated with appropriate layout and planting. Green corridor should be maintained along Sike Beck to maintain views out from the village.
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Settlement: Tockwith**Site: TW6 (Land south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	The registered battlefield of Marston Moor. Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Several heritage assets located to the north, facing onto the main road.
Commentary on heritage assets.	The site is located next to the registered battlefield of Marston Moor (located to the east of the site). The site is adjacent to the Tockwith Conservation Area, the north boundary of the site, for the most part, running along the south boundary of the conservation area – therefore affecting its setting. Several heritage assets located to the north, facing onto the main road – traditional brick / pantile (some slate) dwellings, some in rows - their setting may be affected.
Topography and views	Relatively level ground, views from Kirk Lane looking N/NE over fields towards houses on Marston Road. Glimpse views from Kirk lane and Marston Road to the site, in between houses. More expansive views across adjacent field (TW1), looking south / southwest.
Landscape context	Arable landscape bordering village.
Grain of surrounding development	Linear village. To N of site, long, narrow plots stretch back from the main road. Linear dev. along Kirk Lane also, but dwellings not of traditional form. Later 20th century development such as nearby Ralph Garth and Kendal Gardens is contrary to historic grain.
Local building design	Limited local distinctiveness on Kirk Lane (e.g. bungalows). Recent development along the south side of Marston Road successfully assimilates into the village, where brick and pantile (and some slate) predominates. Mostly, 2 storey with gabled roofs.
Features on site, and land use or features off site having immediate impact.	Series of fields. Hedge boundary to south where track runs along south edge of site. Inner fenced enclosures. Hedge and verge to west boundary to Kirk Lane. The conservation area appraisal notes the presence of numerous landmark trees in the land of the properties to the north of the site. There are also other significant trees, such as those on the east boundary of the site. Overhead electric wires along the south boundary.

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

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

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

Rationale	Rating
Development is likely to 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 conservation area appraisal states the following, which is highly relevant to the assessment of this site: 'Backland development in Tockwith has an impact on its settings and linear character and modern development can be a discordant element where it doesn't respect the vernacular. For these reasons, backland development in this linear village should be discouraged.' N.B. If any development is approved, as the site is located next to the registered battlefield of Marston Moor, some degree of archaeological assessment may be required. The cumulative impact/design of development of TW1 and TW6 should be considered together if further assessment of these sites is to take place.

Settlement: Tockwith**Site: TW6 (Land south of Marston Road, Tockwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Natural England do not require consultation on residential development in relation to SSSIs.
SSSI Risk Zone	None likely to be impacted.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable in 1993 [P1HS] Now recently seeded improved pasture for horses.
Trees and Hedges	Line of trees (ash and willow) along Sike Beck. Some ash trees in the hedge along the boundary with the southern track (cut back on one side to avoid power lines). Some significant trees (e.g. sycamore) along borders with gardens to north. Good hedge along Kirk Lane to east. and along the track to south.
Presence of Trees that Merit TPO	Mature trees on site would be likely to benefit from TPO protection.
Water/Wetland	Sike Beck forms the eastern boundary. There is a relatively extensive EA flood zone.
Slope and Aspect	Generally flat.
Buildings and Structures	Includes newish horse stables near the north-centre and centre.
Natural Area	NCA 30 Southern Magnesian Limestone (borders Vale of York).
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 102 Marston Moor Drained Farmland <ul style="list-style-type: none"> • "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	Sike Beck forms a tree-lined corridor on the eastern boundary of the site. It runs into the site as a generally featureless drain through arable farmland to the south. To the north, it links in with Fleet Beck via a more of a tree-lined corridor.
GI/SUDS Opportunities (for biodiversity)	The flood zone along Sike Beck could be planted up with native trees to strengthen the corridor and create a green link between Marston Road, the track to the south and Kirk Lane. The old toft fields (now gardens) to the NW of the site could be linked to Sike Beck along the northern boundary of the site.
Protected Species	Nesting birds are likely to use the hedgerows and boundary trees. (there is a small rookery in a sycamore on the boundary at the corner of 13 Kirk Lane). Bats may utilise some of the trees as roost sites. Water vole may occur along Sike Beck.
BAP Priority Species	Not known.
Invasive Species	Himalayan Balsam noted along Sike Beck.
Notes	Was RL1086b 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 tree-lined corridor along Sike Beck is the key ecological feature to retain and enhance. Most of the site is not especially ecologically sensitive so development could be accommodated with the opportunity for significant enhancement, given the provision of generous, high quality green infrastructure along the Sike Beck flood plain. A green link could be created between Marston Road, the track to the south and Kirk Lane. Hedges and boundary trees should be retained with new native tree-planting. Additional hedges should be planted along boundary fences to the north to connect the historic toft gardens with the green corridor.

Settlement: Tockwith

Site: TW6 (Land south of Marston Road, Tockwith)

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

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 / IDB 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: Tockwith

Site: TW8 (Tockwith airfield)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the east of Rudgate and north of Southfield Lane Tockwith LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of several parcels of land in differing uses within Tockwith disused airfield to the south of the existing business park, A residential bungalow is situated within the site along the western boundary with part of the runway currently used as a karting track. Adjoining land is in agricultural use.
Existing urban edge	The site adjoins the existing business park to the north but separated from the residential edge of Tockwith
Trees and hedges	Managed hedgerow with some hedgerow trees along Rudgate which is a Roman Road
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of low quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is considered to be low as the existing business park is a major detracting feature and has a dominating influence on the landscape. The site is considered to have an overall sensitivity of low
Visual Sensitivity	The site is intermittently visible from Rudgate with open views from Southfield Lane. Views from residential properties in Tockwith would be possible
Anticipated landscape effects	Loss of agricultural land with built form moving closer to residential edge of settlement
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by introducing significant woodland screen planting particularly along the south east boundary of the site and interface with business park
Likely level of landscape effects	Medium to small-scale adverse effects which could be further reduced with appropriate screen planting
Adjacent sites/cumulative impacts/benefits	N/A

Conclusion

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

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

Summary conclusion	A landscape with medium to low sensitivity which could be mitigated with appropriate layout and planting. Screen planting could be carried out to mitigate impacts
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Settlement: Tockwith**Site: TW8 (Tockwith airfield)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The former RAF Marston Moor, a World War 2 airfield.
Commentary on heritage assets.	<p>The site is part of the former RAF Marston Moor. This is now in use as a business park and other uses. The runways themselves still remain to the south / east of the business park and some are within the site. The former control tower, located on the southern edge of the business park, is located within the site. The fabric (in terms of sections of the remaining runway and also the control tower) and the setting of these heritage assets will be affected by development on the site.</p> <p>A review of WW2 airfields has recently taken place by Historic England. A document has been produced (in January 2016) called 'Nine Thousand Miles of Concrete; a review of second world war temporary airfields in England.' Airfields are rated as to their current state - Marston Moor is given a rating of 4 out of 10. The maximum for any airfield is 7 (due to the altered state of so many airfields in England). The document gives some information about the airfield; for example, its main use was for bomber training and also for engine conversions. It states that approx. 55% of the original runway remains. Also, that hangars are still present - some hangars are in use and some have been re-clad / altered but one or two appear to be in their original (external state). A range of other, smaller buildings are still present (single or two storey) and are being used as offices or similar uses.</p> <p>The setting of Tockwith Conservation Area will be affected by the proposal.</p>
Topography and views	Level and open land and therefore widespread views available looking across the site, including those looking towards the conservation area with the church tower visible.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The site adjoins a business park, part of the former airfield site and so grain is not of typical form. Further to the east, Tockwith has an historic linear core but with additional housing added, particularly to the west (which would be in close proximity to the north east corner of this site).
Local building design	Former military / industrial type buildings associated with the former airfield, 20th century housing on the western edge of the village and then more traditional form within the historic core (generally, two storey, simple, mainly brick buildings).
Features on site, and land use or features off site having immediate impact.	The site's south eastern edge aligns with one of the airfield's former runways (the hard surface falling within the site). The north western edge adjoins the business park (containing former WW2 buildings) where there are several trees / hedges present. The site juts out into the open land of the former airfield at the northern tip, with the rest of the former airfield present to its north and also a large expanse to its south east. A hedge / trees / verge form a boundary to the road to the west.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
<p>Summary conclusion</p>	<p>The introduction of standard housing across the whole site will be harmful to both the remains and the setting of the non-designated heritage asset of the former WW2 airfield of Marston Moor and the associated buildings. The development would adjoin the business park rather than the existing housing on the western edge of the village, with a tract of land left undeveloped (though this is likely then to be come under pressure for development in the future).</p> <p>It is highly recommended that such significant development of the former airfield (which also represents a significant expansion within the rural surroundings of Tockwith and within the setting of the conservation area, which would add additional development that is contrary to traditional grain) should be assessed across the whole site, not just on a piecemeal basis (in order that measures to mitigate harm to the designated and non-designated heritage assets present can be formulated - at the very least, development should be designed in such a way that the history of the site is referenced in a meaningful manner). It is likely that local consultation would be an important part of formulating proposals in this location, where the heritage assets are of relatively recent date.</p>

Settlement: Tockwith**Site: TW8 (Tockwith airfield)****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 (Aubert Ings 1.5 km away, north of the river Nidd).
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Arable farmland, some potential for 'open mosaic habitats on previously developed land' around margins of site.
Phase 1 Survey Target Notes	None on site but TN1 semi-improved grassland on permitted part of in field in west (surveyed by Envirotech).
Sward	3 large arable fields plus marginal land and hardstanding (ex-runway).
Trees and Hedges	Line of trees along Rudgate western site boundary.
Presence of Trees that Merit TPO	Above trees may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Modern bungalow in the NW corner; number of small utility sheds 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 101 Tockwith Airfield <ul style="list-style-type: none"> •"Encourage the planting of woodland to link with woodland and trees outside the Character Area..." •"Promote woodland planting in the area in consultation with landowners and the forestry commission" •"Opportunities to introduce sustainable drainage systems could help improve the environment on the airfield..."
Connectivity/Corridors	Large scale open landscape has little obvious landscape connectivity although marginal land may link possible elements of brownfield habitat.
GI/SUDS Opportunities (for biodiversity)	Any elements of priority open mosaic habitats on former brownfield land should be retained and interconnectivity with other surrounding elements enhanced.
Protected Species	Ground nesting birds may occur and birds may also utilise boundary trees and shrubs.
BAP Priority Species	Some potential for brownfield plants, invertebrates, reptiles etc.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Boundary trees along Rudgate should be retained. Any potential 'open mosaic habitats on previously developed land' and associated species should be surveyed and any valuable habitats protected and retained.

Settlement: Tockwith

Site: TW8 (Tockwith airfield)

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

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 / IDB 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: Tockwith**Site: TW11 (Land adjacent to Tockwith Airfield)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land adjacent to Tockwith Airfield LCA102: Marston Moor Drained Farmland
Landscape description	Area description: The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing Site Description: The site comprises of a flat triangular shaped parcel of arable land which is defined by the concrete runway strips of the Tockwith disused airfield situated to the south east of the existing business park. Rear garden boundaries consisting of short sections of hedgerows and fences define the settlement edge to the east along which is routed along a rear access track.
Existing urban edge	The site adjoins the residential edge of Tockwith to the east
Trees and hedges	Part hedgerow boundary along the residential edge bordering the site with occasional hedgerow trees.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of low quality and of medium value for the open agricultural areas within the site which has landscape features which are easily replaced. Susceptibility to change is considered to be low as the existing business park is a major detracting feature and has a dominating influence on the landscape. The site is considered to have an overall sensitivity of low
Visual Sensitivity	The site is intermittently visible from Rudgate with open views from Southfield Lane. Views from residential properties in Tockwith along site margins would be possible
Anticipated landscape effects	Loss of agricultural land with built form moving closer to the residential edge of the settlement
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development by introducing significant woodland screen planting particularly along the southern boundary of the site and interface with business park. Opportunity to enhance settlement edge which is currently consists of a linear strip of rear garden boundaries
Likely level of landscape effects	Medium to small-scale adverse effects which could be further reduced with appropriate screen planting
Adjacent sites/cumulative impacts/benefits	Potential adverse cumulative effects should TW8 aligned west to southwest also be developed

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion	A landscape with medium to low sensitivity which could be mitigated with appropriate layout and planting. Screen planting could be carried to enhance short and medium distance views with opportunities to enhance settlement edge
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Settlement: Tockwith**Site: TW11 (Land adjacent to Tockwith Airfield)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Tockwith Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	The former RAF Marston Moor, a World War 2 airfield.
Commentary on heritage assets.	<p>The site is part of the former RAF Marston Moor airfield. A business park to the west is the group of former airfield buildings, including the control tower. The runways themselves still remain (or if fabric is not present, the position of the runways are evident) and border this site on its west and south edges. The setting of these heritage assets will be affected by development on the site.</p> <p>A review of WW2 airfields has recently taken place by Historic England. A document has been produced (in January 2016) called 'Nine Thousand Miles of Concrete; a review of second world war temporary airfields in England.' Airfields are rated as to their current state - Marston Moor is given a rating of 4 out of 10. The maximum for any airfield is 7 (due to the altered state of so many airfields in England). The document gives some information about the airfield; for example, its main use was for bomber training and also for engine conversions. It states that approx. 55% of the original runway remains. Also, hangars are still present - some hangars are in use and some have been re-clad / altered but one or two appear to be in their original (external state). A range of other, smaller buildings are still present (single or two storeys) and are being used as offices or similar uses.</p> <p>The setting of Tockwith Conservation Area will be affected by the proposal.</p>
Topography and views	Level and open land and therefore widespread views available looking across the site, including those looking towards the conservation area with the church tower visible.
Landscape context	The wider landscape comprises a large-scale area that is low lying, flat and intensively managed for arable crops and areas of grassland for grazing.
Grain of surrounding development	The site adjoins the large area of 20th century housing centred around St Rupert Drive, located on the western edge of the village, this housing being contrary to the historic linear core of the village to which it was added. The business park is located to the west (separated from the site by fields) which has an atypical grain.
Local building design	Former military / industrial type buildings associated with the former airfield, 20th century housing on the western edge of the village and then more traditional form within the historic core (generally, two storey, simple, mainly brick buildings).
Features on site, and land use or features off site having immediate impact.	The site is a triangular shaped field on the edge of the village. The site's southern and western edges align with one of the airfield's former runways. The eastern edge adjoins the existing housing and it adjoins site TW7 (permission granted for housing) which is located on the site's south eastern tip. A footpath runs along the eastern edge (within the site) – hedges, trees and fencing along this edge (forming the boundary to gardens). An indicted access appears to come off Southfield Lane, running along the south edge of TW7.

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.	Red
Summary conclusion	<p>The introduction of standard housing across the whole site will further extend development which is contrary to traditional grain and this will encroach into open land which forms part of the rural context of the village and setting of the conservation area. The setting of the former RAF Marston Moor will also be harmed by the loss of the former airfield. Harm could be reduced by provision of very low density development on the edges of the site in combination with appropriate landscaping / tree planting; in respect of reducing harm to local distinctiveness / grain, the site would need to be reduced so that it formed only a rounding off to the western edge of the existing housing.</p> <p>The cumulative impact of development of the adjoining TW8 will cause further harm and it is highly recommended that significant development of the former airfield (which also represents a significant expansion within the rural surroundings of Tockwith and within the setting of the conservation area, which would add additional development that is contrary to traditional grain) should be assessed across the whole site, not just on a piecemeal basis (in order that measures to mitigate harm to the designated and non-designated heritage assets present can be formulated - at the very least, development should be designed in such a way that the history of the site is referenced in a meaningful manner). It is likely that local consultation would be an important part of formulating proposals in this location, where the heritage assets are of relatively recent date.</p>

Settlement: Tockwith**Site: TW11 (Land adjacent to Tockwith Airfield)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more or large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development' is 1000m ² or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Some potential for 'open mosaic habitats on previously developed land' around margins of site. Elements of this habitat were found on adjacent site to the SE(surveyed by Envirotech).
Phase 1 Survey Target Notes	None on site but TN1 semi-improved grassland on permitted part of in field on south eastern part of old airfield.
Sward	Arable; some brownfield ruderal around margins.
Trees and Hedges	Occasional hawthorn shrub on boundary.
Presence of Trees that Merit TPO	None on site.
Water/Wetland	None on site; although some damper areas to south east.
Slope and Aspect	Flat.
Buildings and Structures	Insubstantial buildings associated with Tockwith Karting in SW .
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 101 Tockwith Airfield <ul style="list-style-type: none"> •"Encourage the planting of woodland to link with woodland and trees outside the Character Area..." •"Promote woodland planting in the area in consultation with landowners and the forestry commission" •"Opportunities to introduce sustainable drainage systems could help improve the environment on the airfield..."
Connectivity/Corridors	Margins may help interconnect elements of open mosaic habitats on former brownfield land to SE and west and north west.
GI/SUDS Opportunities (for biodiversity)	Elements of open mosaic habitats on former brownfield land should be retained and interconnectivity with other surrounding elements enhanced.
Protected Species	None known.
BAP Priority Species	Some potential for brownfield plants, invertebrates, reptiles etc.
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

No ecological objection to development of the majority of the site but elements of open mosaic habitats on former brownfield land across the former airfield should be assessed and any ecologically valuable fragments retained, enhanced, with their interconnectivity with other surrounding elements enhanced.

Settlement: Tockwith

Site: TW11 (Land adjacent to Tockwith Airfield)

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

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 / IDB 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: Wath (Ripon)**Site: WR1 (Newlay Concrete, Wath near Ripon)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located on the south side of the village off Main Street. 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 description: Site in industrial use on the edge of the village with trees along Norton Beck to the southwest boundary providing some screening.
Existing urban edge	Site is located on the edge of the village and reasonably well integrated.
Trees and hedges	Boundary trees to the southern, western and eastern boundaries.
Landscape and Green Belt designations	Open countryside Conservation area on north boundary. Historic Park and Garden to the east.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The current use of the site is not particularly characteristic and the landscape is not particularly sensitive to its loss to residential use.
Visual Sensitivity	Existing vegetation on the site boundaries helps to screen existing development which is not widely visible.
Anticipated landscape effects	Loss of industrial site to housing. Assume the boundary trees will be retained.
Potential for mitigation and opportunities for enhancement	Retention of boundary vegetation will be essential mitigation.
Likely level of landscape effects	Medium to small scale given the characteristics of new development will alter built form on the site.
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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape has capacity to accept residential development on this site that is currently in industrial use providing boundary mitigation ensures integration of development with the surrounding landscape.
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Settlement: Wath (Ripon)**Site: WR1 (Newlay Concrete, Wath near Ripon)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Wath Conservation Area. Wath Lodge (GILB). Norton Conyers Registered Historic Park and Garden.
Known non-designated heritage assets potentially affected by development of the site.	Norton Bridge. Bumblebee Cottage & Walton House.
Commentary on heritage assets.	Partly within Wath Conservation Area. Close to Grade II Listed Building (Wath Lodge) and within its setting. Wath Lodge: C18th roughcast render with hipped slate roof. Pointed arch 'Gothick' windows with latticing. Locally distinctive. Adjacent to the parkland and wall estate associated with Norton Conyers (Registered Historic Park and Garden). To the east, adjacent to the site is a pair of semi's identified in the CAA as building of local interest, circa 1850- Bumblebee Cottage & Walton House: Semi detached early C19th houses. Roughcast with slate roof. Simple gabled form. Vernacular. Locally distinctive. Adjacent to Norton Bridge.
Topography and views	Fairly flat topography. Norton Beck is to south of the site in a small shallow valley. Views into / out of site well screened when trees are in leaf. Views to and from Home Farm to the south.
Landscape context	Site is just within the built up extent of Wath village (the beck and line of trees to the immediate west of the site form a decisive natural limit to the settlement). To the west is the parkland at Norton Conyers Hall. This is by and large screened by a tall dense tree canopy and walls. To the south (other side of the beck) and southeast are agricultural fields with patchy hedge boundaries with some trees dotted amongst these hedges.
Grain of surrounding development	On site: Industrial/commercial buildings surrounded by hardstanding. Main St & Tanfield Lane – buildings set back from street behind small walled front gardens. Variations in set back distances. Buildings face eaves-on to street. Gardens of varying sizes, but several front gardens and most back gardens contain trees, this is enhanced by the generous spacing between some of the buildings. To the west is the walled estate associated with Norton Conyers.
Local building design	On site: elongated single storey shed of sheeting / breezeblock / render. Not locally distinctive. Wath Lodge: C18th roughcast render with hipped slate roof. Pointed arch 'Gothick' windows with latticing. Locally distinctive. On the opposite side of Main Street, Ashgill: vernacular style recent house. Brick with pantile roof, gabled form, not locally distinctive. Brookside & Brooklea: interwar brick-and-render semi-detached houses with overhanging roman tile roof. Not locally distinctive per se, but they have the character of traditional railway houses. Bumblebee Cottage & Walton House: Semi detached early C19th houses. Roughcast with slate roof. Simple gabled form. Vernacular. Locally distinctive. St Mary's Farmhouse: C19th. Vernacular. Simple gabled form. Quite modernised in C20th with bare roughcast and replacement windows and doors, hence not locally distinctive.
Features on site, and land use or features off site having immediate impact.	Site in commercial use containing three buildings: one small office-type single story building at the front of the site, and two large rolled metal and breezeblock sheds further back in the site, fronted by tall (three storey +) plant. Hard surfacing around all buildings. Trees around perimeter of the site. Access suitable for lorries off Main Street.

Conclusion

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

Rationale	Rating
Development of the site within the Conservation Area will improve a poor quality site and contribute to local distinctiveness.	Dark Green

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

Rationale		Rating
Development is likely to enhance or better reveal elements which contribute to the significance of a designated heritage asset.		Dark Green
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
Site re-development provides an opportunity for high quality design.		Dark Green
Summary conclusion	<p>Site could be redeveloped to improve the character and appearance of the conservation area. Tree lines around perimeter of the site should be retained and strengthened with new planting to provide a soft edge. High quality vernacular building required to street frontage with small front gardens, parking to rear. Principal route into site should be a 'grove' where a road runs along the west end of the site, houses on east side have principal elevations facing west, looking towards tree line, rear gardens interlock with other houses on site. Sufficient spacing between dwellings. Some larger gardens to provide space for tree to grow and mature. Keep roads/paving to a necessary minimum – shared surfaces.</p>	

Settlement: Wath (Ripon)**Site: WR1 (Newlay Concrete, Wath near Ripon)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	Salmist Beck Carr 600m to the SE
BAP Priority Habitats	Woodland, flowing water (Norton Beck)
Phase 1 Survey Target Notes	None
Sward	Hardstanding
Trees and Hedges	Trees bound the site except for the road frontage boundaries
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	Norton Beck runs along the south western boundary
Slope and Aspect	Generally flat
Buildings and Structures	Low operational buildings, large industrial sheds and towers
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 80 Wath farmland with parkland: <ul style="list-style-type: none"> • “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 tree-lined Norton Beck links elements of semi-natural habitat around the village into those within the surrounding large scale arable agriculture and Norton Conyers the strategic green corridor of the River Ure
GI/SUDS Opportunities (for biodiversity)	Retain, enhance and buffer boundary planting, especially along Norton Beck. Integrate opportunities for biodiversity enhancement within any redevelopment e.g. bat and swift bricks
Protected Species	Bats and nesting birds are likely to be associated with trees and possibly buildings; otter, water vole and kingfisher may occur along Norton Beck
BAP Priority Species	Not known
Invasive Species	Himalayan balsam may occur along Norton 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
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	Tree-lined Norton Beck links elements of semi-natural habitat around the village. Retain, enhance and buffer boundary planting, especially along Norton Beck. Integrate opportunities for biodiversity enhancement within any redevelopment
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Settlement: Wath (Ripon)**Site: WR1 (Newlay Concrete, Wath near Ripon)****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.

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

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

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: Weeton**Site: WE1 (Land at Mount Pleasant Farm Bungalow, Weeton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Mount Pleasant Farm Bungalow Weeton LCA 62: Wharfe Valley Side Farmland
Landscape description	Area description: A moderate to large scale area. Land use is simple and harmonious with medium sized grassland fields bounded by hedgerows and fences. Site description: Rectangular area of pasture contained by hedgerow on three sides with occasional hedgerow trees. There is also a section of drystone wall along the Main Street fronting the site.
Existing urban edge	The linear village form extends to the east along Main Street and north along Weeton Lane with the site situated across from the road junction.
Trees and hedges	Hedgerows with occasional hedgerow trees and section of drystone wall define three site boundaries with the southern, fourth boundary, undefined
Landscape and Green Belt designations	Green Belt. Policy SG3 Settlement Growth: Conservation of the countryside including Green Belt.
Description of proposal for the site	Assume residential development of low density to reflect grain of village and village edge.
Physical Sensitivity	The site comprises a rectangular shaped area of pasture and is relatively flat. with hedgerow and drystone wall boundaries. the site affords un-interrupted views from the village to the spire of St Barnabas Church to the southwest . The site is considered of high value and highly susceptible to change
Visual Sensitivity	The site occupies a central part of the village with open middle distance views to the south and southwest.
Anticipated landscape effects	Loss of pasture and potential impact on surrounding hedgerows and drystone wall
Potential for mitigation and opportunities for enhancement	There is some scope for mitigation with additional planting Site development would however extend urban edge into countryside with loss of valuable views.
Likely level of landscape effects	Change in character of open field on edge of village. Large scale adverse effects in sensitive location
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	The site affords un-interrupted views from the village to the spire of St Barnabas Church to the southwest and forms an important component contributing to the setting of the village. The site has limited capacity to accommodate development without experiencing significant adverse landscape and visual impacts
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Settlement: Weeton**Site: WE1 (Land at Mount Pleasant Farm Bungalow, Weeton)****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 Barnabas (grade II* listed). The Old Vicarage, Hollins Farm and Old Hall (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Mount Pleasant Farm.
Commentary on heritage assets.	The church of St Barnabas and the Old Vicarage are both located to the south west of the site. Hollins Farm and Old Hall are both located to the north of the site. Mount Pleasant Farm comprises a historic, stone farmhouse and farm buildings and is located to the south of the site. The site is located within the setting of these buildings.
Topography and views	Land rises to the south. Mount Pleasant Farm at a high point. Views across the site possible and in context with the church. Site seen in context with the main road through the village.
Landscape context	Hilly countryside of largely pasture fields. Green Belt.
Grain of surrounding development	Weeton is a broadly linear village with very low density along the road with many green spaces between buildings. Farmstead present tend to be set back further from the main village road.
Local building design	Stone is the dominant and traditional material of the area.
Features on site, and land use or features off site having immediate impact.	The site is part of a grassed field, to the north of Mount Pleasant Farm and extending to Wescoe Hill Lane. Hedge, verge and tress to the roadside. Other boundaries with hedges / verges, except for the north boundary. Gallogate Lane forms the western boundary.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site to standard density and form would be wholly inappropriate because of the resultant loss of land that contributes to the rural character of the village and setting of the heritage assets present; development would be contrary to the very low density grain of the village and therefore development across the site would be harmful.
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Settlement: Weeton**Site: WE1 (Land at Mount Pleasant Farm Bungalow, Weeton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to impacted
Sites of Special Scientific Interest (SSSI)	None likely to 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 impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved pasture (spp. poor) P1HS 1992
Trees and Hedges	There are hedgerows along the northern, western and eastern boundaries with some mature trees, especially along the northern boundary. Scattered shrubs along the eastern boundary.
Presence of Trees that Merit TPO	Mature boundary on-site and boundary trees are likely to benefit from TPO protection
Water/Wetland	Roadside ditch along the northern boundary; apparent damp patch of vegetation north-centre of site; River Wharfe within 500m to the south.
Slope and Aspect	Generally flat
Buildings and Structures	None
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)	LCA62 Wharfe Valley Side Farmland Promote native woodland planting ...in particular stream corridors and small valleys...to enhance the corridors. Native woodland and tree planting around existing farmsteads and large scale buildings Protect and manage Ancient Semi-Natural woodland.
Connectivity/Corridors	Trees and hedgerows along the boundaries of the medium-sized fields link the village with the River Wharfe corridor.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows should be retained, enhanced and buffered with semi-natural habitats.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary hedgerows and trees and possibly the railway bridge
BAP Priority Species	Not known
Invasive Species	Himalayan balsam along the roadside ditch
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	Trees and hedgerows link the village with the River Wharfe corridor. Trees and hedgerows and watercourses should be retained, enhanced and buffered with semi-natural habitats.

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: Weeton**Site: WE2 (Land at Woodgate Lane, Weeton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site is situated north-east of Weeton Station and east of the Leeds to Harrogate railway line. LCA 62: Wharfe Valley Side Farmland
Landscape description	Area description: A moderate to large scale area. Land use is simple and harmonious with medium sized grassland fields bounded by hedgerows and fences. The A658 Harrogate Road and railway run within a narrow corridor to the west of the site. Site description: Site consists of three, generally flat, rectangular fields bounded by hedgerows with occasional hedgerow trees particularly along the northern boundary. A public footpath runs along the northern edge of the site, routed east to west.
Existing urban edge	The site adjoins the northeast edge of the settlement backing onto rear gardens of properties along Kingsway
Trees and hedges	Hedgerows with occasional hedgerow trees define site boundaries together with fencing to rear gardens and along the edge of the railway line
Landscape and Green Belt designations	Green Belt. Policy SG3 Settlement Growth: Conservation of the countryside including Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises of an irregular shaped area of pasture which is relatively flat. with hedgerow and fenced boundaries.
Visual Sensitivity	The site is situated on the edge of the village with open middle distance views from the east and southeast and also from the public footpath to the north.
Anticipated landscape effects	Medium scale effects. Loss of pasture and potential impact on surrounding boundary hedgerows hedgerow trees and two field trees.
Potential for mitigation and opportunities for enhancement	There is some scope for mitigation with additional planting. Site development would however extend urban edge into open countryside
Likely level of landscape effects	Loss of open fields on the edge of the settlement
Adjacent sites/cumulative impacts/benefits	Potential cumulative adverse effects should WE3 to the north also be developed

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

Rationale	Rating
Sensitivity Rating: Medium/low – key distinctive characteristics are resilient to change, typically a medium/low valued landscape where landscape condition may be fair with some existing reference to context to the type of development being proposed.	Light Green
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

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

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

Summary conclusion	The site has some capacity to accept change as there are few special or distinctive features Appropriate stand-off distances from Woodgate Lane and buffer planting could provide effective mitigation
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Settlement: Weeton**Site: WE2 (Land at Woodgate Lane, Weeton)****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.	Weeton Grange. Stone buildings adjacent to Woodgate Cottage.
Commentary on heritage assets.	There is a small group of buildings located along Woodgate Lane, to the east of the site. Heritage assets present in the group are Weeton Grange, a large, brick house and also stone buildings adjacent to Woodgate Cottage on the east side of road including a cottage and converted outbuildings - 19th century OS maps indicate the presence of a corn mill in this location. The site is located in the setting of these buildings.
Topography and views	Fields to east of railway line, views from lane across site.
Landscape context	Hilly countryside of largely pasture fields. Green Belt.
Grain of surrounding development	Huby / Area around Weeton Station – generally, linear development along the three intersecting roads of Huby with modern infill and addition of cul de sacs. Substantial open areas of fields within the triangle of roads. Settlement surrounded by further fields. Physical boundary to Huby provided by the railway line – development to the east of the line is more limited where it is semi-dispersed.
Local building design	The area is generally characterised by stone but with render or a combination of the two also (particularly in early 20th century dwellings). Brick buildings also, tending to be 20th century dwellings. Many large, detached dwellings, particularly along Crag Lane.
Features on site, and land use or features off site having immediate impact.	The site comprises four fields with hedgerow boundaries. It borders the railway line and 'Kingsway' cul de sac to west, Woodgate Lane to east and fields to north and south. Some trees on hedgerows and several along the north boundary.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Development at standard forms across the whole site would be against existing grain and be contrary to the very low density and rural character of the area. However, some extension to the existing housing of Kingsway would be possible but development to the eastern end of the site should be avoided. There will be an encroachment upon the setting of Weeton Grange and the buildings adjacent to Woodgate Cottage but harm could be reduced by appropriate consideration of layout and density in their context.

Settlement: Weeton**Site: WE2 (Land at Woodgate Lane, Weeton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to impacted
Sites of Special Scientific Interest (SSSI)	None likely to 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 impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Hedgerows bound the fields, the northern hedge has a row of trees; scattered trees along other hedgerows; two mature field trees in western field
Presence of Trees that Merit TPO	Mature boundary on-site and boundary trees are likely to benefit from TPO protection
Water/Wetland	None on site; pond within 150m to north-east
Slope and Aspect	Slight slope upwards towards the east
Buildings and Structures	None
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)	LCA62 Wharfe Valley Side Farmland Promote native woodland planting ...in particular stream corridors and small valleys...to enhance the corridors. Native woodland and tree planting around existing farmsteads and large scale buildings Protect and manage Ancient Semi-Natural woodland.
Connectivity/Corridors	Trees and hedgerows and the beck along the boundaries of the medium-sized fields link the village with the Wharfe Valley and with the upland fringe to the north. The railway along the western boundary provides a linear corridor through the lowland landscape.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows should be retained, enhanced and buffered with semi-natural habitats.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary hedgerows and trees and possibly the railway bridge
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Trees and hedgerows link the village with the Wharfe Valley and with the upland fringe to the north. The railway provides a linear corridors. Trees and hedgerows and watercourses should be retained, enhanced and buffered with semi-natural habitats.
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Settlement: Weeton**Site: WE2 (Land at Woodgate Lane, Weeton)****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: Weeton**Site: WE3 (Land adjacent to the railway line, Weeton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Fields east of the Leeds to Harrogate railway line with frontage onto Woodgate Lane. LCA 62: Wharfe Valley Side Farmland
Landscape description	Area description: A moderate to large scale area. Land use is simple and harmonious with medium sized grassland fields bounded by hedgerows and fences. The A658 Harrogate Road and railway run within a narrow corridor to the west of the site. Site description: Site consists of three small areas of pasture forming a triangular shaped area of land bounded by hedgerows with occasional hedgerow trees. The railway line runs on a treed embankment alongside the western edge of the site.
Existing urban edge	The site is separated from the settlement edge situated 0.2km to the south
Trees and hedges	Hedgerows with occasional hedgerow trees define all field compartment boundaries
Landscape and Green Belt designations	Green Belt. Policy SG3 Settlement Growth: Conservation of the countryside including Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of high value as landscape condition is good and is relatively secluded. Susceptibility to change is considered to be medium with detracting feature of railway embankment running along the western boundary of the site.
Visual Sensitivity	The site occupies an area of land remote from the village with views into the site from Woodgate Lane.
Anticipated landscape effects	Loss of pasture and potential impact on intervening hedgerow boundaries and boundary hedgerow
Potential for mitigation and opportunities for enhancement	Limited scope for mitigation within this isolated site
Likely level of landscape effects	Large scale adverse effects in sensitive location. Change in character of enclosed small fields remote from settlement edge.
Adjacent sites/cumulative impacts/benefits	Potential cumulative adverse effects should WE2 to the south 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: 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 is considered of high value as landscape condition is good and is relatively secluded. Susceptibility to change is considered to be medium with detracting feature of railway embankment running along the western boundary of the site. The land is isolated from the settlement edge. Development would harm the openness of the Green Belt
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Settlement: Weeton**Site: WE3 (Land adjacent to the railway line, Weeton)****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.	Weeton Grange. Stone buildings adjacent to Woodgate Cottage.
Commentary on heritage assets.	There is a small group of buildings located along Woodgate Lane, to the south east of the site. Heritage assets present in the group are Weeton Grange, a large, brick house and also stone buildings adjacent to Woodgate Cottage on the east side of road including a cottage and converted outbuildings - 19th century OS maps indicate the presence of a corn mill in this location. The site is located in the setting of these buildings.
Topography and views	Due to the location of embankment and trees on the other side of the lane, there is a sense of seclusion when viewing the site from lane – limited views into site from lane due to trees / hedgerow.
Landscape context	Hilly countryside of largely pasture fields. Green Belt.
Grain of surrounding development	Huby / Area around Weeton Station – generally, linear development along the three intersecting roads of Huby with modern infill and addition of cul de sacs. Substantial open areas of fields within the triangle of roads. Settlement surrounded by further fields. Physical boundary to Huby provided by the railway line – development to the east of the line is more limited where it is semi-dispersed.
Local building design	The area is generally characterised by stone but with render / combination of the two also (particularly in early 20th century dwellings). Brick buildings also, tending to be 20th century dwellings. Many large, detached dwellings, particularly along Crag Lane.
Features on site, and land use or features off site having immediate impact.	Triangular shaped field (pasture) / Boundary formed by tree covered railway line embankment to the west and Woodgate Lane to the east (small trees, loose hedge / fence to road). To the south, trees on boundary line, to the immediate south, playing field / tennis courts and also another field.

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 site is divorced from the settlement and development across the whole site to standard form would be against the largely linear grain of nearby development and also contrary to the semi-dispersed form in the area to the east of the railway. This would have a consequential effect on the setting of heritage assets present in this area, though harm could be reduced by provision of very low density housing and appropriate landscaping. Local distinctiveness could be maintained by provision of only a very limited number of buildings located along the road (perhaps in one or two groups with spacing between) so as to reflect the dispersed grain in this area. Impact on trees to the roadside for provision of access would need to be assessed carefully.

Settlement: Weeton**Site: WE3 (Land adjacent to the railway line, Weeton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to impacted
Sites of Special Scientific Interest (SSSI)	None likely to 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 impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved pasture (spp. poor)(P1HS 1992)
Trees and Hedges	There are hedgerows with trees along the railway corridor and Woodgate Lane. The east-west ditch is also tree-lined and there are trees along the southern boundary - probably the remnants of a grown out hedge.
Presence of Trees that Merit TPO	Mature boundary on-site and boundary trees are likely to benefit from TPO protection
Water/Wetland	A tree lined drain separates the two fields; pond within 150m to south-east
Slope and Aspect	Generally flat
Buildings and Structures	None on site. Railway bridge adjacent to northern boundary
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA62 Wharfe Valley Side Farmland Promote native woodland planting ...in particular stream corridors and small valleys...to enhance the corridors. Native woodland and tree planting around existing farmsteads and large scale buildings Protect and manage Ancient Semi-Natural woodland.
Connectivity/Corridors	Trees and hedgerows and the beck along the boundaries of the medium-sized fields link the village with the Wharfe Valley and with the upland fringe to the north. The railway provides a linear corridors through the lowland landscape.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows and watercourses should be retained, enhanced and buffered with semi-natural habitats.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary hedgerows and trees and possibly the railway bridge
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

Trees, hedgerows and the beck along the boundaries of the medium-sized fields link the village with the Wharfe Valley and with the upland fringe to the north. The railway provides a linear corridors through the lowland landscape. Trees and hedgerows and watercourses should be retained, enhanced and buffered with semi-natural habitats.

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: Whixley

Site: WX1 (Land to the west of High Street, Whixley)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the west of High Street Whixley LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large-scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large-scale arable field pattern. Site description: The site comprises of two pastoral fields with the field to the east within Whixley Conservation Area. The site falls from south west to north east from 50m to 45m AOD. There are several TPO'd trees within the western field with all site and field boundaries defined by hedgerows with occasional hedgerow trees
Existing urban edge	The site lies partly within the conservation area and forms an integral part of the built up area of the village.
Trees and hedges	Hedgerows along all field boundaries with occasional trees and TPO'd trees within the site
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the countryside including Green Belt TPO'd trees within western field . HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be medium with components within the landscape generally well maintained. Susceptibility to change is however considered to be high being part situated within the village conservation area with views out from the settlement. Physical sensitivity is therefore judged to be high
Visual Sensitivity	The site is within the built up area of the village and subject to views out across rising landform to the south west
Anticipated landscape effects	Loss of pastoral fields impacting on the setting of the village
Potential for mitigation and opportunities for enhancement	Limited opportunity for planting mitigation which would adversely affect openness and village setting
Likely level of landscape effects	Large scale adverse due to expansion of development on a rising landform in open countryside,
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact if WX2 and WX3 to the south, WX4 and WX4 to the west 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: 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	Susceptibility to change is considered to be high being part situated within the village conservation area with views out from the settlement. Physical sensitivity is therefore judged to be high. Limited capacity for the landscape to accept development of the site assuming western part of the site left undeveloped and part of frontage land retained to conserve views
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Settlement: Whixley**Site: WX1 (Land to the west of High Street, Whixley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Whixley Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	Various traditional buildings located in the vicinity e.g. rendered former/disused chapel and traditional double fronted brick properties set back by a walled front garden opposite the site. Terraced cottages.
Commentary on heritage assets.	The eastern field of the two is within the Whixley Conservation Area with the boundary being located on the boundary between the two fields (the western field therefore lying outside of the conservation area). The character and appearance and also its setting are therefore relevant considerations. The setting of the nearby heritage assets may be affected.
Topography and views	Views into the site from the road are very limited due to the high level of the land and also the presence of the hedge. This hedge is however highly visible in the context of the road. The site is located at a high point (as levels drop north westwards along the road). Seen in conjunction with Ainsty View houses.
Landscape context	Undulating countryside. Well - treed valley landscape.
Grain of surrounding development	Terraced cottages and detached properties, which are predominantly, set back from the road with small front gardens, though some properties front the road. Dwellings on south side of High Street are set higher than the road. Ainsty View to the south of the site is a 1950's small estate contrary to traditional grain.
Local building design	Houses, generally two storeys, are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow in depth, with steep gabled pantile roofs. 19th century buildings tend to be roofed in Welsh slate. Generally, Roofs have plain verges and stone verge copings are largely absent. Brick and pantiles are the dominant materials. Cobbles are used mainly for smaller cottages, outbuildings and boundary walls. Paint and render also present.
Features on site, and land use or features off site having immediate impact.	The site forms part of an open tract of countryside that extends up to the High Street. The east field of the two (the land directly to the north of Ainsty View, is marked as 'important open space' in the Whixley Conservation Area Appraisal. Site is raised above road level and keeps rising further into the site in a south westerly direction. Dense hedge along roadside. Mature trees within the site. Rear elevations of properties in Ainsty View face into the site on the southeast side. The hedgerow boundary between the two fields and that to the south of the west field, is marked as 'significant field boundaries' in the appraisal.

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

Development across the whole site, particularly where the west field is marked as important open space and also where this would constitute backland development to the linear grain, would not be appropriate. Some development could be introduced in order to provide a softer edge to the Ainsty View housing along the frontage (which would reflect the linear form of development along High Street). Buildings should respect existing building line and should reflect the vernacular in form, style and materials. Some variety could be introduced with some buildings fronting the road and others set back behind small front gardens but it would be important to maintain good spacing. Tree planting should be integral to any development of the site. Hedgerow and verge fronting road to be retained.

Settlement: Whixley**Site: WX1 (Land to the west of High Street, Whixley)****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 for residential development in respect of 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].
Trees and Hedges	Strong hedgerows form the field boundaries and there are a number of mature trees in the boundaries and as field trees (trees in the western field may be remnants of a former field boundary shown on the first edition OS maps).
Presence of Trees that Merit TPO	Mature trees on site are likely to merit TPOs.
Water/Wetland	None.
Slope and Aspect	The site is raised above road level and continues to rise gently further into the site in a southwesterly direction.
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 95: Whixley Arable Farmland: <ul style="list-style-type: none"> • “Tree planting around villages can help to define development limits...” • “This area has no designated sites for nature conservation. Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	The trees and hedges of the relatively small scale field system around the settlement also link into the village gardens, providing a rich matrix for wildlife. The mature trees may relate to Whixley Park.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows with additional native tree planting.
Protected Species	Nesting birds may utilise the hedges and the mature trees may support nesting birds and/or roosting bats.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	RL1129 2010 (amber) The status of the trees needs further assessment.

Conclusion

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

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

Summary conclusion	Existing mature trees and hedges are the most valuable ecological feature of the site. They should be retained, given adequate space and protected during the course of any development and should be supplemented with additional native planting.
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Settlement: Whixley**Site: WX1 (Land to the west of High Street, Whixley)****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 including Whixley Cut. 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 & sewers.. 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: Whixley**Site: WX2 (Land east of Station Road, Whixley)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land east of Station Road Whixley LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large-scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large-scale arable field pattern. Site description: The site comprises a small rectangular area of land at the edge of the village. The site is currently occupied by allotment holdings.
Existing urban edge	The site lies within the village conservation area with built form to the north with a semi-detached property to the west of Station Road.
Trees and hedges	Hedgerow and hedgerow trees along Station Road frontage
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the countryside including Green Belt TPO'd trees within western field . HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be medium with components within the landscape generally well maintained. Susceptibility to change is also considered to be medium as the development of this linear site would be consistent with the urban grain of the settlement. Physical sensitivity is therefore judged to be medium
Visual Sensitivity	The site lies at an exposed edge to the village with mid-distant views from the east. The land rises to the south and screens some views.
Anticipated landscape effects	Loss of allotment gardens which are a valuable amenity/community resource in the village.
Potential for mitigation and opportunities for enhancement	Screen planting to south and east boundary to mitigate views from open countryside.
Likely level of landscape effects	Small-scale adverse effects providing design of housing is in keeping with village vernacular and planting mitigation is sufficient to reduce impacts, and also providing allotments are replaced elsewhere within the village.
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact if WX3 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: 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	Susceptibility to change is considered to medium of this small scale site connected to the urban edge, susceptibility is also considered to be medium with existing reference to the type of development being proposed. Physical sensitivity is therefore judged to be medium. There is capacity for the landscape to accept development of the site assuming screen planting measures are taken into consideration
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Settlement: Whixley**Site: WX2 (Land east of Station Road, Whixley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Whixley Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Victorian / early 19th century terrace to the north.
Commentary on heritage assets.	The site is located within the conservation area and therefore development its character and appearance is a relevant consideration. The brick terrace is located to the north of the site, facing onto Station Road. Other traditional dwellings in the area contribute to a character, for example, the modestly scaled, rendered cottages located on the west side of Station Road and the widely spaced, 1920's semi-detached cottages to the south of these (at the southern tip of the conservation area).
Topography and views	Long views to the south east and east into open countryside and across well-treed valley landscape.
Landscape context	Undulating countryside. Well - treed valley landscape.
Grain of surrounding development	Out of main village core, but within the 'Town Houses' area, an area of historic note (added to the conservation area in 2007). On the other side of the road - three pairs of widely spaced semi's on the west side of Station Road, which were built on land purchase from the Tancred Estate by West Riding County Council in the early 1920s to provide one acre smallholdings for men returning from the Great War 1914-1918 - land still remains undeveloped. On the same side of the road - the terrace of pre-1850 cottages to the north. Also, pre-1850 cottages to the west. Also, Town's Houses has the largest areas of recent housing in the village, two Council housing schemes. Rudgate Grove (1939) and Ainsty View (1951).
Local building design	Houses, generally two storeys, are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow in depth, with steep gabled pantile roofs. 19th century buildings tend to be roofed in Welsh slate. Generally, Roofs have plain verges and stone verge copings are largely absent. Brick and pantiles are the dominant materials. Cobbles are used mainly for smaller cottages, outbuildings and boundary walls. Paint and render also present.
Features on site, and land use or features off site having immediate impact.	Allotment gardens. Enclosed by dense hedgerow bordering Station Road with some small hedge trees. Set back off road by wide verge. Characterful brick walled garden with brick on edge copings to the west / north immediately adjacent to the site (forms garden to the southern-most dwelling).

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 loss of allotment gardens (both as an asset to the village and for the character that they convey) would cause harm. Further, development across the whole site to standard housing form and density would be harmful, particularly in this edge of settlement location. Harm could be reduced by reducing the site to one which provided only a few dwellings that fronted onto the road at the south end of the site. Such dwellings should be designed to reflect the scale and character of the existing dwellings in the vicinity of the site.

Settlement: Whixley**Site: WX2 (Land east of Station Road, Whixley)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None that would be impacted.
Sites of Special Scientific Interest (SSSI)	None that would be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in respect of SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None that would be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Allotment gardens P1HS1992 (currently well used and maintained).
Trees and Hedges	Hedgerow bounds the site.
Presence of Trees that Merit TPO	None.
Water/Wetland	None.
Slope and Aspect	Flat.
Buildings and Structures	There are a number of sheds mostly wooden and one pre-fab concrete hut.
Natural Area	NCA 30 Southern Magnesian Grassland.
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 95: Whixley Arable Farmland: <ul style="list-style-type: none"> • “Tree planting around villages can help to define development limits...” • “This area has no designated sites for nature conservation. Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	The trees and hedges of the relatively small scale field system around the settlement also link into the village gardens and these allotments, providing a rich matrix for wildlife.
GI/SUDS Opportunities (for biodiversity)	Boundaries could be strengthened with native tree planting.
Protected Species	Nesting birds are likely to use the boundary hedgerows and may use some of the allotment sheds.
BAP Priority Species	None known.
Invasive Species	None known.
Notes	RL1130 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
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	Allotments are often valuable for wildlife and replacements would be likely to be required if these were developed. Hedgerows should be retained and the site boundaries could be strengthened with native tree planting.

Settlement: Whixley**Site: WX2 (Land east of Station Road, Whixley)****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 including Whixley Cut. 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 & sewers.

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

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

Settlement: Whixley**Site: WX3 (Land west of Station Road, Whixley)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land west of Station Road Whixley LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large-scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large-scale arable field pattern. Site description: The site comprises a small open grassland field close to the edge of the village. The site is bound by hedgerows with some mature trees and gently slopes down from south west to north east with an average elevation of 49m AOD
Existing urban edge	The site adjoins the village conservation area and is an integral part of the urban edge with the residential development at Ainsy View to the north extending the full width of the site
Trees and hedges	Hedgerows and occasional hedgerow trees along most boundaries with the exception of the site's southern boundary
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the countryside including Green Belt TPO'd trees within western field . HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be medium with components within the landscape generally well maintained. Susceptibility to change is also considered to be medium as the development has a narrow frontage along Station Road Physical sensitivity is therefore judged to be medium
Visual Sensitivity	The site is close to the edge of the village and mainly exposed to views from the west.
Anticipated landscape effects	Loss of pasture and extension of development edge to the west
Potential for mitigation and opportunities for enhancement	Protection of all trees and existing hedgerows is essential. Development should be appropriate in scale to surrounding housing and built in local vernacular.
Likely level of landscape effects	Small-scale adverse effects providing design of housing is in keeping with village vernacular and planting mitigation is sufficient to reduce impacts particularly along western boundary adjoining open countryside
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact if WX2 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: 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	Landscape value is considered to medium for this site connected to the urban edge, susceptibility is also considered to be medium with existing reference to the type of development being proposed Physical sensitivity is therefore judged to be medium. There is capacity for the landscape to accept development of the site assuming screen planting measures are taken into consideration
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Settlement: Whixley**Site: WX3 (Land west of Station Road, Whixley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Whixley Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Traditional dwellings in the vicinity of the site, for example, the terrace on the east side of Station Road.
Commentary on heritage assets.	The site is adjoins the southern tip of the Whixley Conservation Area and therefore is located within its setting. The site is also located within the setting of several non-designated heritage assets located in the vicinity, for example, the brick terrace on the east side of Station Road and two rendered cottages on the west side of the road, to the north of the site.
Topography and views	Site is a piece of open land up to the street and extending to the open countryside to the east of the village. The land associated with the three semis in this location is marked as 'important open space' in the Whixley Conservation Area Appraisal. The land contributes to the rural setting of the village on this southern edge. The dwellings of Ainsty View form a developed edge to the north boundary of the site (softened slightly with the presence of some small trees). Land level drops on the approach into the village from the south.
Landscape context	Undulating countryside. Well - treed valley landscape.
Grain of surrounding development	Out of main village core, but within the 'Town Houses' area, an area of historic note (added to the conservation area in 2007). On this side of the road - three pairs of widely spaced semi's were built on land purchase from the Tancred Estate by West Riding County Council in the early 1920s to provide one acre smallholdings for men returning from the Great War 1914-1918 - land still remains undeveloped (this is the northern most of these parcels of land). On the other side of the road - the terrace of cottages to the north. Also, rendered cottages to the west. Also, Town's Houses has the largest areas of recent housing in the village, two Council housing schemes. Rudgate Grove (1939) and Ainsty View (1951) – the latter adjoins the site on its north boundary.
Local building design	Houses, generally two storeys, are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow in depth, with steep gabled pantile roofs. 19th century buildings tend to be roofed in Welsh slate. Generally, Roofs have plain verges and stone verge copings are largely absent. Brick and pantiles are the dominant materials. Cobbles are used mainly for smaller cottages, outbuildings and boundary walls. Paint and render also present.
Features on site, and land use or features off site having immediate impact.	The site is a field/paddock, which is enclosed by hedging and fencing. To the northeast there are properties in Ainsty View. To the southwest a drive way associated with the semi detached frontage property runs parallel to the site.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The site is part of an area of 'important open space,' on the edge of the conservation area and therefore development in principle is not desirable. However, development that creates a softer edge than is currently present by Ainsty View may be considered as an enhancement to the current situation - development would need to be very low density in order to aid transition from built form to open countryside - i.e. not standard densities. Further development to the paddocks to the south would not be desirable. Should be looked at in conjunction with WX1 if both taken forward as options.

Settlement: Whixley**Site: WX3 (Land west of Station Road, Whixley)****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 for residential development in respect of SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None (site comprised narrow 2 fields on 1992 map).
Sward	Improved pasture (not assessed P1HS 1992).
Trees and Hedges	Hedgerows bound most of site; include a number of trees.
Presence of Trees that Merit TPO	A significant mature tree on western boundary is likely to merit TPO protection
Water/Wetland	None.
Slope and Aspect	Land rises to west.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Grassland.
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 95: Whixley Arable Farmland: “Tree planting around villages can help to define development limits...” • “This area has no designated sites for nature conservation. Encourage creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	The trees and hedges of the relatively small scale field system around the settlement also link into the village gardens, providing a rich matrix for wildlife.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows with additional native tree planting.
Protected Species	Nesting birds and bats may utilise trees and hedgerows.
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	Trees and hedgerows should be protected, retained and enhanced with new native planting during the course of any development.

Settlement: Whixley**Site: WX3 (Land west of Station Road, Whixley)****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 including Whixley Cut. 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 & sewers.. 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: Whixley

Site: WX4 (Whixley Production Nursery, Whixley)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site at Whixley Production Nursey Whixley LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large-scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large-scale arable field pattern. Site description: The site comprises a plant nursery and numerous associated buildings including polytunnels together with large areas of hard standing There is a hedge and grass verge along New Road. The north and east boundaries are marked as 'significant field boundaries' in the Whixley Conservation Area Appraisal with the site adjoining the conservation area. The site gently falls from west to east with an average elevation of 36m AOD
Existing urban edge	The site surrounds Broadfield House fronting New Road, a victorian detached house. There are also other residential properties adjoining the site. A small cul-de-sac lies to the west and development to the east.
Trees and hedges	Hedgerows and occasional hedgerow trees along all boundaries
Landscape and Green Belt designations	SG3: Settlement Growth: Conservation of the countryside including Green Belt TPO'd trees within western field . HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape value is considered to be low with few components within this brownfield site that contribute to the character of the area with susceptibility to change also considered to be medium.Physical sensitivity is therefore judged to be medium
Visual Sensitivity	The site is likely to be visible from Rudgate to the west, B6265 to the east and from the bridleway 370m to the north
Anticipated landscape effects	Re-development of brownfield site consisting of greenhouses and replacing with residential development
Potential for mitigation and opportunities for enhancement	Protection of all trees and existing hedgerows is essential. Development should be appropriate in scale to surrounding housing and built in local vernacular.
Likely level of landscape effects	Small-scale adverse effects providing design of housing is in keeping with village vernacular and planting mitigation is sufficient to reduce impacts particularly along western boundary adjoining open countryside
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: 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

Susceptibility to change is considered to be medium with existing reference to the type of development being proposed. Physical sensitivity is also judged to be medium.

There is capacity for the landscape to accept development of the site assuming screen planting measures are taken into consideration particularly to the north

Settlement: Whixley**Site: WX4 (Whixley Production Nursery, Whixley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Whixley Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Broadfield House. Other traditional buildings present to the east within the conservation area.
Commentary on heritage assets.	The site adjoins the Whixley Conservation Area at the eastern edge of the site and therefore the site is located within its setting. Broadfield House, a non-designated Victorian detached house is surrounded by the site - therefore the site is located within its setting. Other traditional buildings are present to the east, within the conservation area and the site is located within their wider setting.
Topography and views	Views of site along New Road and also from the north of the village, for example, from Rudgate and the B6265.
Landscape context	Undulating countryside. Well - treed valley landscape. The site is noted as a landscape character project area in the conservation area appraisal – it states that ‘the tall conifer hedges bordering the site makes it extremely conspicuous in the landscape. The replanting of these boundaries with native trees should be encouraged, and any plans for the expansion of the nursery should take the opportunity to assimilate the site into the surrounding landscape.’ If this is still an issue, should residential development occur, this enhancement should be part of the scheme.
Grain of surrounding development	Site is located outside of village edge but adjoins it - here there is a mixture of traditional buildings and later residential development in the form of cul de sacs.
Local building design	Houses, generally two storeys, are mainly aligned with main frontages parallel to the street (apart from some modern housing developments) and are generally quite narrow in depth, with steep gabled pantile roofs. 19th century buildings tend to be roofed in Welsh slate. Generally, Roofs have plain verges and stone verge copings are largely absent. Brick and pantiles are the dominant materials. Cobbles are used mainly for smaller cottages, outbuildings and boundary walls. Paint and render also present.
Features on site, and land use or features off site having immediate impact.	The site comprises a plant nursery and numerous associated buildings including polytunnels together with large areas of hard standing. The site surrounds Broadfield House, a Victorian detached house. There are also other residential properties adjoining the site off New Road (bungalows). There is also a small cul-de-sac adjoining the site to the west and a post war farm to the east. To the north of the site is open countryside, also to the south of New Road. There is a hedge and grass verge along New Road. The north and east boundaries are marked as ‘significant field boundaries’ in the conservation area appraisal.

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 is unlikely to harm the significance of the heritage assets if appropriate re-development of this brownfield site is taken forward (development which would otherwise be against the traditional grain of the village). Re-development should take into account the following (not an exhaustive list):

- The need to integrate the development with the surrounding countryside and potential for enhancement in terms of tree planting (impact on rural setting of the conservation area).
- Broadfield House should be retained.
- Hedgerow and verge to New Road to be retained.
- Dwellings to be of high quality, locally distinctive design. Scale also to be appropriate to the neighbouring dwellings.
- The need for dwelling density to be lower than standard expectations.
- The close proximity of the adjacent farm (to the east of the site).

Settlement: Whixley**Site: WX4 (Whixley Production Nursery, Whixley)****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 for residential development in respect of SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Horticultural cultivation, mostly in poly-tunnels hard-standing.
Trees and Hedges	Boundary hedges, trees surround Birchfield, a small number of trees on site.
Presence of Trees that Merit TPO	Some of trees on site may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Modern nursery buildings and poly-tunnels.
Natural Area	NCA 30 Southern Magnesian Grassland.
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 95: Whixley Arable Farmland: "Tree planting around villages can help to define development limits..." • "This area has no designated sites for nature conservation. Encourage creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements".
Connectivity/Corridors	The trees and hedges of the relatively small scale field system around the settlement also link into the village gardens, providing a rich matrix for wildlife. The mature trees may relate to Whixley Park.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows with additional native tree planting.
Protected Species	Nesting birds may utilise the hedges and the mature trees may support nesting birds and/or roosting 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
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green
Summary conclusion	Mature trees and boundary hedgerows should be retained and opportunities sought for ecological enhancement in association with any redevelopment of the site.

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 including Whixley Cut. 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 & sewers.. 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: Whixley**Site: WX7 (Land at Gilsforth Hill, Whixley)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located south of Whixley adjacent to development at the former hospital site north of the A59. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: triangular field south of existing development on the slope above.
Existing urban edge	Modern housing development on the former hospital site detached from other settlement in the area.
Trees and hedges	Trees on north, east and south boundaries. Hedgerow on west boundary.
Landscape and Green Belt designations	Open countryside TPO on north and east boundaries.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Field provides a buffer between the road and the isolated new development.
Visual Sensitivity	Views from A59 of site rising up to existing development are quite prominent.
Anticipated landscape effects	loss of field that provides the setting for new development.
Potential for mitigation and opportunities for enhancement	Opportunity to improve the urban edge assuming development proposals are sympathetic to existing development and incorporate sufficient green infrastructure to improve the urban edge.
Likely level of landscape effects	Medium scale adverse due to the further expansion of development on a hillside in open countryside,
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 is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	Sensitive site due to visual prominence from the A59 and isolated nature of existing development that does not include a characteristic landscape setting. However already impacted upon by adjacent development. Some capacity for the landscape to accept development of the site assuming southern half of the site left undeveloped and urban edge is improved through site layout incorporating green infrastructure.
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Settlement: Whixley**Site: WX7 (Land at Gilsforth Hill, Whixley)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Providence Green (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Former lodge house located at the vehicular entrance to Whixley Gate.
Commentary on heritage assets.	Providence Green and its associated outbuildings are located to the east / south east of the site (separated from the site by Station Road) and the site can be said to be within its setting. The former lodge house is located just outside the site boundary on the south east corner of the site – again, the site can be said to be within its setting.
Topography and views	Land rises up from road (A59) level which gives rise to prominent views of the site (and existing housing, especially in autumn / winter time).
Landscape context	Well wooded settlements set in open, undulating countryside, arable farmland.
Grain of surrounding development	This is an isolated development.
Local building design	Whixley Gate dwellings are generally reflective of local, traditional house types (brick, chimneys on gables, traditional window types etc).
Features on site, and land use or features off site having immediate impact.	The site is a field which partially surrounds (on its southern and western edge) the late 1990's Whixley Gate development. The A59 runs along the southern edge of the site. The site is located to the south of Whixley village – it is an isolated development. This site was formerly the 'Yorkshire Inebriate Reformatory' (opened in 1905) and then known as 'Whixley Hospital.' To the west, a hedgerow boundary separates the site from the adjacent field.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	A minor extension to the existing housing should be possible here, as long as it is landscaped in such a way as to integrate appropriately with its landscape context. Development should not be allowed to the south of the site in order to maintain a buffer from the road and existing trees and also as a means to avoid encroachment upon the setting of Providence Green. Possible archaeological impact as 'Roman Barfs' is marked on OS map.
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Settlement: Whixley**Site: WX7 (Land at Gilsforth Hill, Whixley)****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 for residential development in respect of 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 and aerial).
Trees and Hedges	The site includes belts of trees to northern and southern boundaries, hedgerows.
Presence of Trees that Merit TPO	Boundary tree belts benefit from TPOs.
Water/Wetland	Site includes, (possibly erroneously) an artificial former fire reservoir for the hospital.
Slope and Aspect	Sites slopes to south.
Buildings and Structures	None (other than reservoir detailed above).
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 95: Whixley Arable Farmland: "Tree planting around villages can help to define development limits..." • "This area has no designated sites for nature conservation. Encourage creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements".
Connectivity/Corridors	Trees and hedges along site boundaries.
GI/SUDS Opportunities (for biodiversity)	Opportunity to extend habitat for GCN in association with Suds.
Protected Species	Great crested newt occurs in former hospital reservoir to north of site. Bats and nesting birds likely to utilise boundary trees and hedgerows.
BAP Priority Species	Possibility of be birds of arable farmland and brown hare.
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	Were this site to be developed, there would be likely to be opportunities for significant habitat creation for great crested newt (which occurs on site) and other wildlife in association with green infrastructure and Suds provision. Amphibian-friendly drainage may be required.

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 could potentially affect the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site

According to the Environment Agency flood maps, 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 Whixley Cut. 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 & sewers.. 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: Wighill**Site: WH2 (Land to the south west of the village, Wighill)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site to the south west of the village that fronts onto Wighill Lane, Wighill LCA105: Wighill Ridge Farmland
Landscape description	<p>Area description: The wider landscape is characterised by a low-lying ridge that separates the RiverWharfe valley system to the south from rolling farmland to the north. Wighill is the major settlement in the area that sits atop the ridge offering stunning and extensive views into the farmland beyond. The setting of the village is intimate with small-scale grass fields bound by fencing and used for stock grazing and a well wooded appearance.</p> <p>Site Description: The site is a rectangular parcel of land which is part of a large arable field to the south west of Wighill. The site gently falls from east to west from about 31m to 28mAOD with the main field area extending northwards rising slightly forming a near distance crest-line before falling away again below the horizon. A hedgerow with post and rail fencing defines the boundary of the site with Wighill Lane which extends along the boundary of the site to the west. The eastern boundary consists of a post and wire fence with occasional mature trees.</p>
Existing urban edge	The site is an isolated plot of land in open countryside beyond the development limits of Wighill to the north east.
Trees and hedges	Hedgerow and occasional hedgerow border the site on three sides.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features in the wider landscape
Visual Sensitivity	The site is in a prominent location in open countryside and visible both from Wighill and Church Lane
Anticipated landscape effects	Loss of part of an arable field with development that is isolated from properties and alien to the landscape character of the area
Potential for mitigation and opportunities for enhancement	There would be limited opportunities to carry out effective mitigation measures in the form of woodland screen planting due to the site's prominent location in open countryside
Likely level of landscape effects	Large adverse effects which would be difficult to mitigate with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if WH1 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 need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	The development would be remote from the settlement edge of Wighill in open countryside in a hilltop location and would be an alien intrusion in the landscape. Mitigation planting would be difficult to achieve effectively due to the prominent nature of the site
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Settlement: Wighill**Site: WH2 (Land to the south west of the village, Wighill)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Brook Hall (grade II listed). All Saints Church (grade I listed). Wighill Manor Farmhouse (grade II listed). School House (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings located at the north end of Church Lane.
Commentary on heritage assets.	The site is located within the setting of Brook Hall (grade II listed) and All Saints Church (grade I listed), which are located to the east of the site. Also affecting the setting of Wighill Manor Farmhouse (grade II listed) and School House (grade II listed), though these are located further away, to the north. The site is located in the setting of historic buildings located at the north end of Church Lane, for example, a former chapel building (small brick building with slate roof) and adjacent large house of brick with hipped slate roof. Further historic buildings present to the east, on Wighill Lane.
Topography and views	Variation in levels - rise from road northwards, rise from houses on Church Lane southwards / church is located in an elevated position giving views across the site / countryside.
Landscape context	Village in rural setting, gently rolling hills, arable fields with hedgerows and some trees.
Grain of surrounding development	Linear development along road but with bend at mid-point. Historic development located on the east-west stretch of road except for the church and Brook Hall located much further to the south. 20th century development then added on the north-south stretch of road. Hedges / brick walls to frontages. Set back from road with front gardens. Post war development to south are semi-detached with front gardens, largely with hedges but some replaced in fence or masonry.
Local building design	Red-brown brick and limestone with occasional render. Two storeys unless farm / outbuildings. Slate, some pan tiles, occasional stone slates. Brick boundary walls with stone copings. Gabled roofs and some hipped. Several pairs / rows. Semis seen in post war development to south.
Features on site, and land use or features off site having immediate impact.	Open field in countryside adjacent to village, but outside of existing limits of village. Hedge boundaries, sometimes partial and also post and rail fence & small trees to the east boundary with adjacent paddock. No boundary to the north as the site is part of field of the larger field.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Development of the site would be against linear settlement pattern and be divorced from the village. There would be a harmful impact on the setting of the village and also the heritage assets located within it, particularly the church and Brook Hall which are located in an isolated position away from the village. Views afforded from the church which enhance this setting would be harmed by the introduction of the development.

Settlement: Wighill**Site: WH2 (Land to the south west of the village, Wighill)****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	There are hedges along the western boundary and the western part of the southern boundary. Occasional trees along the fenced eastern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None on site; several small ponds within 250m to the north and east.
Slope and Aspect	The site rises slightly towards the centre.
Buildings and Structures	None.
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 105 Wighill Ridge Farmland.
Connectivity/Corridors	Boundary hedgerows provide some connectivity through the large scale arable landscape.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance existing hedgerows and plant new native hedgerows with trees along other existing and new field boundaries and create arable margins along their fieldward sides.
Protected Species	Nesting birds and foraging bats may utilise boundary hedgerows and trees; great crested newt may utilise nearby ponds.
BAP Priority Species	Potential for bird species of arable farmland and brown hare.
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 and enhance existing hedgerows and plant new native hedgerows with trees along other existing and new field boundaries and create arable margins along their fieldward sides.

Settlement: Wighill

Site: WH2 (Land to the south west of the village, Wighill)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

We hold no information with regards to flooding events in this area.

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.

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: Wormald Green

Site: WG1 (Land at Wormald Green)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Wormald Green LCA49: Stanley Beck Corridor
Landscape description	Area description: This small-scale landscape follows the course of Stanley Beck from Markington to Copgrove generally in a south easterly direction. The rolling landform gradually slopes down towards the beck and eastwards. Land use is simple with irregular shaped fields managed for permanent pasture plus the occasional fields given over to cereal crops. Site Description: The site consists of three distinct parcels of land; the southern parcel is an area of grassland part of which is occupied by a former midden and bound by hedgerow to the east which is parallel with the road. A central parcel of land that is separated from the southern parcel by the access drive serving Risley and Risley Cottage, this part of the site is characterised by rough grassland and open to the road to the east. The northern parcel is grassland as a number of mature trees with trees lining the access drive. The overall site slopes from the south east to the north west from 88m to 75m AOD
Existing urban edge	The site is situated to the south of properties at Wormald Green which front Orchard View and Station Lane
Trees and hedges	Hedgerow with hedgerow trees define some site boundaries
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential site (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value. Susceptibility to change is also considered to be medium with some reference to the type of development proposed
Visual Sensitivity	The site is highly visible from the A61 travelling north seen on a sloping land. Site also visible from Station Lane
Anticipated landscape effects	Loss of part of pastoral field/rough pasture lands and expansion of development into the open countryside.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate adverse effects of development by incorporating mitigation planting
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation
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: 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 with some existing reference to the type of development being proposed The development would extend built form into open countryside and be highly visible in the landscape. Appropriate layout and mitigation could reduce impacts but this would have very limited effect
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Settlement: Wormald Green**Site: WG1 (Land at Wormald Green)****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.	Risley Hall.
Commentary on heritage assets.	To the south west is the site of the former Risley Hall- present building group, may comprise part of the remains of the Hall.
Topography and views	Site clearly visible from the A61 to the west. Views down the valley to the west.
Landscape context	High ground known as Whinney Hill. Land falls steeply to the west down to Markington Beck and to the A61 beyond. Arable land. Woodland known as The Rookery to the south.
Grain of surrounding development	Site of former quarry. Residential development to the north- detached bungalows arranged in a cul-de-sac. Further detached dwellings arranged haphazardly down the hill on the south side of Ripon Road. Electricity substation to the south east and Monkton Mains to the north east. to the west, on the west side of Ripon Road (A61) is a peppering of dwellings in a linear arrangement along the line of the former railway line.
Local building design	Mixed. Dispersed hamlet with clusters of residential dwellings.
Features on site, and land use or features off site having immediate impact.	Site comprises three distinct parcels of land: the southern parcel is an area of grassland part of which is occupied by a former midden and bound by hedgerow to the east, which is parallel with the road; the central parcel of land, which is separated from the southern parcel by the access drive serving Risley and Risley Cottage, is characterised by rough grassland and open to the road to the east; the northern parcel is grassland with mature trees. Trees line the access drive.

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 on this site would be unduly prominent sited on high ground, on the horizon as viewed from the A61 to the west. Development would serve to extend the built form into open countryside.
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Settlement: Wormald Green**Site: WG1 (Land at Wormald Green)****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	Elements of improved pasture, tall ruderal and arable
Trees and Hedges	Some boundary trees to Risely and Whinney Hill and some developing scrub on the overgrown grassland
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	The land along Station Road is relatively flat the field to the north west slopes down towards the north west
Buildings and Structures	None other than the concrete base of an agricultural storage site adjacent to the access track to Risley
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 49 Stanley 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	The network of small fields to the south of the village links into the corridor of the beck to the west and into the network of boundary hedgerows of the large scale arable agriculture to the east
GI/SUDS Opportunities (for biodiversity)	Retain and reinforce boundary hedgerows with new native planting of trees and shrubs
Protected Species	Nesting birds and foraging bats may use boundary trees and hedges and on-site scrub
BAP Priority Species	Amphibians reptiles and invertebrates may utilise the overgrown grassland
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	The network of small fields to the south of the village links into the corridor of the beck to the west. Retain and reinforce boundary hedgerows with new native planting of trees and shrubs

Settlement: Wormald Green**Site: WG1 (Land at Wormald Green)****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 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. 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 that may directly or indirectly affect Markington Beck.

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

