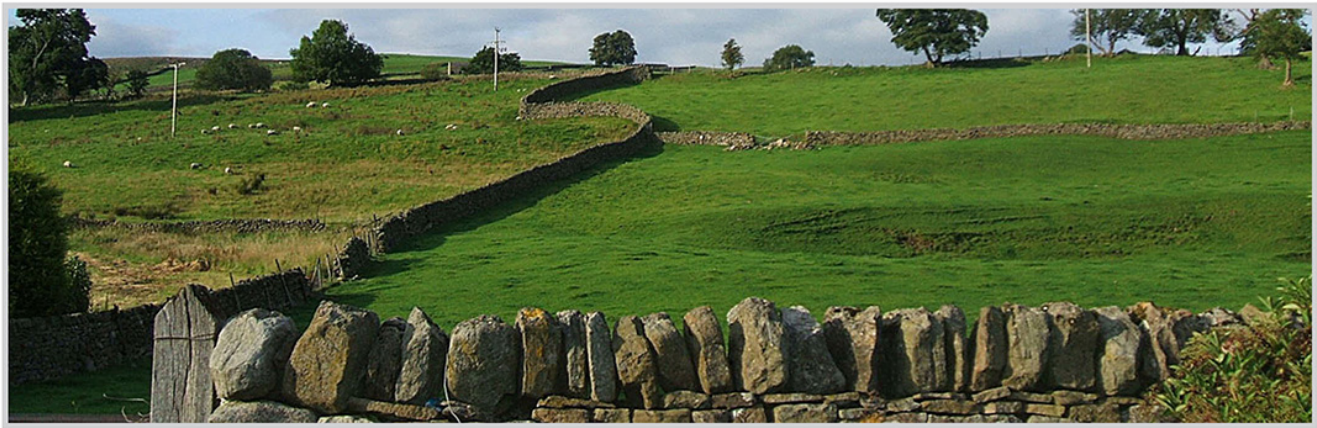
Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 2: Knaresborough



October 2016

Harrogate BOROUGH COUNCIL

Contents

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

1.2 The council's consultancy team have undertaken studies of potential impacts of development on the following:

- Landscape;
- Conservation and design;
- Ecology; and
- Land Drainage

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

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

2 Policy Context

National Policy Context

Introduction

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

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

Landscape

2.2 Paragraph 109 of the National Planning Policy Framework (NPPF) is clear that the planning system should contribute to, and enhance, the natural and local environment by protecting and enhancing valued landscapes. To help achieve this aim, paragraph156 requires local plans to include strategic policies to deliver conservation and enhancement of the natural and historic environment, including landscape.

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

Conservation and Design

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

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

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

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

Ecology

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

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

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

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

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

Land Drainage

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

2.12 In response to meeting the challenge of climate change and flooding, paragraph 100 of the National Planning Policy Framework (NPPF) identifies that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

2.13 In terms of planning for future development needs, paragraph 100 identifies that Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. It goes on to state that Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- Applying the Sequential Test;
- If necessary, applying the Exception Test;
- Safeguarding land from development that is required for current and future flood management;
- Using opportunities offered by new development to reduce the causes and impacts of flooding; and
- Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation od development, including housing, to more sustainable locations

Emerging Local Policy Context

Introduction

2.14 The development plan for Harrogate district comprises the saved policies of the Harrogate District Local Plan (2001; selective alteration 2004) and the Harrogate District Core Strategy Development Plan Document (DPD)(2009). The council is currently preparing a new Local Plan that will guide sustainable development across the district in the period up to 2035. The council's Local Development Scheme First Review (2016) identifies that the new Local Plan is time tabled for adoption in autumn 2018. Upon adoption this document will replace the saved policies of the Harrogate District Local Plan as well as the Harrogate District Core Strategy.

2.15 In summer 2015 the council consulted on Local Plan Issues and Options. The consultation sought views on what the plan should should seek to achieve over the next 20 or so years, how new homes and jobs should be distributed across the district, what policies should be included in order to ensure that new development is sustainable and the scope of detailed development management policies.

2 Policy Context

2.16 Following further work the council consulted on the initial draft wording of detailed development management policies in November and December 2015. The key issues arising from these consultations can be found in the Harrogate District Local Plan: Issues and Options Consultation Statement (October, 2016).

2.17 In October 2016 the council published the Draft Local Plan for consultation. The draft plan sets out the emerging strategic policies alongside detailed draft development management policies as well as identifying draft allocations of land for future development.

Landscape

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

Conservation and Design

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

Ecology

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

Land Drainage

2.21 Draft policy CC1: Flood Risk and Sustainable Drainage sets out the council's emerging approach to land drainage. The policy requires development proposals to ensure that there is no increase in the flow rate of surface water run off, and to achieve this, prioritises the use of Sustainable Drainage Systems (SuDS) to manage surface water discharge. SuDS that involve the use of soakaways should always be the first consideration, however, if ground conditions are not suitable for infiltration drainage techniques, the following order of preference should be used to develop an alternative method of surface water disposal:

- Watercourse
- Surface water sewer
- Combined water sewer

2.22 Soakaway drainage should not be used in the central area of Ripon where it has been identified as being at risk from gypsum dissolution. In addition, the policy seeks to resist the building over of culverts and the culverting or canalisation of water course, whilst encouraging the reopening of culverts and the modification of canalised water courses to achieve a more natural state. The policy also outlines support for safeguarding the use of land needed for flood risk management purposes. Draft policies CC2: Rivers; CC4: Sustainable Design and NE2: Water Quality also have some relevance to land drainage.

3 Methodology

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

Landscape

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

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

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

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

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

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

Table 3.1 Landscape: Screened Out Sites

3.5 For sites that were not screened out, the assessment of landscape sensitivity and capacity follows the approach outlined below. Information about the landscape baseline has been gathered using a combination of desk based study and field survey work.

3.6 **Landscape character, area and site description:** A key document is the Harrogate District Landscape Character Assessment (2004), which divides the district into a series of 106 broadly homogeneous landscape character areas. This is a comprehensive document, set within the context of the national assessment of landscape character by the (then) Countryside Commission and English Nature. The assessment is referred to where appropriate in the consideration of the likely harm ensuing from the development and where mitigation measures might be appropriate, or not. Site survey work has been carried out to verify the key characteristics of the area potentially affected and the contribution each site makes to landscape character. In addition the desk study identified the relevant landscape designations for each site. The base line information is recorded in the landscape sensitivity and capacity table and includes a description of the urban edge.

3.7 **Existing urban edge:** The determination of the nature of the urban edge. This is particularly the relationship between the urban edge and the surrounding countryside, whether it is unscreened or whether it is well integrated by tree and woodland cover for example. The assessment considers whether the new development could help restore or reconstruct the urban edge to enhance landscape character and local distinctiveness, or in some circumstances whether the new development would appear intrusive and encroach into open countryside.

3.8 **Trees and hedges:** Describes principal elements of site vegetation that may have a bearing on the physical capacity of the site to accommodate development.

3.9 **Landscape and Green Belt designations:** In this part of the assessment landscape related designations such as the Special Landscape Areas, Conservation Areas, Historic Parks and Gardens and AONB are noted for each site where they apply. The assessment takes into account where these designations may be compromised or affected, and this would count against development. In the case where the designation is likely to be compromised then landscape mitigation measures are identified, including 'off-site' measures such as planting or landscape restoration proposed on land outside the developer's control.

3.10 **Descriptions of proposals for the site:** At this stage, identification of whether the site is being considered for residential development, employment development or mixed (residential and employment) use.

3.11 **Physical sensitivity:** This identifies the landscape's susceptibility to change as a result of the proposed development, and the value placed on the landscape. Landscape sensitivity is a combination of both susceptibility and value, for example, higher value landscapes with high susceptibility to change as a result of the loss of key characteristics or the introduction of uncharacteristic features are assessed to have a higher sensitivity to change.

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

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

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

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

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

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

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

Results

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

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

Conservation and Design

3.21 It is acknowledged that any housing development will impact on the existing built environment and its countryside setting to varying degrees. The assessments carried out by Conservation and Design Officers primarily sought to determine whether development would be harmful to any heritage asset or setting of that asset, or whether development could be designed to protect and potentially enhance the quality of the environment.

3.22 The assessment of the potential sites was carried out in three stages:

1. A desk based study was used to determine whether development of the site directly affected a known heritage asset, potential heritage asset or would affect the setting of one or more heritage assets. Sites where it was identified that development would not directly or indirectly affect heritage assets were then screened out;
2. For sites where development would directly or indirectly impact on heritage assets, a site visit was carried out to:

    a. Study the context of the site to firstly determine whether non-designated historic buildings, structures or places have sufficient significance to be considered non-designated heritage assets, and then secondly to determine whether development would have a harmful or neutral impact on the significance of any heritage asset;
    b. Assess any elements that contribute to local distinctiveness in order to determine if development could be designed in a manner to reinforce local distinctiveness;

3. Finally, there was consideration of how development could be designed to protect, and potentially enhance, the quality of the area and the significance of any heritage asset.

3.23 The first stage of the assessment, the desk-top study, was carried out for all sites. This included ascertaining:

- Whether the site is within, or near to, a Conservation Area; whether there is a Listed Building on or near to the site.
- Whether there are any Scheduled Ancient Monuments on, or near to, the site and whether the site is within the Nidderdale Area of Outstanding Natural Beauty (AONB).
- Whether development of the site would impact on a Scheduled Battlefield, Historic Park and Garden, or the World Heritage Site at Fountains Abbey and Studley Royal (although less likely).

3.24 If the site affected any of these heritage assets, further investigation was carried out to ascertain the nature of the asset from existing written, drawn or photographic evidence available to officers, for example the list or monument description, or the conservation area appraisal. The Heritage Environment Record (HER) is kept by North Yorkshire County Council, and the desk-top study carried out by Harrogate Conservation and Design Officers did not include interrogation of the HER, so non-designated archaeological assets, were not considered in the assessment. The desk-top study also included the study of historic maps to ascertain the era of development of buildings on or near the site.

3.25 Sites where development would not impact directly or indirectly on designated assets, or buildings that were constructed before 1910, were screened out. This date was chosen because, although some buildings erected after 1910 are of architectural and local historic interest, it is unlikely that they would have a high value of significance. In most instances,

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

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

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.

Ecology

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

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

Table 3.6 Ecology: Screened Out Sites

3.31 For sites not screened out, the assessment sought to identify potential impacts on particular ecological receptors, as set out below:

3.32 **International Sites:** Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) form part of the European Natura 2000 network of sites that are considered to have international importance under the EU Habitats Directive and the EU Birds Directive. These directives are transposed into UK law through the Conservation of Habitats and Species Regulations 2010. A Habitats Regulations Assessment may be required for any plan or project that may give rise to significant impacts on these sites.

3.33 **Sites of Special Scientific Interest (SSSIs):** These sites are designated by Natural England due to their national importance. Reference was also made to whether a site is identified as being within a SSSI risk zone. These are produced by Natural England to help understand whether a SSSI, SAC or SPA will be affected by proposals nearby.

3.34 **Sites of Importance for Nature Conservation (SINCs):** Reference has been made to the list of SINCs contained in Appendix 3 of the Harrogate District Local Plan (2001), as well as additional sites that have been surveyed and ratified by the North Yorkshire SINC Panel and are relevant to the areas being assessed.

3.35 **Biodiversity Action Plan (BAP) Priority Habitats:** Local BAP priority habitats are listed in the Harrogate District Biodiversity Action Plan (Harrogate Borough Council, 2012), and a list of UK priority habitats is available on the Department of the Environment, Food and Rural Affairs (DEFRA) website.

3.36 **Phase 1 Habitat Survey Target Note Features:** Target Notes (TNs) give brief description of ecologically notable features. Particular reference was had to the Harrogate District Phase 1 Habitat Survey (P1HS) (1992), although Target Notes from other more up to date Phase 1 Habitat Surveys are referred to where appropriate.

3.37 The assessment also identified the following sites features that may indicate the potential presence of ecological receptors:

3.38 **Sward:** This has been noted by reference to the Harrogate District Phase 1 Habitat Survey (1992), and updated, where appropriate, through a site visit.

3 Methodology

3.39 **Trees and Hedges:** The presence of trees and/or hedges was noted from site visits, aerial photographs or site photographs. Any trees that may merit additional protection through a Tree Protection Order (TPO) were also noted.

3.40 **Water and/or wetland:** This was noted from Ordnance Survey (OS) maps, historical maps, aerial photographs and, where necessary, site visits

3.41 **Buildings and structures:** This was noted from site visits, Ordnance Survey (OS) maps, historical maps, aerial photographs, site photographs and the assessments carried out by the council's Conservation and Design Officers.

3.42 As semi-natural habitats have become increasingly fragmented the importance of maintaining or restoring habitat connectivity is becoming better recognised. As a result, the context of the site in relation to habitat connectivity and/or corridors was also considered. This was primarily assessed from aerial photographs and Ordnance Survey (OS) maps with further data from site photographs and site visit. Maps and corridor descriptions from Natural England's work on regionally important Green Infrastructure (GI) corridors were also consulted.

3.43 Finally, the landscape character of the area that each site sits within, identified from the Harrogate District Landscape Character Assessment and Natural England's National Character Areas, was noted along with any relevant guidance relating to the particular character area, including extracts from the Environmental Opportunities section of the relevant National Character Area Profile.

3.44 In light of the information gathered for each site, opportunities for mitigation and for habitat creation through the development of Green Infrastructure (GI) and Sustainable Drainage Systems (SUDS) were considered. The known presence or likelihood of protected species, BAP priority species or invasive alien species was recorded- in addition to the assessment above, this was also informed by existing knowledge of the known presence of these species and checked against an alert layer provided by the North and East Yorkshire Ecological Data Centre .

Results

3.45 An overall conclusion for each site, pulls together the research results to identify the likely impact of development on the site, highlighting the ecological constraints as well as mitigation that may be required alongside any potential enhancement opportunities afforded. This has then been used to score each site. The potential scores range from dark green (no adverse impact, potential for enhancement and net gains to biodiversity) through yellow, then orange, to red (a significant adverse effect on designated sites, the wider ecological network and/or priority species).

3.46 Almost all sites will have some level of ecological interest but it is comparatively rare that ecological sensitivity is such as to preclude development entirely. Relatively few sites have therefore been graded as 'red'. More often, biodiversity can be integrated into sites as part of good design and often there will be opportunities for positive enhancement, either on, and/or where appropriate, off-site through 'biodiversity offsetting'. For sites where this is comparatively straight-forward e.g. maintenance of boundary features around the site, the site is likely to have been graded as 'green'. Where mitigation should be possible but which may, for example, reduce the overall housing density of the site through retention of important features such as trees or a buffer zone along a stream, then it will have been graded as 'yellow'. Sites which are scored orange may have more substantial biodiversity interest, but this could generally be mitigated for with good design and appropriate safeguarding of

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

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

3 For information please visit https://cieem.net/

3 Methodology

Land Drainage

3.48 The council's land drainage engineer has reviewed the potential impact of development in terms of flood risk and whether development will increase flood risk elsewhere. The assessment provides an 'in-principle' assessment of the appropriateness of a site to assist in directing development away from areas at highest risk.

3.49 A land drainage assessment was undertaken for each site. All assessments were undertaken in a consistent manner, taking account of the following documents and procedures:

- National Planning Policy Framework
- Flood Risk Regulations 2009
- Flood and Water Management Act 2010
- Land Drainage Act 1991

3.50 Additionally, more site specific information was obtained from:

- Environment Agency Flood Zone Maps;
- Harrogate Borough Council Strategic Flood Risk Assessment (Level 1);
- Historic flooding records;
- Yorkshire Water and sewer records; and
- Local knowledge of the area.

Results

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

4 Site Assessments

Knaresborough

Site Code	Site Name	Site Area	SHELAA Status	Page
K1	Land adjacent to Belmont Close, Knaresborough	0.3591		22
K2	Land adjoining Priory Farmhouse, Knaresborough	0.6149		27
K5	Riverside Farm, Thistle Hill, Knaresborough	6.2472		32
K6	Land off Hambleton Grove, Knaresborough	1.012		38
K7	Land north of Stockwell Lane, Knaresborough	2.0705		42
K10	Field to rear of Ashlea and Jade Rise, Thistle Hill, Knaresborough	0.636		46
K11	Field to rear of Dunoon, Thistle Hill, Knaresborough	0.5765		49
K12	Land to the east of Thistle Hill, Knaresborough	1.7001		53
K14	Trelleborg Factory, Halfpenny Lane, Knaresborough	1.9906		60
K15	Land north of Hay a Park Lane, Knaresborough	1.7472		63
K16	Land south of Forest Moor Road, Knaresborough	1.8203		67
K17	Former Cattle Market, Knaresborough	0.3184	Draft Allocation - mixed use	72
K18	Former Abattoir, Knaresborough	0.2017		75
K19	Land south of Forest Moor Road, Knaresborough	0.3031		80
K20	Land at Hall Farm, Knaresborough	34.1382		84
K21	Land south of Bar Lane and east of Boroughbridge Road, Knaresborough	2.8387	Draft Allocation - housing	89
K22	Land at Orchard Close, Knaresborough	2.5865	Draft Allocation - housing	94
K23	Land north of Bar Lane and east of Boroughbridge Road, Knaresborough	0.6833		99
K24	Land at Halfpenny Lane and south of Water Lane, Knaresborough	7.6061		102
K25	Land at Highfield Farm, Knaresborough	24.408	Draft Allocation - housing	107
K26	Land at OS Field 1748, Thistle Hill, Knarsborough	0.9523		111
K27	Land to the east of Boroughbridge Road, Knaresborough	12.4264		114
K28	Land at Highfield, Ripley Road, Knaresborough	10.2238		119
K29	Merryvale Stud, Cass Lane, Knaresborough	3.222		124
K30	York Place car park, Knaresborough	0.8456		127

Table 4.1 Knaresborough Sites

Settlement: Knaresborough

Site: K1 (Land adjacent to Belmont Close, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south west of Knaresborough on the north side of Forest Moor Road. LCA54: Harrogate Knaresborough Corridor.
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small field on north side of Forest Moor Road between low density housing. Site slopes down to the north away from the road.
Existing urban edge	Detached from urban edge in Green Belt but adjacent sporadic linear development of Forest Moor Road.
Trees and hedges	Hedges to north and south boundary. Trees outside the site to the north.
Landscape and Green Belt designations	Green Belt Open Countryside. PRoW Harrogate Ringway passes by the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Grass field separates built form on Forest Moor Road and the landscape has high sensitivity to infill development on this road.
Visual Sensitivity	Views of the site from the road and PRoW along with views from the north. Development would impact upon the skyline of Forest Moor Road.
Anticipated landscape effects	Loss of field and erosion of gap between development in Green Belt.
Potential for mitigation and opportunities for enhancement	Development should be set back from road and at a density to match adjacent development.
Likely level of landscape effects	Medium scale adverse due to loss of gap in linear development on Forest Moor Road eroding the characteristic openess of Green belt. However larger gaps would remain.
Adjacent sites/cumulative impacts/benefits	K19 and K16 on the opposite site of the road would have similar effects and together the cumulative affects woudl increase.

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	High sensitivity landscape due to Green belt designation and existing low density development. Limited capacity for the landscape to accept change particularly at the density proposed in Green belt.

Settlement: Knaresborough

Site: K1 (Land adjacent to Belmont Close, Knaresborough)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Historic properties to the west of the site; Thornbury House, Sunnylea, Roseville, Belmont Dane and Belmont Close.
Commentary on heritage assets.	The properties are all late nineteenth century housing. The detached Thornbury house is in stone, the centre semi-detached pair are of stone too and exhibit bay windows and covered porch. The house next to the site has been altered such that its architectural interest has been reduced by relatively recent windows, solar panels and a conservatory attached to the gable. The pair closest to the site are in brick and unfortunately one half, Belmont Dane, is now rendered so the pair is overall is of less interest to the others, Development of the site should respect these nearby historic properties.
Topography and views	The land falls to the north and the east. Development would benefit from views to the south, and at the rear of the site to the west.
Landscape context	The site is a field in the green belt in an area of sporadic development.
Grain of surrounding development	Development on Forest Moor Road has been carried out in a linear manner sporadically, with detached houses and semi-detached houses generally facing the road and set back behind generous front gardens. Later development has occurred in some areas behind the frontage development. In the area of the site, some backland development is accessed from Cass Lane. Overall the density of built form is none the less low.
Local building design	In this area, building design varies. Earlier properties are two storeys in height and are of stone or brick walling and have Welsh slate roofs. Windows are vertical in proportion, consistent with their era of development. In the context of the site there are numerous twentieth century dwellings, which are bungalows, some with dormers, and two storey detached houses. Materials vary and include random stone, brick and render to walls, and pantiles, slates and tiles to roofs. Typically they have wide window openings. Most do not reflect the architectural quality of the Victorian houses. At the bottom of the hill, the public house opposite is three storeys high and is painted, as such it forms a local landmark.
Features on site, and land use or features off site having immediate impact.	The site is of three parts, there is an area of land adjacent to Belmont Close next to a timber stable; part of the field behind and; about half of the field to the east, excluding an area of field next to Cass Lane. Boundaries to the open fields are hedges. There are some trees along the north of the site. The conservatory of Belmont Close overlooks the site, and to the east side of Cass Lane, properties overlook the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Any development of the rear of the site should be very low built form density to reflect local distinctiveness. Note, these comments do not take account of the greenbelt.

Settlement: Knaresborough

Site: K1 (Land adjacent to Belmont Close, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	The site is within about 500m of Gallows Hill SINC to the NW.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Semi-improved pasture (species-poor).
Trees and Hedges	Hedgerows bound the field, with mature trees along the northern boundary (corridor of Holbeck).
Presence of Trees that Merit TPO	Trees along Holbeck may merit TPO protection.
Water/Wetland	Corridor of Holbeck forms northern boundary.
Slope and Aspect	The site slopes gently south easterly towards Holbeck.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Holbeck connects upstream to the SINC and GCN breeding pond at Gallows Hill 550m NW and downstream to the Nidd, 500m to the east.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the corridor of Holbeck, possibly including restoration of a wildflower meadow.
Protected Species	Nesting birds and bats may utilise boundary trees and hedgerows. Great crested newts may potentially utilise Holbeck Corridor.
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	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough, although this small field will only make a minor contribution. Holbeck corridor should be buffered and semi-natural habitats enhanced.

Settlement: Knaresborough

Site: K1 (Land adjacent to Belmont Close, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Conclusion

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

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

Settlement: Knaresborough

Site: K2 (Land adjoining Priory Farmhouse, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Knaresborough in the meander of the River Nidd. LCA53: Nidd Gorge
Landscape description	Area description: The Nidd gorge is a narrow sinous character area that follows the meandering course of the Nidd on the west side of Knaresborough. The steep sided wooded valley contains numerous sites of archaeological interest and is important to the character and setting of Knaresborough. Site description:
Existing urban edge	The urban edge is well integrated with late 20th century development being screened by woodland of the Nidd Gorge. Development outside the development limits on Abbey Road is low density and integration is helped by mature trees in gardens as well as woodland on the valley sides.
Trees and hedges	The site is surrounded by woodland and trees and there are mature trees on site.
Landscape and Green Belt designations	Conservation Area Open Countryside TPO adjacent to the site. PRoW along northeast boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of trees and changes to landform in along with the addition built form would affect local character.
Visual Sensitivity	The site is visually well contained by mature vegetation and landform. Possible views across the Nidd.
Anticipated landscape effects	Loss of trees, changes to landform and new built form uncharacterisitic of the area.
Potential for mitigation and opportunities for enhancement	Small site with limited mitigation opportunties. Housing density should match that of development on Abbey Road.
Likely level of landscape effects	Medium scale adverse assuming low density development.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	Nidd Gorge Landscape character area is distinctive in terms of its landform and landuse. Built form has impacted on this and additional built form will result in further The Nidd Gorge landscape has some capacity to accept low density built form assuming appropriate mitigation planting.

Settlement: Knaresborough

Site: K2 (Land adjoining Priory Farmhouse, Knaresborough)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Abbey Mill Farm. Priory Farmhouse.The Priory.
Commentary on heritage assets.	The site is located within the Knaresborough Conservation Area - Abbey Road is noted as one of the seven different character zones with the conservation area appraisal. Possible impact on the character and appearance of the conservation is therefore a relevant consideration. Abbey Mill Farm is located to the north (facing onto Abbey Road) and is noted as a 'building of local interest' in the conservation area appraisal. To the south of the site, again facing onto Abbey Road, is Priory Farmhouse - this is marked as a 'local landmark building' in the appraisal (its stone wall to Abbey Road is also noted as being important). Two further heritage assets located to the west of Priory Farmhouse. The Priory is located beyond Priory Farmhouse is located (also noted as being significant / landmark buildings). All are traditional, stone buildings. The site can be said to be within the setting of these buildings.
Topography and views	The site forms part of the wooded incline at the base of the crag. Site forms part of views from the road, views into the site from the footpath, part of wider views of this landscape area.
Landscape context	Rural, river corridor on edge of town.
Grain of surrounding development	This is an area of rural character, as stated in the conservation area appraisal ' the few but attractive, properties in this area have extensive gardens bounded by trees, hedges and stone walls of varying height. The steeply sloping land between Abbey Road and Abbey Crags is generally covered in natural woodland and there is an extensive network of footpaths connecting Abbey Road with the footpath running along the crag top and the new development.'
Local building design	Traditional, historic buildings are generally built of stone. Stone also seen in later dwellings but other materials also present.
Features on site, and land use or features off site having immediate impact.	The site appears to be part of the gardens of Priory Farmhouse. The site rise up from the road to a level area with a tennis court, then rises steeply due to the presence of the crag. There are numerous trees present, including the woodland belt to the rear of the site which is noted as being 'prominent' in the conservation area appraisal (along with the adjoining tree belt along the Crag). A hedge, verge and trees front the roadside. There is a pubic bridleway along the north east boundary of the site. To the left hand side of the frontage, a partial access point is present.

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	Landscape rather than buildings is principally what accounts for the inclusion of the Abbey Road area in Knaresborough Conservation Area - therefore, although it may be possible to introduce a single, modestly scaled dwelling on the site of the tennis court, there are numerous constraints, such as the need to retain the trees / hedgerows / general character of the land in being an undeveloped site of natural interest (avoidance of introduction of suburban characteristics). Issues, such as the need to provide parking and gardens, may result in a development which is too intrusive and therefore harms the rural character of Abbey Road (and which therefore would have a consequential negative impact on the adjacent heritage assets) i.e. the harm could be capable of mitigation but only if the design of the scheme is extremely well thought out and takes account of all constraints and sensitivities of the site (contemporary forms of architecture may provide opportunities for an inventive scheme). Also, such considerations would have to be balanced with ecology and landscape issues.

Settlement: Knaresborough

Site: K2 (Land adjoining Priory Farmhouse, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birkham Wood c. 200m south (across River Nidd).
SSSI Risk Zone	Natural England require consultation on "any residential developments with a total net gain in residential units."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Woodland, hedgerow to frontage.
Phase 1 Survey Target Notes	None.
Sward	Majority of open ground is artificial sports surface. Elements of semi-natural grassland beneath the trees.
Trees and Hedges	Mature woodland to rear of tennis courts and frontage to Abbey Road.
Presence of Trees that Merit TPO	TPO should be considered for extension across side.
Water/Wetland	None on site; GCN breeding pond and River Nidd within around 100m to the south.
Slope and Aspect	Land slopes steeply southwards towards Nidd.
Buildings and Structures	Surfaced tennis court.
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 53 Nidd Gorge "Encourage management and reinstatement of native riverside trees and ancient semi-natural woodland." "Planting native species can help to integrate." development along the edge of settlements"
Connectivity/Corridors	Part of the wooded banks of the Nidd Gorge and strategically important River Nidd green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	Retain trees and woodland; restore semi-natural grassland.
Protected Species	Trees and woodland likely to support nesting birds and roosting bats. Potential for slow-worms in woodland edge. The site is within 100m of GCN pond to south and c. 250m to NW (Aspin pond).
BAP Priority Species	
Invasive Species	
Notes	

Conclusion

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

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

Summary conclusion	Semi natural habitats (woodland and pasture) within Knaresborough Riverside/Abbey Crags are an important part of the Regionally Important River Nidd Green Infrastructure Corridor. Potentially supports protected species. Trees and woodland should be retained although small-scale redevelpment of tennis courts may be acceptable. Thorough ecological survey required.

Settlement: Knaresborough

Site: K2 (Land adjoining Priory Farmhouse, Knaresborough)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the southern tip of the site is situated adjacent to flood zones 2/3. No development should take place in this section of the site. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. 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. However due to the sloping nature of the site, infiltration drainage is unlikely to be a suitable option 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: Knaresborough

Site: K5 (Riverside Farm, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Knaresborough south of the river Nidd. LCA56: Plompton and South Knaresborough Arable Land, LCA54: Harrogate Knaresborough Corridor, LCA53: Nidd Gorge.
Landscape description	Area description: The site is located at a point where three landscape character areas meet. The wider landscape is characterised by farm land with sporadic development in Green belt between Harrogate and Knaresbourgh. The River Nidd corridor is a distinct landscape feature that influences the neighbouring landscapes and provides the setting for the south and west edge of Knaresborough. Site description: The site comprises agricultural fields adjacent to the River Nidd. The field to the east is grazed and in floodplain. Trees on site are concentrated along the river corridor.
Existing urban edge	Site detached from urban edge.
Trees and hedges	TPO'd trees along the River corridor, Potential for further TPO's on field boundaries.
Landscape and Green Belt designations	Special Landscape Area Green belt Open countryside Public Right of Way (Knaresborough Round)
Description of proposal for the site	Employment and residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the Nidd corridor is sensitive to the loss of trees and open fields characterisitic of the rural landscape providing the setting for the town and separation of Harrogate and Knaresborough.
Visual Sensitivity	Views of site from Thistle Hill and from across the valley in Knaresborough.
Anticipated landscape effects	Loss of open fields and trees on the river corridor and introduction of uncharacteristic development
Potential for mitigation and opportunities for enhancement	Large site means there is potential for significant mitigation planting. However, mitigation would not effectively mitigate loss of open countryside in Green belt and the introduction of uncharacterisitic built form.
Likely level of landscape effects	Large scale adverse due to large scale new development in open countryside and potential effect on TPO as well as SLA and Conservation Area.
Adjacent sites/cumulative impacts/benefits	K12

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept the change proposed without detriment to Green belt, SLA and the river corridor.

Settlement: Knaresborough

Site: K5 (Riverside Farm, Thistle Hill, Knaresborough)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area. The Abbey, a grade II Listed house.
Known non-designated heritage assets potentially affected by development of the site.	None
Commentary on heritage assets.	The eastern edge of the site is within the conservation area and all of the middle and southern area of the site to the west of the conservation area boundary affects its setting. From Abbey Road, which is considerably lower the top of the trees to the west of the site are visible and consequently houses there could be seen. Landscape, rather than buildings, is principally what accounts for the inclusion of the Abbey Road area in the Conservation Area. The Abbey Road character area takes in land on both sides of the River Nidd. The conservation area appraisal shows the eastern part of the site to be green space important to the conservation area, the path through the site as strategic and the views from Abbey Road to the site as key views. Built in the early eighteenth century, with later additions, the Abbey is the most impressive house in the area. Development of the site would affect its setting.
Topography and views	The land falls to the river Nidd and rises southwest towards the top of Thistle Hill. The gradients are much steeper in the east part of the site. The best views from the site are to the east over the river. There are also views to the south and west. The views from Abbey Road to the site are key views. The northwest part of the site is clearly seen from Thistle Hill and any development of the central area would be seen across the open field (K12) from the main road, Thistle Hill.
Landscape context	The northwest part of the site is in Calcut, however the remainder is in countryside close to Knaresborough.
Grain of surrounding development	The northwest part of the site is between the public house and sporadic development along Thistle Hill. Opposite are two terraces, and to their south are detached homes including a bungalow, and then an open field to the south. The houses are set behind front gardens. North of the site, a little back from the river are Stepping House and Thistle Cottage, which are linked. These are visually separated from other houses to their north along the riverside. East of the river, no.51 Abbey Road is against the road, and conversely The Abbey is set in generous grounds, but otherwise the area is undeveloped up to the footpath at the top of the steep valley side.
Local building design	The buildings along the river in the context of the site are predominantly of stone. Thistle House adjacent to the site is predominantly single storey facing the river, behind its northern end is a two storey traditional house. Abbey House is a tall two storey building of coursed rubble and brick with stone dressings and quoins, Its roof is pantiled. Calcut features a number of terraces on Thistle Hill around the junction of Forest Moor Road. They are of two storeys in height, the older ones are built of stone and the later ones are of brick, all have Welsh slate roofs. Near the bottom of Thistle Hill, the public house is three storeys high and is painted, as such it forms a local landmark. There are some individual houses of some historic and architectural interest near the site, including West View, a red brick Victorian house facing south, but with bays to the gable facing the road. However, there are a number of small houses, and bungalows commonly with dormers. Building materials vary, walls are of random stone, brick or render, and roofs are of pantiles, slates or tiles, and typically they have wide window openings. Most of these do not reflect the architectural quality of the Victorian houses. Rose Cottage next to the northwest part of the site is a rendered bungalow.

Features on site, and land use or features off site having immediate impact.	The topography, the river, the presence of the strategic path running through the site, and the important walk of Abbey Road opposite are key features of the site. The site is of four parts: the field by the river, which is very steep, the field behind, which falls more gently, a smaller field to its north, and a narrow strip, which would give access from Thistle Hill. Rose cottage is against the boundary. The majority of the boundaries are hedges. To the north of the track to Stepping House and Thistle Cottage are tall trees, north of which is a drop to the cricket pitch beyond. Northeast and southeast of the site is woodland. There are trees alongside the river that are protected by order, and there are some trees along the central boundary that are seen against the skyline from Abbey Road. A few large trees on the west boundary can be seen from the conservation area.

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 of this site, which is so key to local character would cause substantial harm to the significance of this part of the conservation area. Development of the area away from the conservation area would in any event be contrary to settlement pattern contrary to local distinctiveness.

Settlement: Knaresborough

Site: K5 (Riverside Farm, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birkham Wood within 500m may be subject to increased levels of recreational disturbance.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, Flowing Water (River Nidd), Woodland (adjacent).
Phase 1 Survey Target Notes	SE35NE TN03 - refers to riverside woodland and scrub to the north.
Sward	Improved Pasture (P1HS 1992).
Trees and Hedges	There is a line of mature trees along the northern boundary. The River frontage is heavily wooded with TPO'd trees. The middle of the site is heavily wooded and steep. Grazing land with mature trees and low hedges scattered throughout.
Presence of Trees that Merit TPO	Any mature boundary, riparain and on-site trees which are not already covered are likely to merit TPO protection.
Water/Wetland	River Nidd forms the eastern boundary; eastern-most fields are within the floodzone.
Slope and Aspect	The top half of the site is flat, grazing land with mature trees and low hedges scattered throughout.The middle of the site is heavily wooded and steep, with a crag running through it.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 53 Nidd Gorge (covers riverside section). "Encourage management and reinstatement of native riverside trees and ancient semi-natural woodland." "Planting native species can help to integrate development along the edge of settlements."
Connectivity/Corridors	The river Nidd has been identified as a regionally important strategic green-infastructure corridor which includes Bikham Wood SSSI within 500m to the north of this site.The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for development of green infrastructure along the floodplain of the river, including habitat restoration and recreational provision to offset increased recreational pressures on the SSSI to the north.
Protected Species	Nesting birds, bats, badgers, ottter and kingfisher likely to occur.
BAP Priority Species	Priority species of riparian habitats such as brown trout are likely to occur along the River Nidd.
Invasive Species	Himalayan balsam likley along the River Nidd.
Notes	

Conclusion

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

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

Summary conclusion	The lower third of the site is an important component of the River Nidd corridor (part of which lies in the floodzone) and which should not be developed. There may be some opportunity for much smaller scale development in part of the upper part of the site in return for enhanced green infrastructure provision in the lower part. This would need to include both habitat enhancement and alternative recreational provision to offsett increased recreational pressure on Birkham Wood SSSI.

Settlement: Knaresborough

Site: K5 (Riverside Farm, Thistle Hill, Knaresborough)

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 eastern side of the site is situated in flood zones 2/3. No development should take place in this section of the development We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

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

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

Settlement: Knaresborough

Site: K6 (Land off Hambleton Grove, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located off Hambleton Grove Knaresborough. Urban Site remote from LCA areas
Landscape description	Area Description: The wider area is wholly urban with the Leeds to York railway to the north and with the site surrounded by residential areas. A large parcel of land is given over to allotments to the north west.with the site adjoining playing fields to the south east. Site description: An elongated site accessed off Hambleton Road which consists of redundant/ dilapidated commercial/ industrial buildings and associated hardstanding for parking and deliveries. A PRoW runs along the south eastern boundary separating site and site K7. Mature trees are situated along the north west and south eastern boundaries
Existing urban edge	New healthcare development to the west and residential properties along Hambleton Grove directly across from the site.
Trees and hedges	Mature trees along the north west and south eastern site boundaries.
Landscape and Green Belt designations	R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Re-development of this brownfield site from large-scale commercial/ industrial buildings to small scale residential would achieve a more appropriate relationship with adjacent residential properties.
Visual Sensitivity	Land slowly falls to the east and south. Land rises to the railway embankment. Potential views from the south east from the PRoW and across adjoining playing fields
Anticipated landscape effects	Development of this site would result in the loss large scale built-form which is likely to open up views into the surrounding townscape and integrate an area of town back into the public realm
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration with additional planting along Hambleton Lane to enhance the existing street scene.
Likely level of landscape effects	Medium scale beneficial landscape affects in this locality Appropriate planting to be carried out to provide landscape integration with the surrounding town
Adjacent sites/cumulative impacts/benefits	K7 to the south east and K14 to the north east. Their development in conjuction with this site could increase adverse effects on local urban/landscape character.

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	This is a medium sized site that is currently under-used and separated from the public realm of the town. Changes therefore to site usage by introducing residential development is therefore likely to have moderate beneficial effect

Settlement: Knaresborough

Site: K6 (Land off Hambleton Grove, Knaresborough)

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.	19th century stone terraces and semi's on Hambleton Grove.
Commentary on heritage assets.	Traditional stone terraces and semi's set back from the pavement edge by small front gardens enclosed by dwarf stone walls. The setting of these traditional properties could be enhanced by the redevelopment of the redundant commercial/industrial buildings opposite.
Topography and views	Land falls away to the east and south. Land rises to the railway embankment. Potential views to the south east across the adjacent playing fields.
Landscape context	Urban. Mature trees flank the railway line for much of its length. Frog Mire Dike to the north west, flanked by mature trees.
Grain of surrounding development	Dense.
Local building design	Heterogeneity.
Features on site, and land use or features off site having immediate impact.	Redundant/ dilapidated commercial/ industrial buildings on site and associated hardstanding for parking and deliveries. Playing fields to the south east. Site is surrounded by residential development. Railway line to the north. Site accessed via Hambleton Grove. 19th century stone terraces and semi's on Hambleton Grove- 2 storeys in height with accommodation in the roofspace and retrofitted dormer windows. Footpath runs along the north western boundary between this site and site K7. The Manor House, Hadrian Healthcare Group complex to the west of the site- recently constructed, red brick, 4 storeys, enclosed by brick piers and railings.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Opportunity to enhance the outlook of traditional vernacular properties to the south, specifically Hambleton Grove. Residential development on this site should emulate the scale, form and character of these vernacular properties. Subject to securing an appropriate scheme which reflects appropriate built form density and raises design aspirations.

Settlement: Knaresborough

Site: K6 (Land off Hambleton Grove, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	The site lies within approx. 300m of Hay-a-Park SSSI, but is on the other side of the railway line.
SSSI Risk Zone	Natural England require consultation for 'any residential developments with a total net gain in residential units.'
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Not applicable - hard standing.
Trees and Hedges	Boundary tree-lines (probable out-grown hedges) occur along most of site boundaries.
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Flat.
Buildings and Structures	2 large modern industrial buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable.
Connectivity/Corridors	The boundary hedgerows and lines of trees link to the railway line which forms a corridor linking to Hay-a-Park and the countryside to the east of the town. There is a PROW along the SE boundary with the playing field, which links up to another along the north of the railway line.
GI/SUDS Opportunities (for biodiversity)	Integrated bat and swift bricks should be incorporated into any redevelopment. It may be possible to direct drainage across the railway to unculverted sections of Frogmire Dyke on the nearby allotments.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary tree-lines and possibly the buildings.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	K4003 in 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	Although south of the railway, Natural England may be concerned at increased recreational pressure on Hay-a-Park SSSI - caused by increased development close to the SSSI. This should be capable of being mitigated for by provision of alternative green infrastructure. Boundary hedges and trees should be retained. Ecological enhancement should be integrated into redevelopment.

Settlement: Knaresborough

Site: K6 (Land off Hambleton Grove, Knaresborough)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Any potential developer, 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 & 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: Knaresborough

Site: K7 (Land north of Stockwell Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located to the north of Stockwell Lane Knaresborough. Urban Site remote from LCA areas
Landscape description	Area Description: The wider area is wholly urban with the Leeds to York railway to the north with the site surrounded by residential areas. A large parcel of land is given over to allotments to the north west.with the site adjoining playing fields to the south east. Site description: An irregular shaped grassed parcel of land used as a recreational playing field. A PRoW runs along the north western boundary between this site and site K6. Rear gardens of residential properties defined by hedgerows border the site to the west and east wiith a stone retaining wall and residential access road forrming the boundary of the site with Stockwell Lane to the south.
Existing urban edge	Contained by a derelict industrial site along one boundary with residential properties on the remaining three sides.
Trees and hedges	Hedgerows with occasional trees along rear garden boundaries to residential properties
Landscape and Green Belt designations	R1 Existing Recreation Open Space R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of public open space and surrounded by urban form which would be highly susceptible to change due to its current recreational use and highly valued by local residents and users. High sensitivity.
Visual Sensitivity	Site visible from Hambleton Road,Stockwell Lane and adjacent PRoW. High visual sensitivity and high magnitude of change would result in major adverse visual effects
Anticipated landscape effects	Development of this site would result in the loss of a valued area of open space used for sporting activltes
Potential for mitigation and opportunities for enhancement	Additional hedgerow and tree planting could be carried out partucluarly along Stockwell Lane frontage.
Likely level of landscape effects	Large scale adverse affects with loss of a valued open space
Adjacent sites/cumulative impacts/benefits	K6 to the north west and K14 to the north east- their development in conjunction with this site could increase adverse effects on local urban/landscape character.

Conclusion

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

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: 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	This is a medium sized area of public open space surrounded on three sides by residential properties and PRoW The site is likely to be highly valued and susceptible to change. The landscape has limited capacity to accept the type of development proposed due to its scale and location

Settlement: Knaresborough

Site: K7 (Land north of Stockwell Lane, Knaresborough)

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.	19th century stone terraces and semi's on Hambleton Grove.
Commentary on heritage assets.	Traditional stone terraces and semi's set back from the pavement edge by small front gardens enclosed by dwarf stone walls. The setting of these traditional properties could be enhanced by the redevelopment of the redundant commercial/industrial buildings opposite and to the rear.
Topography and views	Land falls away to the east and south. Land rises to the railway embankment. Views across the playing fields. The southern boundary of the site is high above the level of Stockwell Lane.
Landscape context	Urban. Mature trees flank the railway line for much of its length. Frog Mire Dike to the north west, flanked by mature trees. Railway line flanked by mature trees for much of its length.
Grain of surrounding development	Dense. Urban.
Local building design	Heterogeneity.
Features on site, and land use or features off site having immediate impact.	Playing fields. Redundant/ dilapidated commercial/ industrial buildings and associated hardstanding for parking and deliveries of adjacent site to the west (K6). Site is surrounded by residential development. Railway line to the north. Site accessed via Hambleton Grove. Mature tree at site entrance. 19th century stone terraces and semi's on Hambleton Grove- 2 storeys in height with accommodation in the roofspace and retrofitted dormer windows. Footpath runs along the north western boundary between this site and site K6.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Subject to securing an appropriate built form density and raising design aspirations with a scheme that respects the site context.

Settlement: Knaresborough

Site: K7 (Land north of Stockwell Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	The site lies within approx. 300m of Hay-a-Park SSSI, but is on the other side of the railway line.
SSSI Risk Zone	Natural England require consultation for 'any residential developments with a total net gain in residential units.'
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	None.
Phase 1 Survey Target Notes	Hedgerows.
Sward	Amenity grassland.
Trees and Hedges	Boundary hedges with some trees around site except to the south.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Level.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable.
Connectivity/Corridors	The northern boundary hedgerows and lines of trees link to the railway line which forms a corridor linking to Hay-a-Park and the countryside to the east of the town. There is a PROW along the NE boundary with the playing field, which links up to another along the north of the railway line.
GI/SUDS Opportunities (for biodiversity)	Integrated bat and swift bricks should be incorporated into any redevelopment. It may be possible to direct drainage across the railway to unculverted sections of Frogmire Dyke on the nearby allotments.
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary tree-lines and possibly the buildings.
BAP Priority Species	Grassland likely to provide foraging for priority species such as starling and song thrush.
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	Although south of the railway, Natural England may be concerned at increased recreational pressure on Hay-a-Park SSSI - caused by loss of pitch and increased development close to SSSI. This may be capable of being mitigated for by provsion of substantial alternative green infrastructure. Boundary hedges and trees should be retained.

Settlement: Knaresborough

Site: K7 (Land north of Stockwell Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K10 (Field to rear of Ashlea and Jade Rise, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Knarsborough east of the River Nidd at Thistle Hill. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small field behind housing contains conifer plantation.Hedgerow boundaries.
Existing urban edge	Site detached from Harrogate and Knaresborough but adjacent to low density 20th century housing at Thistle Hill. Existing development not well integrated with urban edge.
Trees and hedges	Hedgerow boundaries with some mature trees and conifer plantation.
Landscape and Green Belt designations	Green belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open landscape of the green belt is susceptible to harm as a result of increased built form
Visual Sensitivity	Site clearly visible from Forest Moor Road and existing vegetation would be lost resulting in extension of built form into open countryside.
Anticipated landscape effects	Loss of plantation that is not particularly characteristic and extension of built form in green belt.
Potential for mitigation and opportunities for enhancement	Retention and strengthening of boundary hedgerows would be required.
Likely level of landscape effects	Large scale adverse due to the addition of built form in green belt and appearance of extended settlement.
Adjacent sites/cumulative impacts/benefits	K11 and K16 adjecnet to the site would increase the area of development in green belt increasing adverse effects of openess.

Conclusion

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

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

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

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

Summary conclusion	Landscape has low capacity to accept built form without detriment to openess of green belt.

Settlement: Knaresborough

Site: K10 (Field to rear of Ashlea and Jade Rise, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 1 km of Birkham Wood.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Not assessed.
Trees and Hedges	The site is wooded with a conifer plantation but has hedgerow boundaries that support a number of mature deciduous trees.
Presence of Trees that Merit TPO	Mature boundary trees likley to merit TPO protection.
Water/Wetland	None on site; River Nidd c.400m to east.
Slope and Aspect	The land falls towards the north from Thistle Hill.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees and small woodlands contribute to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Replace confiers with native woodland.
Protected Species	Trees and woodland likely to support nesting birds and bats. Potential for badger.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	The small woodland contributes to the network of small fields and hedgerows which form an important component of the Green Infrastructure corridor associated with the River Nidd. There may be an opportunity to enhance the woodland by replanting with native trees. Retain existing hedgerows and deciduous trees. Some potential for the presence of protected species.

Settlement: Knaresborough

Site: K10 (Field to rear of Ashlea and Jade Rise, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Conclusion

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

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

Settlement: Knaresborough

Site: K11 (Field to rear of Dunoon, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Knarsborough east of the River Nidd at Thistle Hill. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small grass field at the back of housing with hedgerow boundary.
Existing urban edge	Site detached from Harrogate and Knaresborough but adjacent to low density 20th century housing at Thistle Hill. Existing development not well integrated with urban edge.
Trees and hedges	Hedgerow boundary to south and west.
Landscape and Green Belt designations	Green belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open landscape of the Green belt is susceptible to harm as a result of increased built form
Visual Sensitivity	Site viewed from Thistle Hill and Forest Moor Road.
Anticipated landscape effects	Loss of open field in Green belt to built development
Potential for mitigation and opportunities for enhancement	Limited due to the size of the site. It would be essential to strengthen hedgerow boundaries.
Likely level of landscape effects	Large scale adverse due to the addition of built form in Green belt. The existing built form would appear extended into open countryside.
Adjacent sites/cumulative impacts/benefits	K10 and K16 adjacent to the site would increase the area of development in Green belt increasing adverse effects of openness.

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept development proposed for this site without detrimental affect on openness of Green belt.

Settlement: Knaresborough

Site: K11 (Field to rear of Dunoon, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	"Castle" and the building to its west.
Commentary on heritage assets.	Castle, a modest house, appears to be nineteenth century, however alterations have reduced its interest, so its significance is low. Behind the house is a brick, single storey Victorian building, which is utilitarian in nature and is of greater architectural interest than the house. Its signficance is not high, but it abuts the site and should be retained.
Topography and views	Land rises to the south towards the top of Thistle Hill. Views to the west are more open than to the other aspects. The site is not highly visible from the road, although development would be visible.
Landscape context	This site is behind existing property at the edge of Calcutt.
Grain of surrounding development	Further north, are terraces facingThistle Hill near the junction of Forest Moor Road. To the east of the site, there is a looser grain. Detached houses and bungalows are set quite well apart. On the east side of Thistle Hill and to the south, there is sporadic development along the road, which takes the form of quite isolated houses and farmsteads. At the hill top is Thistle Hill Nursing Home; relatively low in height, the building sprawls across its site, which is set well back from the road.
Local building design	Calcutt features a number of terraces on Thistle Hill around the junction of Forest Moor Road. They are of two storeys in height. The older ones are built of stone, the later ones are of brick and all have Welsh slate roofs. Near the bottom of Thistle Hill, the public house is three storeys high and is painted, as such it forms a local landmark. There are some individual houses of some historic and architectural interest near the site, including West View, a red brick Victorian house facing south, but with bays to the gable facing the road. However, there are a number of small houses, and bungalows commonly with dormers. Building materials vary, walls are of random stone, brick or render, and roofs are finished in pantiles, slates or tiles. Typically they have wide window openings. Most do not reflect the architectural quality of the Victorian houses.
Features on site, and land use or features off site having immediate impact.	The building abutting the site must be respected. Amenity of the occupants of the dwelling east of the site should be protected. There are hedgerows to the south and west boundaries. A number of trees along the south, especially to the east side provide screening. North of the site is an area of small trees.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The Victorian building abutting the site must be respected. Dense backland development at this edge of Calcutt would not be appropriate and would not reflect local distinctiveness.

Settlement: Knaresborough

Site: K11 (Field to rear of Dunoon, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 1 km of Birkham Wood SSSI.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Not assessed (P1HS 1992).
Trees and Hedges	Tall hedgerows to south and west with some mature trees, wooded to the eastern booundary with a conifer plantation.
Presence of Trees that Merit TPO	Mature bouundary trees may merit TPO protection.
Water/Wetland	None on site; River Nidd 350m to east.
Slope and Aspect	The land falls gently northwards from Thistle Hill.
Buildings and Structures	None on site but dwellings immediately to the east.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contribute to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows.
Protected Species	Potential for nesting birds and bats to utilise boundary 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
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	Sward not assessed but the network of small fields and hedges makes a valuable contribution to the green infrastructure corridor along the River Nidd. There may be an opportunity to retain and enhance boundary hedgerows with native tree and wild-flower planting.

Settlement: Knaresborough

Site: K11 (Field to rear of Dunoon, Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

Conclusion

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

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

Settlement: Knaresborough

Site: K12 (Land to the east of Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Knaresborough south of the River Nidd. LCA56: Plompton and South Knaresborough Arable Land, LCA54: Harrogate Knaresborough Corridor,
Landscape description	Area description: The site is located at a point where two landscape character areas meet. The wider landscape is characterised by farm land with sporadic development in Green belt between Harrogate and Knaresborough. Site description: Grass field gently sloping towards the river. Conifer hedge on northern boundary. Scattered individual trees and a small group of TPO'd trees on site.
Existing urban edge	Site detached from urban edge.
Trees and hedges	Hedgerow boundaries and a group of TPO'd trees plus further scattered trees possibly worthy of TPO.
Landscape and Green Belt designations	Green belt TPO to south west corner Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of Green belt is sensitive to the loss of trees and open fields characterisitic of the rural landscape providing the setting for the town and separation of Harrogate and Knaresborough. Addition of built for will affect Green belt as weel as landscape character.
Visual Sensitivity	Views from Thistle Hill. Possible views from the wider landscape. Intervening vegetation along the Nidd corridor to the east helps limit views.
Anticipated landscape effects	Loss of trees and open field to built form that is uncharacterisitic
Potential for mitigation and opportunities for enhancement	Existing TPO'd trees must be protected. Mitigation would not effectively mitigate the loss of open countryside in Green belt.
Likely level of landscape effects	Large scale adverse due to loss of open countryside and key characterisitics in Green belt.
Adjacent sites/cumulative impacts/benefits	K5 to the east would result in cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	High sensitivity because of the susceptibility of the landscape to the loss of key characterisitics and the introduction of uncharacterisitic development. The landscape has no capacity to accept the change proposed without detriment to Green belt and landscape character

Settlement: Knaresborough

Site: K12 (Land to the east of Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area
Known non-designated heritage assets potentially affected by development of the site.	West View
Commentary on heritage assets.	Tall development at the eastern edge of the site would be visible from Abbey Road and would impact on the character of the views out of the conservation area, which are an important aspect of this part of the conservation area. West View is nineteenth century. It is a red brick Victorian house facing south, but with bays to the gable facing the road. Gothick arched windows feature on the southern elevation. The building has architectural value in addition to historic value. Development of the site would affect its setting.
Topography and views	Land rises to the southwest. There are views to the south and east from the site. The site is highly visible from the main road, and trees on the eastern boundary are visible from the conservation area.
Landscape context	The site is between sporadic developments at the edge of Calcutt.
Grain of surrounding development	Away from the denser grain of Calcutt near the junction of Thistle Hill and Forest Moor Road, this area local to the site is characterised by sporadic development along the road, which takes the form of quite isolated houses and farmsteads. At the hill top is Thistle Hill Nursing Home, relatively low in height, the building sprawls across its site, which is set well back from the road.
Local building design	Calcutt features a number of terraces on Thistle Hill around the junction of Forest Moor Road. They are of two storeys in height. The older ones are built of stone, the others are in brick and all have Welsh slate roofs. Near the bottom of Thistle Hill, the public house is three storeys high and is painted, as such it forms a local landmark. There are some individual houses of some historic and architectural interest near the site, including West View, a red brick Victorian house facing south, but with bays to the gable facing the road. There are a number of small houses, and bungalows commonly with dormers. Building materials vary; walls are of random stone, brick or render, and roofs are finished in pantiles, slates or concrete tiles. Typically they have wide window openings. Most do not reflect the architectural quality of the Victorian houses.
Features on site, and land use or features off site having immediate impact.	There is an outbuilding against the site boundary. The amenity of occupants of West View and Meadowside should be protected. The boundaries are in the main hedgerows. There are a few trees on the site and on the eastern boundary.

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Development at the rear of the site should be set away from the east boundary, and in any event be very low built form density to reflect local distinctiveness. Development should respect the setting of West View. Note, these comments do not take account of the greenbelt.

Settlement: Knaresborough

Site: K12 (Land to the east of Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Birrkham Woods within 600m to the south east may be subject to increased levels of recreational disturbance.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture.
Trees and Hedges	Native hedgerows form the roadside and southern boundaries, with some mature trees and conifers near Meadowside and a garden conifer hedge along the northern boundary. There are a few scattered field trees.
Presence of Trees that Merit TPO	Mature boundary and field trees may merit TPO protection.
Water/Wetland	None on site; Rive Nidd is 200m to the east.
Slope and Aspect	The land falls gently towards the River Nidd to the north east.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land. “Encourage restoration and management of hedgerows along roadsides…” “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows with native shrub, tree and wild-flower planting.
Protected Species	Nesting birds and bats may be associated with boundary 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
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	Native trees and hedgerows should be retained. The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough. Development of this site without substantial povision of green infrastructure could cause increased recreational pressure on Birkham Wood SSSI.

Settlement: Knaresborough

Site: K12 (Land to the east of Thistle Hill, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K13 (Land west of Abbey Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the west of Abbey Road Knaresborough LCA53; Nidd Gorge
Landscape description	Area description: The Nidd gorge is a narrow sinuous character area that follows the meandering course of the Nidd on the west side of Knaresborough. The steep sided wooded valley contains numerous sites of archaeological interest and is important to the character and setting of Knaresborough Site description:The site consists of a rectangular field of rough grassland that slopes gently down from west to east. A hedgerow runs along the site boundary with Abbey Road continuing along the northern boundary. Woodland borders the site to the west and south.
Existing urban edge	The site is well integrated into the urban edge due to housing being evident to the north and north west. Existing woodland to the south and south west visually contain the site.
Trees and hedges	Hedgerow along Abbey Road and northern boundary together with woodland margins to the west and south.
Landscape and Green Belt designations	HD3 Within Conservation Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this pastureland would impact on the character of the Nidd corridor which is made up of a connected patchwork of open fields and woodlands along both sides of the River.
Visual Sensitivity	The site is visually contained by topography, adjacent built form, hedgerow and woodlands. Near distance views into the site are possibe from Abbey Road adjoining the site.
Anticipated landscape effects	Development of this site would result in the loss of an open field which would adversely affect the landscape pattern of the area.
Potential for mitigation and opportunities for enhancement	Development should be set back from Abbey Road filtered by new woodland planting with large areas of pasture retained to conserve the pattern of openness and woodland within the river corridor setting
Likely level of landscape effects	Medium to large scale adverse landscape affects in this small-scale landscape with a combination of attractive landscape features, such as species rich hedgerows and woodland areas. Any new development would result in high adverse effects on the landscape character of the area without extensive and appropriate planting as landscape mitigation and retention of pasture to conserve openness
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	Landscape capacity is limited for the whole site to be developed. Some development could be acceptable subject to large areas of pasture retained to conseve openness together with woodland planting mitigation

Settlement: Knaresborough

Site: K13 (Land west of Abbey Road, Knaresborough)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area. St Roberts Cave (scheduled monument).
Known non-designated heritage assets potentially affected by development of the site.	Various older dwellings located further to the west, along Abbey Road.
Commentary on heritage assets.	The site is located within the Knaresborough Conservation Area. Abbey Road is noted as one of the seven different character zones with the conservation area appraisal. St Roberts Cave, a scheduled monument, is located to the north east, adjacent to the river (access from the road, opposite the north east corner of the site). Various older dwellings located further to the west, along Abbey Road, the site is located in their wider setting.
Topography and views	The site rises to the west where the housing of Rievaulx Close etc is located at a higher level. The rise is more prominent at the south west corner. Glimpsed views of the modern housing to the west possible through the screening trees.The site is visible in views looking along the road and contributes to the rural feel of the place.
Landscape context	Rural, river corridor on edge of town.
Grain of surrounding development	Very low density, mainly individual but occasional small groups of dwellings, both adjacent to the river and on the west side of Abbey Road - several examples of later 20th century dwellings in the immediate vicinity of the site, with older dwellings located further to the south / west. Small paddocks, such as this one, still remain along Abbey Road.
Local building design	On Abbey Road, older houses tending to be in stone and includes a former farmstead. Mix of 20th century housing styles but stone common.
Features on site, and land use or features off site having immediate impact.	The site is a field / paddock, currently un-used. A hedgerow and verge forms the boundary to the road - trees present on the south and west boundaries. Modern housing located to the west and north, woodland to the south.

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	Landscape rather than buildings is principally what accounts for the inclusion of the Abbey Road area in Knaresborough Conservation Area - therefore, development to standard densities and form will not be appropriate in this location. The field adds to the rural character of the area and therefore over development and / or the introduction of suburban form will be harmful. N.B. Appeal recently allowed for a scheme of 5 dwellings (14/01436/FUL).

Settlement: Knaresborough

Site: K13 (Land west of Abbey Road, Knaresborough)

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 eastern perimeter of the site is situated directly adjacent to flood zones 2/3. We are aware, of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. 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: Knaresborough

Site: K14 (Trelleborg Factory, Halfpenny Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated at the Trelleborg Factory Halfpenny Lane Knaresborough The site lies adjacent to LCA 51: Knaresbourough Reclaimed Gravel Pits
Landscape description	Area Description: The wider landscpe is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and some arable growing rootcrops for fodder. Site description: A broadly triangular shaped plot of land to the Leeds to York railway line and west of Halfpenny Lane. The site adjoins a PRoW to the north with playing fields beyond.
Existing urban edge	Residential area to the east of the site along Halfpenny Lane.
Trees and hedges	Mature trees scattered throughout the site in open grassed areas which extend alongside Halfpenny Lane. Offsite wooded embankment alongside the Leeds to York railway
Landscape and Green Belt designations	R11 Rights of Way
Description of proposal for the site	Employment /residential (assume 30+ dwellings per ha)
Physical Sensitivity	Re-development of this brownfield site from a large scale industrial building to a smaller scale residential employment use would achieve a more appropriate relationship with adjacent residential properties.
Visual Sensitivity	Site visible from adjacent PRoW and Halfpenny Lane. The wooded railway embankment to the south and presence of mature trees within the site assists in visually containing the site
Anticipated landscape effects	Development of this site could result in the loss of large scale built form which is likely to open up views into the surrounding townscape and integrate an area of town back into public/semi public realm.
Potential for mitigation and opportunities for enhancement	The retention of mature trees with additional planting particularly along Halfpenny Lane frontage
Likely level of landscape effects	Medium scale beneficial landscape affects in this locality Appropriate planting to be carried out to provide landscape integration with the surrounding town
Adjacent sites/cumulative impacts/benefits	K6 and K7 to the south west - their devlopment in conjuction with this site could increase adverse effects on local urban/landscape character.

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	This is a medium sized site that is currently under-used and isolated from the public realm. Changes therefore to site usage by introducing a residential land use is therefore likely to have a moderate beneficial effect

Settlement: Knaresborough

Site: K14 (Trelleborg Factory, Halfpenny Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	The site is within 150m of Hay-a-Park SSSI to the east.
SSSI Risk Zone	Natural England require consultation on "any residential developments with a total net gain in residential units."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Amenity grasslands. There is an area of rough grassland offsite to the SE which requires survey.
Trees and Hedges	The railway runs along the southern boundary of the site which includes a substantial belt of trees and scrub. There is extensive treed landscaping around the factory enclosed within hedgerows to the east.
Presence of Trees that Merit TPO	Some of the trees on site may merit TPO protection.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Modern, low flat-roofed industrial/commerical buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable.
Connectivity/Corridors	Railway embankment links into Hay-a-Park SSSI only 150m to the east.
GI/SUDS Opportunities (for biodiversity)	Retain and buffer semi-natural habitats along the railway corridor. Surface water might possibly flow into SSSI and so may require to be 'polished' through Suds on site.
Protected Species	Potential nesting birds in trees, shrubs and buildings on site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

Rationale	Rating
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	Some of the habitats on the site provide linkage to Hay-a-Park SSSI and should be retained. Development of the site might produce increased recreational disturbance to the SSSI which would require to be mitigated for through on-site green infrastructure provision.

Settlement: Knaresborough

Site: K14 (Trelleborg Factory, Halfpenny Lane, Knaresborough)

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. Old records indicate that a 300mm diameter culverted watercourse runs through the site and is the land owner's responsibility to maintain. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. 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 from this site is not increased. 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 & proposals for dealing with any identified remedial items. This proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding any application to develop the land further. (Statutory consultee)

Conclusion

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

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

Settlement: Knaresborough

Site: K15 (Land north of Hay a Park Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the north of Hay A Park Lane Knaresborough LCA67: Goldsborough and Ribston Park
Landscape description	Area description: The wider landscape comprises a moderate to large-scale area north of the River Nidd. The landform gently undulates as it rises gradually to the west. Land use is diverse with arable fields, woodland and parkland. Large cereal fields have hedgerow boundaries which are neglected and fragmented. Individual tree cover is sparse beyond the village edge and parkland. Site description:The site is a small flat rectangular parcel of land used for horse grazing which once comprised of two fields subdivided by a hedgerow but now subdivided by remnant hedgerow trees. Hedgerows and hedgerow trees define the overall site boundary with an overhead electricity transmission line running along the site's eastern boundary
Existing urban edge	The site is remote from the urban edge and occupies a rural location
Trees and hedges	Hedgerow site boundary with hedgerow trees and remnant hedgerow trees within the centre of the site
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this pastoral land remote from the urban edge and development of built form into the open countryside would affect the character of the Goldsborough and Ripon Park LCA by removing a pastoral component of the landscape and introducing an isolated area of built form.
Visual Sensitivity	The site is visually concealed but separated from the edge of town. The site occupies open fields that are visible from the Hay A Park access road to the south. The development is also likely to be visible from the Leeds-York railway line
Anticipated landscape effects	Development of this site would result in the loss of a pastoral field which would adversely affect the landscape pattern of the area as the fields are visible from public vantage points, particularly along the Hay A Park access road. Any form of develoment would be out of character with the rural qualities of the surrounding area.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration, but this would not be sufficient enough to reduce the harmful visual effects and impacts on landscape character
Likely level of landscape effects	Medium to large scale adverse landscape affects in this large to medium-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area
Adjacent sites/cumulative impacts/benefits	K20 and K25 to the south east - their devleopment in conjunction with this site would considerably increase adverse effects on local landscape character.

Conclusion

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

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

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

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

Summary conclusion	Landscape capacity is limited for the whole site to be developed due to high sensitivity and magnitude of change to landscape character

Settlement: Knaresborough

Site: K15 (Land north of Hay a Park Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	Non likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Adjacent to Hay-a-Park SSSI in NE.
SSSI Risk Zone	Natural England require consultation on "all planning applications - except householder applications."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture.
Trees and Hedges	Hedgerows with mature trees bound the site and an internal row of trees marks the line of a former hedgerow.
Presence of Trees that Merit TPO	Mature boundary and on-site trees are likely to merit TPO protection.
Water/Wetland	A drain runs east-west accross the site, draining into Frogmire Dyke along the western boundary.
Slope and Aspect	Flat.
Buildings and Structures	Four metal stable buildings are located within the site. Electricity pylons and overhead line run along the eastern boundary.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	Frogmire Dike and hedgerows link the site with Hay-a-Park SSSI.
GI/SUDS Opportunities (for biodiversity)	Retain, buffer and enhance hedgerows and ditches with new native tree and wildflower planting.
Protected Species	Nesting birds and bats are likely to utilise the trees and hedgerows on site.
BAP Priority Species	Amphibians are likely to utilise the ditches.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	Development so close would be likely to lead to an increase in recreational pressure on Hay-a-Park SSSI and increased disturbance from lighting, traffic and cats.

Settlement: Knaresborough

Site: K15 (Land north of Hay a Park Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K16 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Knarsborough at Thistle Hill south of Forest Moor Road. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Two grass field at the back of housing on Thistle Hill
Existing urban edge	Site detached from Harrogate and Knaresborough but adjacent to low density 20th century housing at Thistle Hill. Existing development not well integrated with urban edge.
Trees and hedges	Hedgerow field boundaries generally well clipped.
Landscape and Green Belt designations	Green belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open landscape of the Green belt is susceptible to harm as a result of increased built form.
Visual Sensitivity	Views from Forest Moor Road across the site particularly of the southern end of the site where land rises gently.
Anticipated landscape effects	Loss of open field in Green belt to built development that is uncharacterisitic.
Potential for mitigation and opportunities for enhancement	No opportunity to mitigate the intrusion of built form into Green belt.
Likely level of landscape effects	Large scale adverse due to the addition of built form in Green belt. The existing built form would appear extended into open countryside resulting in further coalescence.
Adjacent sites/cumulative impacts/benefits	K10 and K11 adjacent to the site would increase the area of development in Green belt increasing adverse effects of openess.

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	No capacity to develop the site without detrimental affect on openess of Green belt and landscape chjaracter due to the introduction of uncharacterisitc development.

Settlement: Knaresborough

Site: K16 (Land south of Forest Moor Road, Knaresborough)

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.	Pair of semi-detached houses east of the site and Victoria Lodge north of the site.
Commentary on heritage assets.	The houses are late nineteenth century, whilst the house east the site has been extended and not all windows are original, the pair are of stone, are well-proportioned and retain much of their integrity. Victoria Lodge is side onto the road, and has a hipped slate roof and brick walls, and unusual eaves and window surround details. Development of the site should respect these historic properties.
Topography and views	The land falls to the north and the east. Any development here would benefit from views to the south and at the rear to the west.
Landscape context	The site is adjacent to the existing settlement of Calcutt.
Grain of surrounding development	Development on Forest Moor Road was carried out in a linear manner sporadically, with detached houses and semi-detached houses generally facing the road and set back behind generous front gardens. Later development to the rear has been added, even so this is low density. Here at the east end of Forest Moor Road, the grain of development is denser and there are a number of terraces in the area of the junction with Thistle Hill.
Local building design	In the area, building design varies. Earlier properties are two storeys in height and are of stone or brick walling and have Welsh slate roofs. Terraces are predominantly in brick, and may have stone elevations to the front. Windows are vertical in proportion, consistent with their era of development. To the west of the site South Ings is an almost square on plan house built of random stone and having wide windows. In the context of the site there are numerous other twentieth century dwellings, including bungalows, some with dormers, and two storey detached houses. Building materials vary; walls are of random stone, brick or render, and roofs are finished in pantiles, slates or concrete tiles. Typically they have wide window openings. Most do not reflect the architectural quality of the Victorian houses. At the bottom of the hill, the public house opposite is three storeys high and is painted, as such it forms a local landmark.
Features on site, and land use or features off site having immediate impact.	The site is of two parts, the front field alongside Forest Moor Road and a field to the rear. The land to the rear rises more steeply to the south. There is a small plantation of trees next to the rear field, and also trees alongside the northern boundary, which is not far from the ridge of Thistle Hill. Boundaries are hedges, except to South Ings, where the boundary is a stone wall. Adjacent houses overlook the site, and to the east the first floor of a terrace parallel to Thistle Hill overlooks the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the front of the site could be acceptable if there are some gaps between buildings. However development of the rear of the site on the hill would not reflect local distinctiveness. Note, these comments do not take account of the greenbelt.

Settlement: Knaresborough

Site: K16 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 1 km of Birkham Wood.
SSSI Risk Zone	Natural England require consultation on residential development of 100 units of 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 (south-west field), semi-improved (species rich pasture (northern field)).
Trees and Hedges	There are tall hedgerows with some mature trees to the south and east of the top field with low hedges forming the remaining field boundaries, except the bounday with South Ings. A conifer plantation is situated in the 'dogleg' between the two fields.
Presence of Trees that Merit TPO	Mature boundary trees may benefit from TPO protection.
Water/Wetland	There is a ditch along Forest Moor Road. The River Nidd is around 400m to the east.
Slope and Aspect	The land falls towards the north from Thistle Hill.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows with native tree and wild-flower planting.
Protected Species	Nesting birds and bats may be associated with boundary 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
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	The network of small fields and hedgerows form an important component of the Green Infrastructure corridor associated with the River Nidd. There may be an opportunity to enhance boundary hedgerows with native tree and wild-flower planting.

Settlement: Knaresborough

Site: K16 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K17 (Former Cattle Market, Knaresborough)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Properties fronting the High Street and Beech Hall, which is set back behind a forecourt, are listed (GIILB). Adjacent to and within the setting of Knaresborough CA.
Known non-designated heritage assets potentially affected by development of the site.	Traditional stone built barns on site- are suitable for sensitive conversion.
Commentary on heritage assets.	Site is adjacent to and within the setting of Knaresborough Conservation Area and within the setting of listed buildings.
Topography and views	Land falls to the north and south. Views north to the horizon.
Landscape context	Urban. Mixed uses: residential, industrial, offices etc.
Grain of surrounding development	Dense built form.
Local building design	Stone predominates. Some render. Semi's to the north east are brick and render.
Features on site, and land use or features off site having immediate impact.	Traditional stone built farm buildings, single storey elongated barns. Traditional, vernacular rendered property, formerly a dwelling now offices adjoining farm building on the south side. Open sided sheeted and blockwork cattle market building in north west corner now redundant. Cattle market is enclosed by an attractive stone wall. Warehousing, ancillary offices and workshops to the east and north east- buildings of no architectural merit. Single track access road, Commercial Yard, runs through the site linking High St and Whincup Avenue.

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

Summary conclusion	The traditional stone built farm buildings should be retained and sensitively converted. The stone wall enclosing the former cattle market should be retained. Opportunity to redevelop the site and enhance the character and appearance of the CA. Opportunity for mixed use development. Development must respect the setting of the LB's bordering the site and the setting of the CA.

Settlement: Knaresborough

Site: K17 (Former Cattle Market, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	None.
Phase 1 Survey Target Notes	None.
Sward	None.
Trees and Hedges	None.
Presence of Trees that Merit TPO	None.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Disused dutch barn type buildings and single storey traditional stone elongated barns with sheeting roofs, enclosed by a stone wall.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable.
Connectivity/Corridors	Isolated urban site.
GI/SUDS Opportunities (for biodiversity)	Integrated bat and swift boxes could be incorporated into redevelopment.
Protected Species	Buildings likely to support nesting birds - some especially tradititional stone barns may possibly support bats.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	K16 2010 (green).

Conclusion

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

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

Summary conclusion	Unlikely to support significant ecological value but buildings should be assessed for bats and nesting birds prior to redevelopment and mitigated for appropriately. Integrated bat and swift boxes could be incorporated into redevelopment.

Settlement: Knaresborough

Site: K17 (Former Cattle Market, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location & proposals for dealing with any identified remedial items.

Conclusion

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

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

Settlement: Knaresborough

Site: K18 (Former Abattoir, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on site of former abbatoir on the east side of Knaresborough. LCA53: Nidd Gorge.
Landscape description	Area description: Narrow river corridor with steep sides comprising rocky outcrops. Built form of Knaresborough urban edge to the east influences the area. Site description: Former abbatoir site with buildings and small area of openspace to the west. Site located on sloping ground.
Existing urban edge	Site well integrated with the urban edge. Urban edge comprises a mix of housing styles which has affect character of the urban edge.
Trees and hedges	Scrub vegetation on site.
Landscape and Green Belt designations	Conservation Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape has some sensitivity to high density residential development.
Visual Sensitivity	Potentially highly visible on the valley side.
Anticipated landscape effects	Changes to built form on the urban edge may affect landscape character but this need not be significant.
Potential for mitigation and opportunities for enhancement	Limited opportunity to plant due to constraints of the site. Massing and built form will be important to integrate with adjacent countryside. Changes in landform should be minimised where possible.
Likely level of landscape effects	Small scale assuming appropriate massing of buildings on the hill side.
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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	There is some capacity to accept development on this small site without detriment to the character of the Nidd Gorge.

Settlement: Knaresborough

Site: K18 (Former Abattoir, Knaresborough)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Knaresborough Conservation Area and Long Walk, a grade II registered Park and Garden.
Known non-designated heritage assets potentially affected by development of the site.	Historic Buildings on site and the lairage field.
Commentary on heritage assets.	The site is in the conservation area, the upper part is in Character Area F, Briggate and Castle Ings, and the lairage field is in area E, Waterside. The field is unkempt and shown in the conservation area appraisal as needing enhancement. The lairage field was important to the abattoir, it was where beasts were rested after arrival. Waterside is one of the most picturesque and visited parts of Knaresborough. Long Walk on the other side of River Nidd is an important park and garden. Development of the lairage field would affect its setting. The historic layout of the Castle Ings Area is all but lost and the abattoir site is one of the few historic yards in the area. Development would have to be sensitive to this. The setting of listed and other historic buildings on Briggate would not be affected by development of the site. The historic buildings on the site are of historic interest, not all have their original roofing material and so the aesthetic interest of many is quite low. Nine the less, if they can be incorporated into redevelopment of the site, they should be restored. The boundary wall on Castle Ings Road is stone, its gate piers have sizeable cappings, and it is designated as an important boundary in the conservation area appraisal and should be retained.
Topography and views	Land falls steeply to the River Nidd. The upper part of the site has more gentle falls to the southwest, and the field is very steep falling down to Waterside. The upper area of the site relies on retaining walls to the rear of the housing facing Waterside and to the boundary with Court Mews. There are views from the lairage field, but within the abattoir yard, views are limited by existing buildings. However if developed, views across the river would be available from upper levels over the roofs of buildings to the south. The lairage field is highly visible from Waterside and from Long Walk.
Landscape context	The site is within the town, here there are few buildings between Waterside and the river, and the fields alongside the river are the low lying Ings. Over the river is Long Walk, a heavily treed steep valley side.
Grain of surrounding development	The site falls between two very different character areas. Castle Ings had been an area of tight grain, with buildings hard up against the roads and enclosed yards and ginnels between them. That has been lost to twentieth century development of semi-detached houses and a few short terraces behind small enclosed front gardens, and apartment blocks and mews terraces set closer to the road. The buildings on Briggate form long rows set at the back of the footway. Waterside opposite the site is very open, here only a few buildings, which are modest houses and outbuildings, are set up against the road between the open spaces. North of the site are detached homes, including chalet bungalows, set well back behind front gardens, due to topography most are set above road level. On the other side of the lairage field, Waterside is enclosed by short rows of buildings set on or just back from the road.

Local building design	Typical of the rest of Knaresborough, the area exhibits heterogeneity of buildings; with the exception of short terraces, almost every historic building differs from its neighbours in form and materials. The historic buildings are of sandstone, magnesium limestone, brick or render, and more recent buildings also have timber cladding. Older roofs are of Welsh, stone or westmorland slate or pantiles. Most of the twentieth century housing of the Castle Ings Road area are roofed in concrete tiles. Generally buildings, whether semi-detached, terraces or rows, are wider than they are deep. Also the front line of linked houses are consistent. Some recent development incorporates set-backs such that each individual house is articulated, which is contrary to local distinctiveness. The majority are two storey, although some further north are three storey, and of particular note the Old Retort House and adjacent new development on Waterside are three storeys in height. Most buildings are eaves onto the street, hipped roofs are not common. The old retort house has a hipped ventilator feature on top of its roof, which has been retained despite considerable alteration to its front elevation. The dwellings along Waterside north of the site do not reflect local tradition at all. On the whole they are low in height and have wide windows and a horizontal emphasis, which does not look as incongruous as it might because of their setting in landscaped private gardens.
Features on site, and land use or features off site having immediate impact.	There are a number of buildings in the yard area that are of no merit and their demolition would improve the appearance of the area. The historic buildings, one brick two storey block near the road, and the others of stone, most low and one a little taller, should ideally be retained and converted. There is a large tree in the northeast of the site, a group along the northeast boundary of the field, a couple lower down on the boundary with 41 Waterside and another in the southeast of the field. These contribute to visual amenity and if condition allows should be retained. Some of the retaining walls are of blockwork, if not replaced, they ought to be refaced or rendered.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the lairage field would be harmful to its historic significance, any development would have to be absolutly minimal to ensure no retaining structure is needed and a high degree of openness is maintained. Development of the yard area should enhance the conservation area.

Settlement: Knaresborough

Site: K18 (Former Abattoir, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Potential lowland grassland/hay meadow.
Phase 1 Survey Target Notes	Not assessed 1992 P1HS.
Sward	Grassy bank requires survey in early summer.
Trees and Hedges	There are mature trees in the north-western corner of the site and adjacent to Castle Ings Road to the east.
Presence of Trees that Merit TPO	Mature trees are likely to merit TPO protection.
Water/Wetland	None on site. River Nidd is to the south within about 100m.
Slope and Aspect	The site slopes down steeply towards the river towards the SW.
Buildings and Structures	Former abatoir buildings include brick and stone slate and sheet roofed buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 53 Nidd Gorge. "Encourage management and reinstatement of native riverside trees and ancient semi-natural woodland." "Planting native species can help to integrate development along the edge of settlements."
Connectivity/Corridors	River Nidd Regionally Important Green Infrastructure Corridor.
GI/SUDS Opportunities (for biodiversity)	Retain trees on site. Grassland may be capable of restoration to species-rich status. Incorporate opportunities for bat and swift bricks within the redevelopment.
Protected Species	Buildings and trees on site may support bats and nesting birds.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	Site visit required early summer.

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 contributes in a small way to the green infrastructure of the Nidd Corridor in an urban context. Existing trees and grassland should be retained (requires to be assessed as part of a full ecological survey). Possibilities for supporting protected species will need to be re-integrated into redeveloped buildings.

Settlement: Knaresborough

Site: K18 (Former Abattoir, Knaresborough)

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. However, the south western corner of the site abuts flood zone 2, Careful consideration should be taken if proposals include developing this section of the site. We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location

Conclusion

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

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

Settlement: Knaresborough

Site: K19 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Knaresborough at Thistle Hill south of Forest Moor Road. LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: Small grass field adjacent to Forest Moor Road.
Existing urban edge	Site detached from Harrogate and Knaresborough but adjacent to low density 20th century housing at Thistle Hill. Existing development not well integrated with urban edge.
Trees and hedges	Clipped hedgerow on boundary with Forest Moor Road.
Landscape and Green Belt designations	Green belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open landscape of the Green belt is susceptible to harm as a result of increased built form.
Visual Sensitivity	Views from Forest Moor Road across the site. Views from the wider countryside are likely.
Anticipated landscape effects	Loss of open field in Green belt to built development
Potential for mitigation and opportunities for enhancement	No opportunity to mitigate the intrusion of built form into Green belt.
Likely level of landscape effects	Large scale adverse due to the addition of built form in Green belt. The existing built form would appear extended into open countryside resulting in further coalescence.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	No capacity to develop the site without detrimental affect on openess of Green belt and landscape character due to the introduction of uncharacteisitic development.

Settlement: Knaresborough

Site: K19 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Historic properties to the north of the site; Thornbury House, Sunnylea, Roseville, Belmont Dane and Belmont Close. House west of the site, Kingstone Lodge
Commentary on heritage assets.	The properties are all late nineteenth century. Kingstone Lodge is side onto the road, it has a hipped slate roof, and is rendered and painted white. Its windows are quite recent. Overall the house is not of high architectural quality. The detached Thornbury house is in stone, the centre semi-detached pair are of stone too and exhibit bay windows and covered porch. . The pair closest to the east are in brick and unfortunately one of the pair, Belmont Dane, is now rendered, Belmont Close has quite recent windows; the pair is overall is of less interest to the others, Development of the site should respect these nearby historic properties.
Topography and views	The land falls to the north and the east. Development would benefit from views to the south and to the east,
Landscape context	The site is a field in the green belt in the area of sporadic development.
Grain of surrounding development	Development on Forest Moor Road was carried out in a linear manner sporadically, with detached houses and semi-detached houses generally facing the road and set back behind generous front gardens. Later development has occurred in some areas behind the frontage development. Density of built form is none the less low.
Local building design	In the area, building design varies. Earlier properties are two storeys in height and are of stone or brick walling and have Welsh slate roofs. Windows are vertical in proportion, consistent with their era of development. In the context of the site there are numerous twentieth century dwellings; bungalows, some with dormers, and two storey detached houses. Building materials vary; walls are of random stone, brick or render, roofs are finished in pantiles, slates or concrete tiles. Typically they have wide window openings. Most do not reflect the architectural quality of the Victorian houses. At the bottom of the hill, the public house opposite is three storeys high and is painted, as such it forms a local landmark.
Features on site, and land use or features off site having immediate impact.	The site is a strip of an open field that is against the road. The field boundaries are hedges.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	If developed, there should be some generous gaps between buildings to reflect local distinctiveness. Note, these comments do not take account of the greenbelt.

Settlement: Knaresborough

Site: K19 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture (P1HS1992). Road verge may be of more interest.
Trees and Hedges	A low hedge forms the boundary to Forest Moor Road and to the east. Garden shubs from Kingston Lodge form SW boundary.
Presence of Trees that Merit TPO	None.
Water/Wetland	None.
Slope and Aspect	The land falls gently towards the Nidd to the east.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	New hedgerow planting to the southerrn boundary; reinforce hedgerows with native tree and wildflower planting.
Protected Species	Potential for nesting birds and foraging bats to utilise the 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
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	Network of fields and hedgerows contributes to the Green Infrastructure corridor associated with the River Nidd between Harrogate and Knaresborough. Opportunity for new hedgerow planting to the southern boundary; reinforce hedgerows with native tree and wildflower planting.

Settlement: Knaresborough

Site: K19 (Land south of Forest Moor Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K20 (Land at Hall Farm, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated at Highfield Farm to the north of the A59 York Road LCA51: Knaresborough Reclaimed Gravel Pits LCA67: Goldsborough and Ribston Park
Landscape description	Area description: The site lies between LCA's 51 and 67 wiith LCA67 considered to have the most dominant influence.The wider landscape comprises a moderate to large-scale area north of the River Nidd. The landform gently indulates as it rises gradually to the west. Land use is diverse with arable fields, woodland and parkland. Large cereal fields have hedgerow boundaries which are neglected and fragmented. Individual tree cover is sparse beyond the village edge and parkland. Site description:The site consists of several arable fields bounded in part by hedgerows. The site also includes two woodland plantation areas. The site's southern boundary runs along the York-Leeds railway line. The Hey A Park access road runs east to west through the site parallel to the route of the railway. A PRoW also crosses the site linking Hay A Park Lane with wetland areas to the west. Frogmire Dike runs in a southwest direction through the northern part of the site.
Existing urban edge	The site is far removed from the urban edge and occupies a rural location
Trees and hedges	Hedgerow field boundaries and two woodland plantation areas
Landscape and Green Belt designations	Open countryside R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this group of fields remote from the urban edge and development of built form into the open countryside would affect the character of the Goldsborough and Ripon Park LCA by removing a large arable component of the landscape and introducing an isolated area of built form.
Visual Sensitivity	The site is visually concealed but separated from the edge of town. The site occupies open fields that are visible from the Hay A Park access track track and PRoW running through the site. The development would also be visibe from the Leeds to York railway line
Anticipated landscape effects	Loss of open fields which would adversely affect the landscape pattern of the area as the fields are visible from public vantage points, particularly along the Hay A Park access track.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration, but this would not be sufficient enough to reduce the harmful visual impacts due to the isolated nature of the development which is divorced from the urban edge
Likely level of landscape effects	Medium to large scale adverse affects in this large to medium-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area without extensive and appropriate planting as landscape mitigation.
Adjacent sites/cumulative impacts/benefits	K15 and K25 to the west and southwest respectively. Their devleopment in conjuction with this site would considerably increase the adverse effects on local landscape character.

Conclusion

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

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

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

Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The landscape has limited capacity to accept the type of development proposed due to its scale and location

Settlement: Knaresborough

Site: K20 (Land at Hall Farm, Knaresborough)

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.	Hall Farm- 3 storey stone built farmhouse with stone outbuildings to the north, now extended with brick wings- known as Lowfield Cottage. These properties have an isolated position surrounded by arable fields with a woodland clump to the south.
Commentary on heritage assets.	Hall Farm is evident on the 1850s OS map, then known as The Keeper's Lodge. In 1890 the property is named as Hall Farm. By the 1950s, the associated farmstead had undergone such changes such that the original layout is not readily discernible- the core of Lowfield Cottage is likely to be of some age but it has been altered and extended.
Topography and views	Open and relatively flat, low lying land. Long range views, filtered only by small woodland patches.
Landscape context	Open, arable landscape.
Grain of surrounding development	Dense urban edge to south side of railway line.
Local building design	Residential. Housing developments to the south and west. Farmstead to the east.
Features on site, and land use or features off site having immediate impact.	Large flat, open, agricultural field separated from the urban area of Knaresborough by the railway line which forms the southern boundary of the site and the lakes of the Hay-a-Park SSSI to the west. Hay-a-Park Lane which is also a PROW dissects the site west to east towards the bottom end of the site- this lane becomes a private lane to the eastern side of the site, providing access to Hall Farm and Lowfield Cottage across arable fields to the east. A PROW runs along the western and northern boundary of the site, between the site and K15 adjoining the site on the west side. Hedgerows and individual mature trees flank Hay-a-Park Lane and enclose the site. An established tree belt lines the railway embankment, which borders the southern boundary of the site. Within the site, field boundaries are defined by low hedges and hedgerow trees. A wooded area is located within the site, spanning the eastern boundary. An overhead electricity line runs down the western boundary of the site dissecting the site in the south western corner and the south eastern corner. Land in the southern part of the site and immediately adjacent to the site in the south west is used for rugby pitches. There is a small clubhouse beyond the site boundary to the south west and a larger clubhouse and ancillary parking area within the site boundary. Forest School is on the south side of Hay-a-Park Lane, on the south side of the railway line. Site K25 is on the south side of the railway line to the south east of the site.

Conclusion

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

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

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

Rationale	Rating
Development is likely to 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	Due to the nature of the landscape and the fact that the site is divorced from the urban edge, development of the site would appear incongruous in the landscape. The site will be in full view as seen from Hall Farm and Lowfield Cottage across open arable fields.

Settlement: Knaresborough

Site: K20 (Land at Hall Farm, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Hay-a-Park SSSI is adjacent to the NE corner of site.
SSSI Risk Zone	Natural England require consultation on "any residential developments with a total net gain in residential units".
Sites of Importance for Nature Conservation (SINCs)	Hay-a-Park Meadows 350m to the north.
BAP Priority Habitats	Hedgerows, arable farmland, deciduous woodland.
Phase 1 Survey Target Notes	None.
Sward	Arable.
Trees and Hedges	Low boundary hedgerows; many contain lines of mature trees; small wood near SW corner and plantation in the north.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection.
Water/Wetland	Drain runs through the southern part of the site; Hay-a-Park Lake immediately to the north west; two small ponds offsite to the NE.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 51 Knaresborough Reclaimed Gravel Pits (northern half). “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.” LCA 67 Goldsborough (southern half).
Connectivity/Corridors	The hedgerows, trees and ditches link Hay-a-Park SSSI with the surrounding arable farmland to the east.
GI/SUDS Opportunities (for biodiversity)	Retain, enhance and buffer hedgerows and ditches with new native tree and wildflower planting.
Protected Species	Nesting birds and bats are likley to utilise the trees and hedgerows on the site. Great crested newt may occur in adjacent waterbodies.
BAP Priority Species	Priority species of birds of arable farmland and brown hare likely to occur. Amphibians are likely to utilise the ditches.
Invasive Species	Not known.
Notes	K1004 2010 (not assessed ecology).

Conclusion

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

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

Summary conclusion	Development on this site and at this scale, so close would be likley to lead to an increase in recreational pressure on Hay-a-Park SSSI and increased disturbance from lighting, traffic and cats and there would be a cumulative impact from other deveopments. Substantial green infrastructure would be required to offset these impacts for even a limited degree of development.

Settlement: Knaresborough

Site: K20 (Land at Hall Farm, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K21 (Land south of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located north of Knaresborough off Bar Lane. LCA51: Knaresborough Reclaimed Gravel Pits.
Landscape description	Area description: The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder. Site description: The site comprises a field that includes a small scale horicultural enterprise at the northern end adjacent to Bar Lane. To the west the boundary is with the gardens of houses on Boroughbridge Road. To the east is a strip of woodland and to the south is a hedge and a strip of land linking the site to Hazelheads lane to the south resulting in an irregular shaped site.
Existing urban edge	Site appears detached from the urban edge and protudes into open countryside.
Trees and hedges	Hedgerows to north and south. Narrow strip of trees to the east outside the site boundary.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwelling per ha)
Physical Sensitivity	The landscape has some susceptibility to the loss of a field that protrudes into open countryside and would affect the setting of the town.
Visual Sensitivity	The site is reasonably well contained visually being on sloping ground north of a small ridge of land on the southern boundary. Wider views of the site may be expected from the north.
Anticipated landscape effects	Loss of field and extension of built form into open countryside would affect the character of the urban edge.
Potential for mitigation and opportunities for enhancement	High point at the southern end of site could be developed as open space where there are good views to the south and the east.
Likely level of landscape effects	Medium to large scale adverse. Developed on its own this site would not sit well with the existing grain of development.
Adjacent sites/cumulative impacts/benefits	K22 to the south should be developed in conjuction with this site to maximise mitigation opportunities and ensure positive contribution with the urban edge.

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	Capacity is limited to accept development on this site alone with out detriment. However if developed in conjuction with the adjacent site the mitigation opportunities increase along with landscape capacity.

Settlement: Knaresborough

Site: K21 (Land south of Bar Lane and east of Boroughbridge Road, Knaresborough)

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.	Beech Grove.
Commentary on heritage assets.	Beech Grove comprises rows of early 20th century terraced houses, located to the south west of the site - brick with plain clay tile roofs, bay windows with continuous canopy roof over bay and entrance doors.
Topography and views	Drop in level southwards from about the location of the boundary between K21 and K22. Views looking up from Hazelheads Lane and also looking southwards from Bar Lane.
Landscape context	Rural, farmland surroundings of Knaresborough, but adjacent to suburban edge.
Grain of surrounding development	To the south west of the site is mixed building design within a suburban location – the site is located adjoining the very north east tip of Knaresborough - the site forms part of the rural, farmland context of the town – that part containing limited, dispersed development.
Local building design	Mixed house types.
Features on site, and land use or features off site having immediate impact.	The site is a field. A tree belt and hedgerow forms the east boundary of site. Hedgerow to the north boundary with Bar Lane – at this north end of the site is a pylon, polytunnels and a building of agricultural form. Adjoins with the field of site option K22 at the south and a strip of land of this site runs down the eastern edge of K22.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Whilst a small extension to Orchard Close (formerly K9(1)) is considered acceptable, development on this site (together with K22) would encroach on open countryside, significantly extending the existing built up area. Development would need to be designed in such a way as to integrate with its rural context, such as in addressing frontages onto the adjoining rural lanes.The setting of the non-designated heritage assets is unlikely to be affected in a way in which development should be prevented (taking into account existing development that has already changed the historic setting of the assets) as long as the rural context is respected.

Settlement: Knaresborough

Site: K21 (Land south of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Hay-a-Park SSSI within 500m to the east which could be impacted by recreational disturbance or surface water quality.
SSSI Risk Zone	Natural England require consultation on any residential developments with a total net gain in residential units. Smeeden Foreman have undertaken a SSSI Impact Assessment (2014).
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable, market gardening.
Trees and Hedges	Hedgerows with mature trees; woodland.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None on site but there are three Great Crested Newts (GCN) breeding sites within 250m to the north and east of the site.
Slope and Aspect	The main arable field in the northern part of the site is relatively level but the southern limb drops down to the south.
Buildings and Structures	Storage and operational buildings for market gardening plus a number of poly tunnels and an area of hardstanding.
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 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	The field boundaries tie into the small scale pattern of hedgerows and lanes to the NE of Knaresborough. The site links into the locally important green corridor that connects the Nidd to the Ure via a series of restored gravel pits to the north east of Knaresborough.
GI/SUDS Opportunities (for biodiversity)	There may be opportunities to reinforce the green infrastructure (on and off-site) to mitigate for any adverse impacts on Hay-a-Park SSSI and to restore the GCN population of the area e.g. by enhancing the local network of wetlands through SUDS to benefit the adjacent GCN metapopulation. SUDS systems, which do not rely on gully pots (which can entrap GCN's), will be required for this site.
Protected Species	Trees and hedgerows bordering the site are likely to support breeding birds and foraging bats. Badgers occur in the neighbourhood. There are three GCN breeding sites within 250m to the north and east of the site and GCN's are likely to utilise terrestrial habitats.
BAP Priority Species	Priority bird species of arable farmland and brown hare are likely to occur on the site.
Invasive Species	A small patch of Himalayan balsam occurs in the north east corner of the site.
Notes	Current application 15/01691/FULMAJ - see DC comments.

Conclusion

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

Rationale	Rating
Some potential 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	Provision of Green Infrastructure and habitat creation may provide opportunities to mitigate for any adverse impacts on Hay-a-Park SSSI and to restore the Great Crested Newt population of the area e.g. by enhancing the local network wetlands through SUDS to benefit the adjacent Great Crested Newt metapopulation.

Settlement: Knaresborough

Site: K21 (Land south of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K22 (Land at Orchard Close, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of Knaresborough north of Hazelheads Lane and south of K21. LCA51: Knaresborough Reclaimed Gravel Pits.
Landscape description	Area description: The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder. Site description: Grass fields located east of development on Boroughbridge Road comprisies hedgerow boundaries. Northern boundary shared with K21 is higher ground.
Existing urban edge	The site is rural in character and appears part of the rural setting to the settlement. western boundary provides links to existing settlement.
Trees and hedges	Hedgerow field boundaries.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape has some suceptibility to the loss of fields on the urban edge.
Visual Sensitivity	There are views across the site from Knaresborough and the spire of the Holy Trinity Church is viewed acrioss the site.
Anticipated landscape effects	Hazelheads Lane is a small rural lane and impacts of increased traffic including road widening and hedgerow removal would harm the small-scale intimate character of the area. Pylons are a detractor to the north east of the site.
Potential for mitigation and opportunities for enhancement	High point at the northern end of site could be developed as open space where there are good views to the south and the east. (in particualr of the church spire)
Likely level of landscape effects	Medium scale adverse. The site has some importance to the rural setting of Knaresborough and provides links to rural areas for local recreation and access to the countryside. However adjacent fields could take over this role in part.
Adjacent sites/cumulative impacts/benefits	K21 to the north. The sites should either be developed in conjuction with one another or this site should be developed first to maintain better links with the urban edge.

Conclusion

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

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

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

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

Summary conclusion	There is some capacity for this site to be developed with appropriate mitigation to minimise the adverse effects of landscape.

Settlement: Knaresborough

Site: K22 (Land at Orchard Close, Knaresborough)

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.	Beech Grove.
Commentary on heritage assets.	Beech Grove comprises rows of early 20th century terraced houses, located to the south west of the site - brick with plain clay tile roofs, bay windows with continuous canopy roof over bay and entrance doors.
Topography and views	Rise in level northwards, the boundary between K21 and K22 roughly marking a high point. Views looking up from Hazelheads Lane and also looking southwards from Bar Lane.
Landscape context	Rural, farmland surroundings of Knaresborough, but adjacent to suburban edge.
Grain of surrounding development	To the south west of the site is mixed building design within a suburban location – the site is located adjoining the very north east tip of Knaresborough - the site forms part of the rural, farmland context of the town – that part containing limited, dispersed development.
Local building design	Mixed house types.
Features on site, and land use or features off site having immediate impact.	The site is a paddock / field (currently for grazing horses). Hazelheads Lane forms part of the south boundary (with hedgerow to roadside). To the west, the site adjoins the suburban edge of Knaresborough. To the north and east is located the adjoining fields of site option K21.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Whilst a small extension to Orchard Close (formerly K9(1)) is considered acceptable, development on this site (together with K22) would encroach on open countryside, significantly extending the existing built up area. Development would need to be designed in such a way as to integrate with its rural context, such as in addressing frontages onto the adjoining rural lanes.The setting of the non-designated heritage assets is unlikely to be affected in a way in which development should be prevented (taking into account existing development that has already changed the historic setting of the assets) as long as the rural context is respected.

Settlement: Knaresborough

Site: K22 (Land at Orchard Close, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Hay-a-Park SSSI within 500m to the east which could be impacted by recreational disturbance or surface water quality.
SSSI Risk Zone	Natural England require consultation on any residential developments with a total net gain in residential units. Quants Environmental have undertaken a SSSI Impact Assessment (2014).
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, Calcareous Grassland.
Phase 1 Survey Target Notes	Lobo Survey 2013: Calcareous grassland (central hedgebank) Lobo TN04; TNs 1,2 & 3 Hedgerows with mature trees. [None P1HS, 1992].
Sward	The site is dominated by neutral semi-improved/unimproved grassland mosaic with a small area of semi-improved calcareous grassland (T4) - see (Lobo Ecology, July 2013).
Trees and Hedges	Site boundaries (internal and external) are planted, established hedgerows with occasional mature trees.
Presence of Trees that Merit TPO	Mature boundary trees likely to benefit from protection of TPOs.
Water/Wetland	None on site but Great Crested Newt (GCN) breeding ponds within 250m; surface drainage may output to Hay-a-Park SSSI.
Slope and Aspect	The site is split into two parts: a lower, smaller parcel in the SW, occupying approx one third of the site, is flat with steep sided banks on the west, north and eastern sides. The remaining two thirds of the site to the east and NE of the steep bank has a gentle gradient that inclines from south to north.
Buildings and Structures	There is a single, dilapidated stone building and two wooden horse shelters 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 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	The field boundaries tie into the small scale pattern of hedgerows and lanes to the NE of Knaresborough. The site links into the locally important green corridor that connects the Nidd to the Ure via a series of restored gravel pits to the NE of Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain, enhance and increase the extent of calcareous grassland to the central hedgebank; hedgerows and mature trees. There may be opportunities to re-inforce the Green Infrastructure (on and off-site) to mitigate for any adverse impacts on Hay-a-Park SSSI and to restore the GCN population of the area e.g. by enhancing the local network wetlands through SUDS to benefit the adjacent GCN metapopulation. SUDS systems, which do not rely on gully pots, (which can entrap GCN's) will be required for this site.
Protected Species	Trees and hedgerows bordering the site are likely to support breeding birds and foraging bats. A small bat roost was confirmed in one of the small buildings (Quants 2014). Badgers occur in the neighbourhood. There are three GCN breeding sites within 250m to the north and east of the site and GCN's are likely to utilise terrestrial habitats.

BAP Priority Species	None known.
Invasive Species	None known.
Notes	Refused application14/03849/OUTMAJ - see DC comments Sept. 2015; Preliminary Ecological Survey (Lobo Ecology, July 2013); bat and great crested newt surveys by Quants Environmental (summer 2014) who also provided a Hay-a-Park SSSI Impact Assessment (November 2014).

Conclusion

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

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

Summary conclusion	The site has intrinsic bioidverstity value in its hedgerows, trees and unimproved neutral and calcareous grassland. These features also provide terrestrial habitat for great crested newts, which breed in adjacent ponds and so should be retained and enhanced in association with any development. The site also has value through its landscape setting in relation to Hay-a-Park SSSI and other disused gravel pits. Any adverse impacts on these features, especially the SSSI (e.g. through increased recreational disturbance or water quality impacts) should also be fully mitigated for (on or offsite).

Settlement: Knaresborough

Site: K22 (Land at Orchard Close, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K23 (Land north of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located north of Knaresborough north of the junction of Boroughbridge road with Bar Lane. LCA51: Knaresborough Reclaimed Gravel Pits.
Landscape description	Area description: The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder. Site description: The site comprises a small grass field north of Knareborough on the east side of Boroughbridge road. The eastern and northern boundary is wooded, the remaining boundaries comprise hedgerows.
Existing urban edge	The site is detached from the urban edge and would be a linear extension of the town along Boroughbridge road.
Trees and hedges	Hedgrow boundary with Bar Lane and Boroughbridge Road. Woodland strip to the east boundary outside the site may be affected if buildings too close. Trees may be worthy of TPO.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this small field characteristic of the approach to Knaresborough and of LCA51 would affect the character of the urban setting and approach to Knaresborough.
Visual Sensitivity	The site can be seen on the approach ro Knaresborough and there are distant views of the town and the Holy Trinity church spire. Development under construction on the opposite side of the opposite side of the road extends the urban edge possibly reducing visual sensitivity to the development of this site in the long run.
Anticipated landscape effects	Loss of characterisitic field and further extension of built form into open countryside.
Potential for mitigation and opportunities for enhancement	Limited due to the size of the site but ideally being an urban edge location lower density incorprating larger tree species in mitigation.
Likely level of landscape effects	Medium scale adverse due to further extension of town into open coutryside.
Adjacent sites/cumulative impacts/benefits	K21 to the south would not significantly add to the adverse effects of developing this site.

Conclusion

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

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

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

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

Summary conclusion	Medium sensitivity due to the further extension of town into open countryside and loss of field that contributes to character of the setting of Knaresborough when approached from the north. The site has some capacity to accept development without detriment to character assuming appropriate mitigation that links with the green infrastructure of neighboring development.

Settlement: Knaresborough

Site: K23 (Land north of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 600 m of Hay-a-Park SSSI.
SSSI Risk Zone	Natural England require to be consulted on "residential development of 100 units or more," however there could be cumulative impacts from other adjacent developments.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Arable farmland, woodland (adjacent).
Phase 1 Survey Target Notes	None.
Sward	Arable.
Trees and Hedges	Hedgerows along Bar Lane and Boroughbridge Road. A wooded embankment forms the eastern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None on site; Lake 250m to the north east.
Slope and Aspect	Flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	The field boundaries tie into the small scale pattern of hedgerows and lanes to the NE of Knaresborough. The site links into the locally important green corridor that connects the Nidd to the Ure via a series of restored gravel pits to the NE of Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary trees and hedgerows.
Protected Species	Nesting birds and foraging bats may utilise the boundary trees and hedgerows. Great crested newts breed within 250m to both the NE and SE.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	Retain and enhance boundary trees and hedgerows. Although a small site, there may be some potential for cumulative recreational impacts on Hay-a-Park SSSI which will require mitigation.

Settlement: Knaresborough

Site: K23 (Land north of Bar Lane and east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses and run-off from adjacent land. 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: Knaresborough

Site: K24 (Land at Halfpenny Lane and south of Water Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the north side of Knaresborough off Breary Flat Lane and Water Lane. LCA51: Knaresborough Reclaimed Gravel Pits.
Landscape description	Area description: The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder. Site description:The site consists of an open flat grassland field bounded by good species rich hedgerows of various heights, but most are outgrown and contain some tall trees. The field is similar in character and pattern to the surrounding area and integrates well with its countryside location. The line of a dismantled railway line with PRoW crosses the site.
Existing urban edge	New development at the southern end of the site and Breary Lane presents a harsh built line particulalry in winter as built form density is quite high and the development includes some tall buildings. The site is low lying and contained by outgrown hedgerows, it projects from the urban edge beyond the dense built up area.
Trees and hedges	Hedgerow boundaries with some trees possibly worthy of TPO. There is a TPO along the former railway line just outside the site boundary.
Landscape and Green Belt designations	Open countryside Public Right of Way.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this group of fields on the urban edge and the extension of built form into the open countryside would affect the character of the Knaresborough Reclaimed Gravel Pits character area as a result of changing the setting for the waterbodies.
Visual Sensitivity	Although the site is flat and low-lying, it is visually prominent at the edge of the town. The site occupies an open field that is visible from Water Lane and any development would be potentially visible from the public footpaths to the east of the site. The field is also visible from parts of the urban edge, being in such close proximity to other housing.
Anticipated landscape effects	Development of this site would result in the loss of an open field and this would adversely affect the landscape pattern of the area since the field is visible from many public vantage points. Any form of development would be out of character with the rural qualities of the surrounding area without extensive and effective planting as mitigation.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration, but this would not be sufficient to reduce the harmful visual impacts because of the close proximity of the development to the urban edge. A large buffer along the boundary closest to the lakes would be required.
Likely level of landscape effects	Medium to large scale adverse landscape affects in this small-scale landscape with a combination of attractive landscape features, such as outgrown species rich hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area without extensive and appropriate planting as landscape mitigation.
Adjacent sites/cumulative impacts/benefits	K21 amnd K22 to the north - their devleopment in conjuction with this site would considerably increase the adverse effects on local landscape character.

Conclusion

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange

Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange
Will it increase the quality and quantity of tree or woodland cover? **Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**	
Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	Landscape capacity is limited for the whole site to be developed. Smaller parcels of land adjacent to existing development may offer the opportunity to improve the integration of the urban edge with countryside and provide opportunities for significant woodland planting.

Settlement: Knaresborough

Site: K24 (Land at Halfpenny Lane and south of Water Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 50m of Hay-a-Park SSSI to the east.
SSSI Risk Zone	Natural England require consultation on "any residential developments with a total net gain in residential units."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows; Standing water (adjacent SSSI).
Phase 1 Survey Target Notes	None.
Sward	Species-rich semi-improved grassland and improved pasture (P1HS 1992).
Trees and Hedges	The tall hedgerows along the southern boundaries contain mature trees. Strong boundary hedges to Breary Flat and Water Lanes but with few trees except around Willowfield.
Presence of Trees that Merit TPO	Hedgerow trees along the southern boundary and associated with the former railway line are likely to merit TPO protection as may the trees around Willowfield.
Water/Wetland	There is a ditch along Water Lane from the west as far as Willowfield. The drain out-falling from the eastern boundary into the SSSI has recently been de-culverted. Hay-a-Park Lake is 100m to the east.
Slope and Aspect	Generally flat.
Buildings and Structures	Willowfield is brick built and slate roofed with flat-roofed garages.
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 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	The site helps to link Hay-a-Park SSSI with the important network of other restored grave pits to the north of Knaresborough. The network of hedgerows helps maintain connectivity for terrestrial species. Double hedgerows along the historic Water Lane and Breary Flats Lane are especially important. The hedgerow to the south was retained and enhanced as an amphibian corridor in association with the development to the south.
GI/SUDS Opportunities (for biodiversity)	Substantial Green Infrastructure would be required on site to help offset increased recreational pressure on Hay-a-Park SSSI, especially as the northern end remains relatively undisturbed. Surface water may drain into Hay-a-Park SSSI and may require 'polishing'. There may be a possibility of enhancing wetlands within the local landscape through SUDS to benefit the adjacent Great Crested Newt (GCN) metapopulation. Use of gullly pots should be avoided. There may be an opportunity to reinforce the corridor between the disused railway and amphibian strip to the south of the site.
Protected Species	Nesting birds and bats are likely to utilise the boundary hedgerows, trees and buildings at Willowfield. There are GCN breeding sites to the north of the site (nearest about 250 to the north). GCN's may utilise the hedgerows and ditches on site as corridors. Increased traffic on the adjacent quiet lanes, within the range of the GCN metapopulation, may cause direct mortality and serve to fragment and isolate populations. Traffic restrictions may be appropriate.

BAP Priority Species	Large numbers of toads on the site to the south in 2004; southern boundary hedge forms 'amphibian corridor' with hibernaculae created in association with development to the south.
Invasive Species	Not known.
Notes	K1003 2010 'red.'

Conclusion

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

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

Summary conclusion	This site is ‘red’ primarily because of potential adverse impacts on Hay-a-Park from recreational disturbance, which may be cumulative with other developments. Substantial on site Green Infrastructure provision together with enhancements to the SSSI may facilitate a limited amount of development on parts of the site but impacts of access on amphibians and hedgerows would be another constraint which would require to be mitigated for impact on the SSSI. A very low level of development to the south of the site may be capable of being offset by a high quality mitigation scheme. The amphibian corridor to the south would have to be maintained and reinforced.

Settlement: Knaresborough

Site: K24 (Land at Halfpenny Lane and south of Water Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K25 (Land at Highfield Farm, Knaresborough)

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.	Highfield Farm.
Commentary on heritage assets.	Mid 19th century cartographic evidence suggests that Highfield Farm (not able to be seen at time of assessment) comprises an historic farmhouse with a small range of farm / outbuildings. A house has remained in the same location, as seen in subsequent maps but the outbuilding range is likely to have been incorporated into modern farm buildings added at a later date. The site is located in the setting of the farmstead.
Topography and views	Undulating fields. There are medium to long distant views from the site over the open flat countryside towards the north and the east. Possibility of longer range views towards Knaresborough from the outlying countryside.
Landscape context	Undulating farmland landscape, north of the River Nidd zone, outside of the town.
Grain of surrounding development	Minimal development due to rural, farmland location.
Local building design	As this is an isolated location, there is no distinct character of local building design.
Features on site, and land use or features off site having immediate impact.	The site comprises fields located to the east of Highfield Farm, Highfield House and Highfield Cottage on the outskirts of Knaresborough. Highfield House is show as being within the site boundary. The York-Leeds railway line defines the northern boundary and the A59 forms the boundary in the south edge. To the west, a field boundary is present. Woodland is present, mainly along the watercourse to the south, known as The Rampart.

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 far removed from the urban edge and occupies a rural location. Development across the whole site to standard form and density would appear visually intrusive and highly incongruous within this rural setting, which is well detached from the urban edge of the town. In the case that Highfield Farm has retained its historic farmhouse and farm buildings, standard development which encroached upon the rural context of Highfield Farm is likely to be harmful to setting; however, harm could be reduced by providing adequate spacing and by designing development sensitively (including that upon the farmstead itself, if this is proposed). Note: The above conclusion is one when looking at the site in isolation; however, development is to take place on adjoining land to the west and if assessing the site in context with that adjoining development, the score for local distinctiveness would be orange (where harm could be mitigated by the allowance of low density and appropriate landscape mitigation on the edges of the site).

Settlement: Knaresborough

Site: K25 (Land at Highfield Farm, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Hay-a-Park about 800m to the NW.
SSSI Risk Zone	Natural England require consultation on "residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, woodland, arable farmland, ponds.
Phase 1 Survey Target Notes	None.
Sward	Majority of fields are arable, with fields in the NE improved pasture (P1HS 1992).
Trees and Hedges	Wooded banks of 'the Rampart' wood along southern boundary with York Road.
Presence of Trees that Merit TPO	Woods and mature trees on site are likely to merit TPO protection.
Water/Wetland	'The Rampart' - drain (with on-stream pond) forms the western and southern site boundary. Another drain cuts through the site north to south.
Slope and Aspect	Generallly flat.
Buildings and Structures	Highfield Farm.
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 67 Goldsborough and Ribston Park. “Strengthen existing woodland matrix to enhance character of the area and increase diversity of woodland age…” “Native woodland planting can be used to integrate settlement with the wider landscape…” “Hedgerow and tree management provide important elements to accentuate landform and increase diversity.”
Connectivity/Corridors	'The Rampart' corridor links the Nidd corridor in the south with the agricultural landscape to the east of Knaresborough. The railway track on the northern boundary forms an east-west corridor.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the habitats around the corridor of the Rampart and the railway track using native planting of trees, shrubs and wildflowers.
Protected Species	Nesting birds and bats are likley to use the trees, hedges and buildings on site. Potential presence of badger and otter.
BAP Priority Species	Priority species of birds of arable farmland and brown hare are likely to occur.
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	Potential for adverse impact of a large development on Hay-a-Park SSSI which would have to be mitigated for with generous Green Infrastructure provision on site. This should include enhancement of the woodland and streamside habitats of the Rampart and other corridors. Full ecological survey required.

Settlement: Knaresborough

Site: K25 (Land at Highfield Farm, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Knaresborough

Site: K26 (Land at OS Field 1748, Thistle Hill, Knarsborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Knaresborough east of the river Nidd north of Thistle Hill Farm. LCA56: Plompton and South Knaresborough Arable Land.
Landscape description	Area description: The wider landscape is characterised by farm land with sporadic development in Green belt between Harrogate and Knaresbourgh. Landform is gently undulating sloping slightly towards the Nidd Site description: Small grass field used for grazing horses with stables and menage adjacent to the road.
Existing urban edge	Site detached from urban edge.
Trees and hedges	Overgrown hedgerow boundaries to the east, south and west.
Landscape and Green Belt designations	Green belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of Green belt is sensitive to the loss of trees and open fields characterisitic of the rural landscape providing the setting for the town and separation of Harrogate and Knaresborough. Addition of built for will affect Green belt.
Visual Sensitivity	Site is reasonably well enclosed by existing vegetation but views across the valley with the east are possible.
Anticipated landscape effects	Loss of openness and coalescence of built form at Thistle Hill.
Potential for mitigation and opportunities for enhancement	Limited due to the open characterisitics of the landscape valued in Green belt that could not be replaced once lost.
Likely level of landscape effects	Large scale adverse due to the impact on Green belt and the fact that this site is separate from development on the edge of Knaresborough to the north.
Adjacent sites/cumulative impacts/benefits	K9 to the south is not adjacent but if developed in conjuction with this site would increase coalescence of built form at Thistle Hill.

Conclusion

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

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

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

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

Summary conclusion	The landscape of the green belt has no capacity to accept residential devleopment without impacting significantly upon the characteristics and openness of Green belt.

Settlement: Knaresborough

Site: K26 (Land at OS Field 1748, Thistle Hill, Knarsborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within about 550m of Birkham Wood SSSI to the SE.
SSSI Risk Zone	Natural England require consultation on applications for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Semi-improved pasture (species-poor) P1HS 1992 with equestrian arena.
Trees and Hedges	A high, thick hedge runs along the western boundary, fronting Thistle Hill and also along the southern and eastern boundary. There are a couple of significant trees on the corners of the southern boundaries.
Presence of Trees that Merit TPO	Significant boundary trees may merit TPO protection.
Water/Wetland	None on site; River Nidd about 500m to the east; there are two ponds within 250m to the west and south west.
Slope and Aspect	The site slopes gently towards the south east from Thistle Hill.
Buildings and Structures	There are a number of stables and associated 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 56 Plompton and South Knaresborough Arable Land. “Encourage restoration and management of hedgerows along roadsides…” “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows with native shrub, tree and wild-flower planting.
Protected Species	Nesting birds and bats may be associated with boundary trees and hedgerows. Great crested newt may occur in the nearby ponds.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	Native trees and hedgerows should be retained. The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough. Development of this site without substantial povision of Green Infrastructure could cause increased recreational pressure on Birkham Wood SSSI, especially in combination with other potential developmenent sites.

Settlement: Knaresborough

Site: K26 (Land at OS Field 1748, Thistle Hill, Knarsborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

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: Knaresborough

Site: K27 (Land to the east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north side of Knaresborough between Bar Lane and Hazelheads Lane LCA51: Knaresborough Reclaimed Gravel Pits
Landscape description	Area description: The wider landscape is low lying and flat consisting of a series of four reclaimed gravel pits that are now lakes. The landscape is small and intimate in scale confined by heavy woodland cover that encircles the large lakes channelling and obscuring views of the water. Land management is diverse with small grassland fields and root crops for fodder. Site description: Site comprises two grass fields with well wooded boundaries to the east and south and hederow boundaries with tree elsewhere. Overhead electricity wires cross the fields although pylons are jsut off site.
Existing urban edge	The site is in open countryside separated from the urban edge by K21 and K22.
Trees and hedges	The boundaries with Bar Lane and Hazelheads Lane comprise overgrown hedgerows with trees which may be worthy of TPO. To the west boundary with K21 and K22 is a strip of woodland.
Landscape and Green Belt designations	Open Countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is important to the rural setting of Knaresborough and the rural character of the adjacent lanes. As a result the landscape is susceptible to harm as a result of the introduction of large scale built form in a location detached from the urban area which would give it the appearance of a new settlement.
Visual Sensitivity	The site is reasonably well contained by existing vegetation but it is slightly elevated and there will be views of the fields in open countryside. New development is likely to be visually prominent from parts of Knaresborough. There are views of Holy Trinity Church spire.
Anticipated landscape effects	Loss of open countryside and the appearance of new settlement.
Potential for mitigation and opportunities for enhancement	Limited due to the fact the site is not linked to the existing urban edge and protrudes into open countryside.
Likely level of landscape effects	Large scale adverse as the site is detached from the urban edge and introduction of residential built form on a large scale would be very uncharacterisitic.
Adjacent sites/cumulative impacts/benefits	K21 and K22 link the site to the urban edge but their development would not change the large scale adverse effects on landscape resulting from this development.

Conclusion

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

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

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

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

Summary conclusion	There is no capacity for the change proposed without causing significant harm to key characteristics of the open countryside that provides the setting for the northern part of town.

Settlement: Knaresborough

Site: K27 (Land to the east of Boroughbridge Road, Knaresborough)

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.	Tarran Barn.
Commentary on heritage assets.	Tarran Barn is a stone dwelling dating at least to the mid 19th century with contemporary extension, located to the eastern edge of the site (on the east side of Hazelheads Lane).
Topography and views	The site is reasonably well visually contained from immediate view from the surrounding road due to the presence of the hedge and trees. View looking south to Knaresborough and its church spire from a gap in the hedge / trees on the north side of the site. Rise in levels northwards.
Landscape context	Rural setting of the north edge of Knaresborough.
Grain of surrounding development	Rural location so very minimal development around the site, though the northern edge of the town is located further to the west (related to Boroughbridge Road).
Local building design	Varied. Buildings in stone are the oldest with brick seen in later and modern development.
Features on site, and land use or features off site having immediate impact.	The site comprises fields within a rural location on the northern edge of Knaresborough. Hedge and trees form a boundary to the majority of the site. The roads of Bar Lane and Hazelheads Lane form the north and south boundaries. Park Nurseries (plants) located to the north of the site. Adjoins fields which form sites K21 and K22 on the west boundary (tree belt located on K27 on this western edge).

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	Development would be contrary to the established pattern of growth on the northern edge of the town. It would be an inappropriate encroachment into the rural surrounding of the town. However, impact on the heritage asset present could be reduced through consideration of its setting and appropriate scaling / density of housing at the east end of the site.

Settlement: Knaresborough

Site: K27 (Land to the east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Within 50m of Hay-a-Park SSSI to the east.
SSSI Risk Zone	Natural England require consultation on "any residential developments with a total net gain in residential units."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Ponds, woodland, hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Part species-rich semi-improved grassland (P1HS 1992).
Trees and Hedges	Plantation woodland along western and south west boundaries. Strong hedgerows along Hazelheads and Bar Lanes.
Presence of Trees that Merit TPO	Mature trees and woodland on site likely to merit TPO protection.
Water/Wetland	Two ponds on site; one in the centre of the site; the other in woodland in the south. Large disused gravel pit lakes close by to the north and east.
Slope and Aspect	Largely flat but falls away towards the south.
Buildings and Structures	Electricity pylons cross the site from NW to SE.
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 51 Knaresborough Reclaimed Gravel Pits. “Mitigation measures should include the restoration and introduction of key characteristics such as hedgerows and hedgerow trees and the management of existing new and established woodland.” “…opportunities to improve existing habitats and create new ones should be sought.”
Connectivity/Corridors	The field boundaries tie into the small scale pattern of hedgerows and lanes to the NE of Knaresborough. The site links into the locally important green corridor that connects the Nidd to the Ure via a series of restored gravel pits to the NE of Knaresborough.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance wetland and terrestrial habitat for great crested newts. Surface water may drain into Hay-a-Park SSSI and may require 'polishing' using Suds.
Protected Species	Trees and hedgerows likely to support breeding birds and foraging bats. Woods may support badgers. The site includes two Great Crested Newt breeding ponds.
BAP Priority Species	Not known.
Invasive Species	Crassula helmsii occurs in the ponds.
Notes	

Conclusion

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

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

Summary conclusion	Development may lead to potential adverse impacts on Hay-a-Park SSSI from recreational disturbance, which may be cumulative with other developments. There may also be potential adverse impacts on great crested newts which breed on site. Mitigation and habitat enhancement on and offsite would need to be included within substantial green infrastructure provision to offset any limited development on part of the site.

Settlement: Knaresborough

Site: K27 (Land to the east of Boroughbridge Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: K28 (Land at Highfield, Ripley Road, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Highfield Ripley Road Knaresborough. LCA52: North Knaresborough improved grassland
Landscape description	Area description; A diverse area that is well settled with the village of Scotton and Scriven plus several houses and farmsteads built relatively close together. Grassland fields are managed for livestock enclosed by a mixture of hedges and fences. Site description:The site consists of gently sloping pastoral fields which fall to the north east at an average elevation of 85m AOD. All fields are defined by hedgerows with occasional hedgereow trees. Several of the fields are long and narrow suggesting early enclosure. Highfield, a large detached house is set within treed grounds within the centre of the site accesssed by a long driveway off Ripley Road. A PRoW runs along an access track alongside the eastern boundary of the site with the Knaresborough Round PRoW 100metres to the west.
Existing urban edge	The site is located within open countryside with Scriven village to the east and the Appleby residential development set within the wooded margins of the River Nidd to the south of Ripley Road.
Trees and hedges	Hedgerow boundaries with occasional trees and wooded areas within the Highfield residential curtilage
Landscape and Green Belt designations	Open countryside R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this group of fields on the urban edge and the extension of built form into the open countryside would affect the character of the North Knaresborough improved grassland character area
Visual Sensitivity	The site is visually prominent within open countryside at the edge of town. The site is visible from nearby PRoWs, adjacent public highway on the approach to Knaresbourgh and likely to be visible from the edge of settlement.
Anticipated landscape effects	Development of this site would result in the loss of open fields which would adversely affect the landscape pattern of the area . Any form of development would be out of character with the rural qualities of the surrounding area without extensive and effective planting as mitigation.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration, but this would not be sufficient enough to reduce the harmful visual impacts because of the close proximity to adjacent PRoWs . A large buffer along the boundary with Ripley Road would be required
Likely level of landscape effects	Medium to large scale adverse landscape affects in this medium scale landscape with a combination of attractive landscape features, such as treed hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area without extensive planting as 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 – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion	This is a large site that is important to the setting of Knaresborough. Therefore changes to the key characterisitics in this area are likely to have substantial adverse effects. The landscape has limited capacity to accept the type of built form proposed due to its location and scale of development

Settlement: Knaresborough

Site: K28 (Land at Highfield, Ripley Road, Knaresborough)

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.	Cartographic evidence suggests that Highfield House- property not seen at time of assessment due to issue of access- is a large detached house, which is set within treed grounds within the centre of the site accesssed by a long driveway off Ripley Road. Scriven Park.
Commentary on heritage assets.	A property on this site appears on the 1890s OS map set in orchards and named as Scotton Moor House. By the 1900s the orchards are no longer evident but a glasshouse appears immediately north of the property. By 1920, the property is named as Highfield but the glasshouse is apparantly no longer in existence at this date. The site is within the setting of Scriven Park, which is historic Parkland.
Topography and views	Undulating land. Views from Ripley Road across the fields to the north.
Landscape context	Small enclosure fields defined by good hedgerow boundaries. The parkland of Scriven park to the east, including mature parkland trees and woodland. Beyond the site boundary, the land falls to the south down to the meandering River Nidd, which is in a well-wooded valley. Woodland known as Low Preston Covert is to the north of the site.
Grain of surrounding development	Residential development to the south laid out in cul-de-sacs, comprising brick built detached dwellings. The settlement of Scotton is to the west of the site.
Local building design	Mixed. Suburban housing estates.
Features on site, and land use or features off site having immediate impact.	The site is bordered on three sides by straight lanes/tracks- Red Hill Lane to the west, High Moor Lane to the north and Preston Bottoms Lane to the east. Ripley Road forms the southern boundary. The site accommodates Highfield House in the northern part of the site, which is shielded from Ripley road by mature trees.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of this site will impact on the setting of Scriven Park and would erode the separation between the edge of Knaresborough and Scotton and legibility of the same, leading to visual coalescence to the detriment of the settlements' identity. Development on this site would result in the loss of historic enclosure fields, Impact on Highfield House is unknown- property not seen at time of assessment due to issue of access- though it is noted that the detached property is set in well treed grounds and as such, is shielded from view from Ripley Road.

Settlement: Knaresborough

Site: K28 (Land at Highfield, Ripley Road, Knaresborough)

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)	Nidd Gorge Woodlands is immediately south of the Ripley Road.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	Relief Road TN 38 (1992) species rich semi-improved grassland in small field roadside of Highfield.
Sward	Improved and species-rich semi-improved grassland.
Trees and Hedges	Field boundary hedgerows with mature trees, central wooded gardens.
Presence of Trees that Merit TPO	Mature on-site and boundary trees likely to merit TPO protection.
Water/Wetland	None on site but Appleby Carr pond is adjacent.
Slope and Aspect	Gently undulating landform.
Buildings and Structures	Highfields - large detached house with gardens including a tennis court.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 52 North Knaresborough improved grassland. “Encourage replanting in hedge gaps with appropriate species and the planting of hedgerow trees.” “New planting associated with development should respect local native vegetation cover…”
Connectivity/Corridors	The network of small fields with hedgerows links Nidd Gorge, situated across Ripley Road to the SW and Scriven Park, which adjoins to the east.
GI/SUDS Opportunities (for biodiversity)	Retain hedgerows, trees and species rich grasslands and buffer and enhance these features in association with any development.
Protected Species	Potential for nesting birds and bats to utilise mature trees, hedgerows and buildings. Badger occurs locally.
BAP Priority Species	Toads breed at Appleby Carr.
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	Woodland, trees and hedgerows should be retained and buffered to offset potential adverse impacts. Grassland sward requires survey. Potential presence of protected species associated with the above and also potentially with the buildings on site. Requires full ecological survey and appropriate mitigation and enhancement.

Settlement: Knaresborough

Site: K28 (Land at Highfield, Ripley Road, Knaresborough)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: K29 (Merryvale Stud, Cass Lane, Knaresborough)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Merryvale Stud Cass Lane Knaresborough LCA54: Harrogate Knaresborough Corridor
Landscape description	Area Description: The undulating landscape separates Harrogate and Knaresborough and is located west of the Nidd Gorge which provides the immediate setting for Knaresborough to the east. Site description: The site consists of three horse paddocks to the north of Cass Lane and the curtilage of Three Gates Farm to the south. The paddock area is bounded by hedgerows and hedgerow trees with field sub-division within the site consistng of post and rail fencing. The curtilage of the farm property is heavily treed with an area of TPO'd trees along the western boundary. The paddock area slopes down from Gallow Hill in the north to Cass Lane in the south from 70 down to 55metres AOD. The paddocks contain a series of stabling buildings located along Cass Lane.
Existing urban edge	The site is separated from the urban edge of Knaresborough to the south by intervening farmland with scattered properties along Cass Lane with White House being the nearest.
Trees and hedges	Hedgerows with hedgerow trees on the paddock site boundary with TPO'd trees along the west side of the farmhouse site with trees scattered around this property
Landscape and Green Belt designations	Green Belt TPO'd trees along the south west boundary of the site R11: Rights of Way
Description of proposal for the site	Traveller site.
Physical Sensitivity	Loss of paddock area of site would significantly impact on landscape character, Development of the farmhouse site of less sensitivity subject to retention of trees.
Visual Sensitivity	Site highly visibe from surrounding area including Harrogate Riingway and Knaresborough Round PRoWs routed through the site and 70metres to the north of the site respectively.
Anticipated landscape effects	Loss of areas of paddock separated from the urban edge in Green Belt would affect the openness of Green Belt.
Potential for mitigation and opportunities for enhancement	In addition to protecting TPO'd trees, mitigation screen planting would be required along the north, west and eastern boundaries to ensure some degree of integration with the surrounding countryside.
Likely level of landscape effects	Large scale due to loss of open fields in Green Belt,
Adjacent sites/cumulative impacts/benefits	Potential minor cumulative impacts should small site ,K1 to the south, 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 need not result in the loss of existing woodland or trees.	Light Green

Summary conclusion	Loss of pastoral fields that are highly visible in the open countryside on a site that is separated from the urban edge which is identified as Green Belt. The landscape has limited capacity to accept the development proposed in this location due the site's location separated from the urban edge.

Settlement: Knaresborough

Site: K29 (Merryvale Stud, Cass Lane, Knaresborough)

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)	Gallows Hill SINC 200m to the west.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved and semi-improved grassland.
Trees and Hedges	External field boundary hedgerows contain a number of trees; also a number of trees along internal former hedge lines and around 'Merryvale.'
Presence of Trees that Merit TPO	Trees on and bordering the site are likely to merit TPO protection.
Water/Wetland	Small pond to NW of the site; site lies within 300m of great crested newt breeding pond to the west; may connect into the site via the Holbeck, runs south of Merryvale.
Slope and Aspect	The land slopes gently SE from Gallows Hill.
Buildings and Structures	Merryvale, Forest Moor.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 54 Harrogate-Knaresborough Corridor. "Promote the maintenance and reinstatement of hedges and hedgerow trees..."
Connectivity/Corridors	Holbeck connects upstream to the SINC and great crested newt breeding pond at Gallows Hill 500m NW and downstream to the Nidd, 500m to the east.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance the corridor of Holbeck, possibly including restoration of a wildflower meadow.
Protected Species	Potential for nesting birds and bats to utilise trees, hedgerows and buildings; potential for great crested newts to utilise site boundary features, including Holbeck.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	The network of small pasture fields and hedgerows with trees contributes to the maintenance of a green corridor along the River Nidd between Harrogate and Knaresborough. These features should be retained during the course of any development. Some potential for the presence of protected species.

Settlement: Knaresborough

Site: K29 (Merryvale Stud, Cass Lane, Knaresborough)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: K30 (York Place car park, Knaresborough)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Setting of Knaresborough Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Site access is adjacent to the Marquis of Granby Inn, which is identified in the Knaresborough Conservation Area Appraisal as a 'building of local interest'.
Commentary on heritage assets.	Setting of Knaresborough Conservation Area. The Marquis of Granby Inn, which is identified in the Knaresborough Conservation Area Appraisal as a 'building of local interest', fronts York Place and flanks the west side of the access into the site. The pub is a detached 3 storey building with asymmetrical gable-being 2 storey at the rear.
Topography and views	There is a marked change in level across the site with a significant fall from south west to north east. Views across suburbia and beyond to the north.
Landscape context	Infill site. Surrounded by built development.
Grain of surrounding development	Suburban mix. Residential development comprising bungalows, semi-detached properties with private drives and gardens front and back. Residential care home. A doctors surgery and a public house border the site to the south.
Local building design	Suburban mix.
Features on site, and land use or features off site having immediate impact.	The site is currently a car park and coach park, though it is not formally laid out. There is a marked change in level across the site with a significant fall from south west to north east. Enclosed by residential development on all 4 sides, the site is accessed off York Place in the south west corner. The site is on the north side of York Place. To the west is Hill View Manor, a residential care home and a line of semi detached properties. To the north are semi-detached properties fronting Manor Orchards and backing onto the site- some of these properties have conservatories to the rear, bringing the building line closer to the boundary with the site. To the east, detached and semi detached properties in York Lane back onto the site. To the south a pub, restaurant, doctors surgery and residential properties front onto York Place. Public conveniences are located within the site alongside the southern 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 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	Development of this site presents an opportunity to enhance the appearance of the site, which is presently an extensive area of unmade hardstanding, used informally as a carpark and lacking design. The site is within the setting of the designated CA. The topography of the site presents a constraint, specifically a marked change in level across the site falling from south west to north east. The amenity of residents living in properties that border the site should be duly respected. Development of the site would result in the loss of car parking provision which is limited in the town.

Settlement: Knaresborough

Site: K30 (York Place car park, Knaresborough)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Hadstanding with amenity grass verges
Trees and Hedges	Residential garden hedges bound the majority of the site and include some boundary trees; there are small urban street trees scattered in the southern third of the site.
Presence of Trees that Merit TPO	Some of the boundary trees may merit TPO protection
Water/Wetland	None
Slope and Aspect	Flat
Buildings and Structures	There is a flat roofed convenience near the SE boundary
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	Not applicable
LCA and Relevant Guidance (for biodiversity)	Urban - not applicable
Connectivity/Corridors	The site is fairly densely urban but small gardens with trees, shubs and hedgerows will provide some permiability for wildlife
GI/SUDS Opportunities (for biodiversity)	Opportunities to incorporate faciiities for wildlife within redevelopment through landscaping and the provision of bat and bird boxes
Protected Species	Nesting birds and foraging bats likely to utilise the trees and hedges and possibly the conveniences on site.
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Retain boundary trees and hedges and incorporate opportunities for biodivversity enhancement within any redevelopment.

Settlement: Knaresborough

Site: K30 (York Place car park, Knaresborough)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	This site should be classed as Greenfield development due to the existing permeable nature of the car park and the lack of a positive drainage system.

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