

Built and Natural Environment Site Assessments Volume 5: Arkendale – Burton Leonard



October 2016

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1 Introduction

1 Introduction

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

- Arkendale
- Askwith
- Beckwithshaw
- Bickerton
- Birstwith
- Bishop Monkton
- Bishop Thornton
- Burnt Yates
- Burton Leonard

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

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

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

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

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

2 Policy Context

National Policy Context

Introduction

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

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

Landscape

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

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

Conservation and Design

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

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

2 Policy Context

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

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

Ecology

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

Policy Context 2

Land Drainage

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

Emerging Local Policy Context

Introduction

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

2 Policy Context

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

Landscape

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

Conservation and Design

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

Ecology

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

Land Drainage

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

- Watercourse
- Surface water sewer
- Combined water sewer

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

3 Methodology

3 Methodology

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

Landscape

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

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

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

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

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

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

Table 3.1 Landscape: Screened Out Sites

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

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

3 Methodology

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

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

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

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

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

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

Results

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

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

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Conservation and Design

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

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

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

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

Table 3.5 Conservation and Design: Screened Out Sites

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

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

Results

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

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

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

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

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

Methodology 3

Ecology

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

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

Table 3.6 Ecology: Screened Out Sites

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

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

Results

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

Methodology 3

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

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

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Land Drainage

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

Results

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

Site Assessments 4

4 Site Assessments

Arkendale

Site Ref	Site Name	Site Area	Page
AR1	Land west of Long Acre, Moor Lane, Arkendale	2.1348	23
AR2	Land to the south of Reins, Arkendale	1.4518	29
AR3	Land off West Field Lane, Arkendale	0.7729	35
AR4	Land to the west of Moor Lane, Arkendale	0.4722	41

Table 4.1 Arkendale Sites

Askwith

Site Ref	Site Name	Site Area	Page
AS1	Land south of Askwith Primary School	0.3388	47
AS2	Lane Top Farm, Askwith	1.5055	53
AS3	Askwith Nurseries, Askwith	0.3891	59
AS4	Land at Rose Bank Farm and Ibbotson Farm, Askwith	1.5335	64
AS5	Land to the south of Main Street, Askwith	0.4934	71

Table 4.2 Askwith Sites

Beckwithshaw

Site Ref	Site Name	Site Area	Page
BK2	Land and buildings at Low House Farm, Beckwithshaw	20.8168	76

Table 4.3 Beckwithshaw Sites

Bickerton

Site Ref	Site Name	Site Area	Page
BC1	Land at Tom Cat Lane, Bickerton	0.7808	83
BC2	Land off Turnpike Lane, Bickerton	0.9555	88

Table 4.4 Bickerton Sites

Birstwith

Site Ref	Site Name	Site Area	Page
BW1	Land south of Wreaks Road, Birstwith	2.7192	92
BW3	Land to the north of Wreaks Road, Birstwith	3.0102	97
BW4	Land south of New Road, Birstwith	0.62	103
BW5	Land at Meg Gate, Birstwith	0.5469	108
BW6	Land south-west of West House Farm, Birstwith	0.6556	113
BW9	Land to the south of Clint Bank, Birstwith	0.8191	Draft Allocation - housing 118

4 Site Assessments

Site Ref	Site Name	Site Area	Page
BW10	Land south of Wreaks Road (smaller site), Birstwith	1.1914	Draft Allocation - housing 121

Table 4.5 Birstwith Sites

Bishop Monkton

Site Ref	Site Name	Site Area	Page
BM1	Land adjacent to Hall Farm, Bishop Monkton	1.916	127
BM2	Former allotments off Knaresborough Road, Bishop Monkton	1.8132	Draft Allocation - housing 133
BM3	Land at Church Farm, Bishop Monkton	1.1892	Draft Allocation - housing 139
BM4	Land at Knaresborough Road, Bishop Monkton	0.7159	Draft Allocation - housing 145
BM5	Land adjacent to Long Meadow, Bishop Monkton	2.6928	150
BM6	Land south of St John's Way, Bishop Monkton	1.9352	154
BM7	Cascade Garden Centre, Ripon Road, Bishop Monkton	0.8437	160

Table 4.6 Bishop Monkton Sites

Bishop Thornton

Site Ref	Site Name	Site Area	Page
BT1	Land at Colber Lane, Bishop Thornton	0.4306	164
BT2	Land at Colber Lane, Bishop Thornton	0.8429	169

Table 4.7 Bishop Thornton

Burnt Yates

Site Ref	Site Name	Site Area	Page
BY1	Paddock to east of 3 High View, Burnt Yates	0.3731	174
BY2	Land at Hark Hill, Burnt Yates	1.4615	178

Table 4.8 Burnt Yates

Burton Leonard

Site Ref	Site Name	Site Area	Page
BL1	Land at Scarah Lane, Burton Leonard	3.1256	182
BL3	Land at Station Lane, Burton Leonard	3.845	189
BL6	Land off Church Lane, Burton Leonard	0.3108	193
BL7	Land adjacent to cemetery, Church Lane, Burton Leonard	0.9334	198
BL8	Land off Copgrove Road, Burton Leonard	1.7585	203
BL9	Alfred Hymas site, Burton Leonard	1.5507	210

Table 4.9 Burton Leonard Sites

Settlement: Arkendale**Site: AR1 (Land west of Long Acre, Moor Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land west of Long Acre Moor Lane Arkendale LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale with undulating and sloping landform of arable land east of Knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large scale fields bound by hedgerows. Field size and scale becomes smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description: The site is an irregular shaped pastoral field set within a larger arable field adjacent to the western edge of the settlement. A hedgerow forms the site's southern boundary set back behind a grassed verge along Moor Lane. The hedgerow continues along the eastern boundary and part of the north eastern boundary. Remaining boundaries are defined by stock fencing. The site gently falls from west to east towards the settlement at an average elevation of 48m AOD.
Existing urban edge	Residential properties adjoin the site's eastern and north eastern boundary with arable fields continuing to the north, west and south.
Trees and hedges	Hedgerow along Moor Lane and along the east and north eastern boundaries with few hedgerow trees
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value as it is important to the setting of the village with high susceptibility to change as there is adjoining reference to the type of development being proposed. Physical sensitivity is judged to be high
Visual Sensitivity	The site is open and visible from Moor Lane from the south western approaches and likely to be visible from elevated sections of West Field Lane to the north. Further views into the site are limited due to the mainly flat topography to the west and south, intervening vegetation and built form.
Anticipated landscape effects	Loss of a pastoral field at the edge of the settlement and extending built form into the open countryside to the west of the village.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development through the development of woodland planted margins. Built form density should be low to allow for sufficient space for planting between buildings.
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if AR2 to the east was also developed.

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

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

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

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

Summary conclusion

Site is of medium sensitivity with some existing reference to the type of development being proposed along the site's eastern boundary. Development would extend the village footprint to the west with the site fronting onto Moor Lane. Appropriate low density layout and planting mitigation would be required.

Settlement: Arkendale**Site: AR1 (Land west of Long Acre, Moor Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Long Cottage (grade II listed). Pond House Farm, with farmhouse, stable, granary and dovecote (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional brick buildings located to the east of the site and Moor House Farm.
Commentary on heritage assets.	The site is located in the setting of a listed, brick cottage (Long Cottage, located in the east side of the small green where Reins meets Moor Lane, with its unusual Dutch style gable ends) and a listed farm to the north (Pond House Farm, with farmhouse, stable, granary and dovecote). The site is also in the setting of the traditional brick buildings located near to Long Cottage, to the east of the site and also Moor House Farm, an historic farmstead, which is located to the west of the site, facing onto the road.
Topography and views	The site is on a relatively level area of land on the west side of Arkendale, at a lower level than the rest of the village. The low hedge at the west end of the site allows views across it towards the village. The eastern side of the site is highly visible on the approach and exit from the village.
Landscape context	Gently undulating / hilly countryside of farmland with hedges and trees on field boundaries.
Grain of surrounding development	The site is located on the edge of the village of Arkendale, outside of the current line of established development. This part of the village is shown as 'Low Arkendale' on OS maps and in the past has retained a degree of separation from the rest of the village to the east. Development here has been, and still is low density and loose in character, although dwellings have been introduced to the north of Reins in the second half of the 20th century, which has resulted a degree of coalescence between the two parts of the settlement. However, to the south of Reins remains open countryside and the overriding character of the area is rural.
Local building design	Traditional buildings are built of brick and/or cobble stone with pan tile roofs. Some buildings are rendered, though perhaps a later alteration. Detached houses and also some rows. Single storey out buildings / farm buildings present, often with gable facing the road (dwellings also). Farm buildings also present, such as converted barns. Modern infill has occurred, such as at Reins.
Features on site, and land use or features off site having immediate impact.	The site is a grassed field within a larger arable field, adjacent to 20th century housing on its eastern edge. A hedge and verge fronts the roadside, which forms its southern boundary. Minimal boundaries on the west and north sides (post and wire fence).

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Approval has recently been given for three dwellings on the eastern part of this site (a part extending no further west than the curtilage of Mar Court to its north) - 15/01941/FUL. The principle of minor rounding off in this location was considered acceptable but it was considered necessary to keep dwelling numbers very low, create a buffer zone to the front in order to reduce the visual impact on the development in views on approach to and leaving the village, buildings to be of locally distinctive design and generally, the site to maintain rural characteristics in its boundary treatments, hard surfaces etc.

As this larger site would encroach into the open countryside, development at standard form and density would cause a negative impact on the character of the local area and the rural setting of the settlement and heritage assets present. It is considered that only very minimal development in addition to that approved could be accommodated here without causing harm to the character of the settlement and setting of the heritage assets.

Settlement: Arkendale**Site: AR1 (Land west of Long Acre, Moor Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

BAP Priority Habitats	Hedgerows.
Sward	Improved Pasture.
Presence of Trees that Merit TPO	None.
Slope and Aspect	Generally Flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland - <ul style="list-style-type: none"> • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	The site is in very close proximity to 'the Mar' and has a good roadside hedge, connects into the village to the east but poor landscape connectivity to the west, dominated by large scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Some opportunities to provide Suds wetland and new hedgerows to enhance habitats and connectivity for great crested newts.
Protected Species	Great crested newts breed within 100m at 'the Mar' Nesting birds likely to utilise the boundary hedgerows.
Invasive Species	Not known.
Notes	15/01941/FUL three dwellings permitted to east of site.
Trees and Hedges	High quality boundary hedgerow to roadside with a couple of trees; garden hedge to east and north east (otherwise fenced).
BAP Priority Species	Some potential for species (e.g. birds, brown hare) of arable farmland.
SSSI Risk Zone	Natural England do not require consultation on residential developments in relation to SSSIs.
SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
Phase 1 Survey Target Notes	Oatlands ecology P1HS & GCN survey 2014.
Water/Wetland	The pond 'The Mar' is 25m to NW .
Sites of Importance for Nature Conservation (SINCs)	The Mar SINC is adjacent (25m to NW).

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Development of the site so close to the SINC and GCN breeding pond may increase disturbance and would require strong on-site buffering to provide alternative recreational opportunities to utilising the SINC and compensatory habitat creation for great crested newts. Hedgerows should be retained and enhanced with an opportunity for planting native trees.

Settlement: Arkendale

Site: AR1 (Land west of Long Acre, Moor Lane, Arkendale)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

Surface water matters in this area are administered by the Swale and Ure Internal Drainage Board. As such 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

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

Rating

Orange

Settlement: Arkendale**Site: AR2 (Land to the south of Reins, Arkendale)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the south of Reins Arkendale LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large-scale with undulating and sloping landform of arable land east of Knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large-scale fields bound by hedgerows. Field size and scale becomes smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description: The site is a long narrow rectangular pastoral field bounded by a hedgerow on all sides of the site with the exception of the western boundary which is defined by a small woodland copse. There are several hedgerow trees along the site's southern boundary. Site topography rises from west to east towards the centre of the village from 48m to 60m AOD. A PRoW is routed through the western edge of the site within the pasture alongside the woodland copse.
Existing urban edge	Residential properties adjoin the site's northern boundary across from and fronting onto Reins. Long Cottage Farm is situated to the south west with Arkendale church cemetery to the east.
Trees and hedges	Hedgerows, hedgerow trees and a small woodland copse
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value as it is important to the setting of the village. Susceptibility to change is however considered to be high with the site's roadside hedgerow an important feature on rising ground when approaching the village centre and adjoining cemetery from the west. Physical sensitivity is judged to be high.
Visual Sensitivity	The site is visible from Reins with extensive views from this road across the site to Arkendale Moor to the south. Views from the three PRoWs to the south of the site are also likely. The village church is also visible from the PRoW routed through the site.
Anticipated landscape effects	Loss of a pastoral field at the edge of the settlement and extending built form into the open countryside at the south west edge of the village. There would also be loss of views out from the edge of settlement.
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development through the establishment of woodland planted margins. Built form density should be low to allow sufficient space for planting between properties.
Likely level of landscape effects	Large scale adverse effects.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if AR1 to the east was also developed.

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

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

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

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

Summary conclusion

Site is of high sensitivity with some existing reference to the type of development being proposed along the site's northern boundary. Development would extend the village footprint to the south west with the site fronting onto Reins. Appropriate low density layout and planting mitigation would be required

Settlement: Arkendale**Site: AR2 (Land to the south of Reins, Arkendale)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Long Cottage (grade II listed). Pond House Farm (grade II listed). Grange Barn (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional brick buildings located near to Long Cottage, Moor House Farm and various other heritage assets located in the village.
Commentary on heritage assets.	<p>The site is located in the setting of a listed cottage (Long Cottage, located in the east side of the small green where Reins meets Moor Lane) and the wider setting of a listed farm to the north (Pond House Farm, with farmhouse, stable, granary and dovecote) and a listed, converted barn (Grange Barn), located to the north east of the site.</p> <p>The site is located in the setting of the traditional brick buildings located near to Long Cottage, to the east of the site. Also, Moor House Farm, an historic farmstead, is located to the west of the site, facing onto the road. The setting of various other heritage assets located in the village would be affected due to the position of the site, including the prominently located church.</p>
Topography and views	The field is highly visible when looking eastwards from the area of Long Cottage - it is seen in context with the adjoining fields and views of the countryside beyond are possible. At the west end, where the site is at a higher level, views across the site are limited due to the presence of the tall hedge but at a certain point, the levels drops so that views across the site are then possible again. The listed building of Long Cottage, on the north side of Reins, is seen in close context with the site due to its close position next to the road.
Landscape context	Gently undulating / hilly countryside of farmland with hedges and trees on field boundaries.
Grain of surrounding development	The site is located between what is shown as 'Low Arkendale' on OS maps and Arkendale to the east - in the past Low Arkendale has retained a degree of separation from the rest of the village to the east - development there has been, and still is low density and loose in character, although dwellings have been introduced to the north of Reins in the second half of the 20th century, which has resulted a degree of coalescence between the two settlements. However, the south of Reins remains open countryside and the overriding character of the area is rural. Arkendale to the east comprises a church at the head of the village with a linear pattern of development along the road heading south from the church. Some additional development also along West Field Lane on the northern edge of the village.
Local building design	Traditional buildings are built of brick and/or cobble stone with pan tile roofs. Some buildings are rendered, though perhaps a later alteration. Detached houses and also some rows. Single storey outbuildings / farm buildings present, often with gable facing the road (dwellings also). Farm buildings also present, such as converted barns. Modern infill has occurred, such as at Reins.
Features on site, and land use or features off site having immediate impact.	The site is a long, narrow field / paddock, located on the south side of the road called Reins. A hedge and verge fronts the road. At the west end is a wider verge and mature trees. Other trees present on the boundary, hedge also on the south boundary - open countryside to the south of the site. To the east end, is located a cemetery and the car park for the community centre.

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	<p>Whilst to the north of Reins there is a linear pattern of development, this is modern infill and it not representative of historic grain. Further, an attempt to replicate it on this site would involve the unacceptable loss of the majority of the hedge due to the need to create visibility splays. The land to the south of Reins forms an important part of the rural setting of the village and it difficult to see how development across the whole site could be introduced without causing harm to that setting, the character of the settlement and also the setting of Long Cottage (which is highly visible in context with the site).</p> <p>Some limited, very low density development at the western end of the site may be introduced without causing harm to character / setting - this could be designed so as to appear as a small, natural extension to 'Low Arkendale' - the dwellings would need to of high quality, locally distinctive design and be of very modest scale so as not to harm the setting of the modestly scaled Long Cottage. Rural character should be achieved in landscaping and boundary treatment.</p>

Settlement: Arkendale**Site: AR2 (Land to the south of Reins, Arkendale)****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 developments in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	The Mar SINC is 150m to the north.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	The Mar to the north.
Sward	Improved pasture (P1HS 1992).
Trees and Hedges	Belt of trees to western boundary. Good quality boundary hedgerows include a number of mature trees to southern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO status.
Water/Wetland	Ponds at the Marr, 100m to NW and c.300m to the east. Ditch at western boundary drains from the Mar.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland - <ul style="list-style-type: none"> • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate
Connectivity/Corridors	Ditch at western boundary connects from The Mar into North Kills Gutter and network of hedgerows to the south of the village.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows; may be opportunity for small Suds wetland near western boundary.
Protected Species	Great crested newts breed 100m to the north west at the Mar and 300m to the east. Trees and hedgerows may support nesting birds and bats.
BAP Priority Species	Not known.
Invasive Species	Himalayan balsam may occur along ditch.
Notes	

Conclusion

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

Rationale	Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange
Summary conclusion	Boundary trees and hedges should be retained and provided with sufficient space and enhanced with additional native planting. Potential for enhancement of habitat connectivity for great crested newt, possibly in association with Suds in the west of the site near the drain from the Mar.

Settlement: Arkendale

Site: AR2 (Land to the south of Reins, Arkendale)

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 and Ure Internal Drainage Board, any surface water discharge will flow directly into the drainage board district. 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: Arkendale**Site: AR3 (Land off West Field Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land off West Field Lane Arkendale LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale with undulating and sloping land form of arable land east of Knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large-scale fields bound by hedgerows. Field size and scale becomes smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description: The site is part of an arable field on the northern edge of the village to the north east of West Field Lane. Riffa Lane, an unmade track along the site's western boundary, also has a PRoW routed along it. A hedgerow runs along the western boundary, with a hedgerow continuing along the site's frontage with West Field Lane and along the south western boundary. There are also two hedgerow trees along the western boundary. The site gently falls from east to west. There is no intervening boundary between the site and the arable field extending out to the north east with long distance views restricted by a near-distance field horizon. More distant views are possible to the west and north west.
Existing urban edge	Residential properties adjoin the site's south western boundary with all other boundaries facing onto open countryside
Trees and hedges	Hedgerow along Riffa Lane, adjoining West field Lane and south western boundary. Occasional hedgerow trees along Riffa Lane
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value as it is important to the setting of the village. Susceptibility to change is considered to be high, accepting that there is existing reference to the type of development proposed, the site forms a significant extension into open countryside with no defensible boundary Physical sensitivity is judged to be high
Visual Sensitivity	The site would be highly visible from the PRoW routed along Riffa Lane and approach from West Field Lane travelling from the north west. Views of the upper development limits would also be likely from Marton Lane to the west
Anticipated landscape effects	Loss of a pastoral field at the edge of the settlement and extending built form into the open countryside to the north of the village
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development though the establishment of woodland planted margins. Built form density should be low to allow for sufficient space for planting between buildings
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	None

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

Rationale	Rating
Sensitivity Rating: 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	Development would extend the village footprint to the north into a visually prominent location on a rising land form adjacent to a PRow with direct views into the site from West Field Lane when travelling towards the settlement from the north west

Settlement: Arkendale**Site: AR3 (Land off West Field Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Grange Barn (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional buildings located at the junction of West Field Lane with Reins e.g. The Bluebell Public House.
Commentary on heritage assets.	The site is located in the wider setting of a listed, converted barn (Grange Barn), located to the north east of the site. The site is located in the wider setting of traditional buildings located at the junction of West Field Lane with Reins e.g. The Bluebell Public House.
Topography and views	Rise in level from the roadside - site is located on a high point. Views possible of the existing adjacent dwellings when looking west from Marton Lane. Views of the site on approach to the village from Westfield Lane. Located in an attractive rural view when exiting the village from the north. Views across the site when at the roadside are limited due to the rise in levels.
Landscape context	Gently undulating / hilly countryside of farmland with hedges and trees on field boundaries.
Grain of surrounding development	Arkendale consists of what is shown as 'Low Arkendale' on OS maps (in the vicinity of Long Cottage, to the west) and Arkendale to the east - in the past Low Arkendale has retained a degree of separation from the rest of the village to the east - development there has been, and still is low density and loose in character, although dwellings have been introduced to the north of Reins in the second half of the 20th century, which has resulted a degree of coalescence between the two settlements. However, the south of Reins remains open countryside and the overriding character of the area is rural. Arkendale to the east comprises a church at the head of the village with a linear pattern of development along the road heading south from the church. Some additional development also along West Field Lane on the northern edge of the village.
Local building design	Traditional buildings are built of brick and/or cobble stone with pan tile roofs. Some buildings are rendered, though perhaps a later alteration. Detached houses and also some rows. Single storey outbuildings / farm buildings present, often with gable facing the road (dwellings also). Farm buildings also present, such as converted barns. Modern infill has occurred, such as at Reins.
Features on site, and land use or features off site having immediate impact.	The site is a field on the northern edge of the village. Modern housing located to the south (set at higher level than road) and then historic buildings present in the village centre just to the south of those. Trees present on the boundary with the track forming the north west facing boundary. Hedge and verge to road. On the opposite side of the road is a paddock / field associated with farmstead of Sunnyside Farm (large farm building visible in distance).

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

If development could be landscaped so as to be well integrated into its rural setting (and no other adverse landscape impacts arise, bearing in mind the location of the site on a prominent rise in land levels), then the addition of a limited number of dwellings on the site could likely be accommodated without impacting harmfully on the character of the settlement or the setting of nearby heritage assets. Dwellings would need to be of locally distinctive design/ scale / materials. Building heights require careful consideration so that there is no consequential impact on the skyline, which includes the prominent church spire. It may be beneficial for dwellings to face the road, set back slightly, with large gardens to the rear (no dwellings behind those to the frontage) - i.e. standard density and form of housing development would not be appropriate in this location.

Settlement: Arkendale**Site: AR3 (Land off West Field Lane, Arkendale)****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 developments in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	The Mar SINC lies c. 300m to west.
BAP Priority Habitats	Hedgerow, arable farmland.
Phase 1 Survey Target Notes	SE36 SE TN7 (P1HS 1992) - wetland at eastern end of large arable field.
Sward	Arable.
Trees and Hedges	Hedgerows to southern and western boundaries with occasional mature trees.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	The Mar lies c.350m to west and there is a small pond 200m to east. Further ponds in the village to south.
Slope and Aspect	Rises gently to NE.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland - <ul style="list-style-type: none"> • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate
Connectivity/Corridors	Network of hedgerows bounding small fields links small patches of habitat like the Mar and wetland to east. Historic hedges have been lost from the field in which this site is situated.
GI/SUDS Opportunities (for biodiversity)	Connectivity could be enhanced by linking the Mar to the wetland to the east through hedgerow and habitat creation along the site boundaries.
Protected Species	Great crested newts occurs to the north at the Mar (at Dake Farm). Trees and hedgerows may support nesting birds and bats.
BAP Priority Species	Some potential for priority birds of arable farmland.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	There may be the opportunity to enhance habitat connectivity to the east of the Mar, in association with development, by the creation of generous boundary hedgerows and habitat enhancements along the site boundaries.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

We are however, aware of flooding events downstream of the site and in the general area. It is the responsibility of the owner/developer to reduce flood risk where possible using NPPF as a guide.

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay. 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) with 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.

Potential developers 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, trial hole & percolation test results, on site storage requirements, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

This site is situated adjacent to a drainage area administered by the Swale & Ure Internal Drainage Board, As such, the board should be consulted regarding any proposals to develop the land.

Conclusion

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

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

Settlement: Arkendale**Site: AR4 (Land to the west of Moor Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the west of Moor Lane Arkendale LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale with undulating and sloping landform of arable land east of Knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large-scale fields bound by hedgerows. Field size and scale becomes smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description: The site is rectangular in form and part of a large pastoral field together with a modern agricultural building and an adjoining stone walled yard area. There is a hedgerow boundary along Moor Lane with no physical boundary separating the adjoining pasture area. The site boundary to the north runs along an un-made/ PRow which is open to the site. The site gently falls from west to east and from north to south.
Existing urban edge	Residential properties adjoin the site's northern and north western boundary. Open countryside extends out from all remaining site boundaries
Trees and hedges	Hedgerow along Moor Lane
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered of medium value as it is important to the setting of the village. Susceptibility to change is considered to be high due to its openness. The site forms a significant extension into open countryside into part of a pastoral field with no defensible boundary. Physical sensitivity is judged to be high
Visual Sensitivity	The site would be highly visible from the PRow routed along the track to the north and from Moor Lane travelling north towards the settlement.
Anticipated landscape effects	Loss of a pastoral field at the edge of the settlement extending built form into the open countryside to the south of the village.
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development though the development of woodland planted margins. Built form density should be low to allow for sufficient space for planting between buildings.
Likely level of landscape effects	Large adverse effects but effects could be reduced with appropriate landscape mitigation.
Adjacent sites/cumulative impacts/benefits	None

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

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

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

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

Summary conclusion

Development would extend the village footprint to the south into a visually prominent location adjacent to a PRow with direct views into the site from Moor Lane Lane when travelling towards the settlement from the south. Limiting development to the northern part of the site would be preferable and would provide a more appropriate edge and 'rounding off' of the village

Settlement: Arkendale**Site: AR4 (Land to the west of Moor Lane, Arkendale)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Dale House Barn (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional cottages / former farm or outbuildings located to the north, facing onto Moor Lane.
Commentary on heritage assets.	Traditional cottages / former farm or outbuildings located to the north, facing onto Moor Lane (the site is located in their setting). Dale House Barn (grade II listed), located to the north of the site, a cobble stone and brick barn, converted to residential use (the site is located in its setting).
Topography and views	The site is prominently located on the southern edge of the village as the land drops away to the south. Prominent in views on entering and exiting the village. Views also from Dale Lane which runs along the site's northern boundary. Land drops away from the road, eastwards.
Landscape context	Gently undulating / hilly countryside of farmland with hedges and trees on field boundaries.
Grain of surrounding development	Arkendale consists of what is shown as 'Low Arkendale' on OS maps (in the vicinity of Long Cottage, to the west) and Arkendale to the east - in the past Low Arkendale has retained a degree of separation from the rest of the village to the east - development there has been, and still is low density and loose in character, although dwellings have been introduced to the north of Reins in the 2nd half of the 20th century, which has resulted a degree of coalescence between the two settlements. However, the south of Reins remains open countryside and the overriding character of the area is rural. Arkendale to the east comprises a church at the head of the village with a linear pattern of development along the road heading south from the church. Some additional development also along West Field Lane on the northern edge of the village.
Local building design	Traditional buildings are built of brick and/or cobble stone with pan tile roofs. Some buildings are rendered, though perhaps tending to be later alteration. Detached houses and also some rows. Single storey outbuildings / farm buildings present, often with gable facing the road (dwellings also). Farm buildings also present, such as converted barns. Modern infill has occurred, such as at Reins.
Features on site, and land use or features off site having immediate impact.	The site is part of a larger field, positioned at its north west corner, adjacent to Moor Lane and with Dale Lane, a track, forming its north boundary. Within the site, at the north west corner, is an enclosure of cobble stone walling around a single, modern farm building. Historic OS maps indicate that there was a building present at the time of the mid-19th century, which then was removed and the walled enclosure appeared - a building then being added again sometime between 1910 and 1950. A verge and hedge present to the roadside - building sits adjacent to roadside and forms the boundary to it. No boundary to the south and east edge (except where the wall is present at the north of it). Modern housing present to the west, on the other side of Moor Lane - a row of houses with gable facing the road, forming an overly hard edge to this southern part of the village.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	<p>Although there is an historic precedent for a building on the site (at the north west corner), the current building appears somewhat out of place and has the unfortunate effect of partially impeding attractive views out to the countryside setting of the southern edge of Arkendale. However, development upon the part of the site with the building and within the walled enclosure, with a single, modestly scaled dwelling could be acceptable – strong consideration to be made of the design where it would be better to reflect the non-domestic history of the site – consider the use of contemporary, locally distinctive design (which could be used to keep scale down). The stone wall should be incorporated into the scheme. If it is considered acceptable to extend the existing limit of development of the village to the south (and therefore develop on the rest of the site), development would need to follow the linear grain of the settlement, be appropriate to the rural context and not harm the setting of the listed barn to the north i.e. standard housing development densities / form / house types etc. would not be appropriate in this location. The hard edge created by the row of dwellings on the other side of the road should be avoided. Loss of the road side hedgerow would not be desirable.</p>

Settlement: Arkendale**Site: AR4 (Land to the west of Moor Lane, Arkendale)****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 developments in relation to SSSIs.
BAP Priority Habitats	Hedgerows.
Presence of Trees that Merit TPO	None, although mature trees along roadside beyond southern boundary.
Water/Wetland	None.
Slope and Aspect	Generally flat.
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 69 East Knaresborough Arable Farmland - <ul style="list-style-type: none"> • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate
Connectivity/Corridors	Hedgerows provide some connectivity through the predominantly arable landscape.
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance habitat connectivity for great crested newt through generous boundary planting of native species and utilisation of Suds.
BAP Priority Species	None known.
Invasive Species	Not known.
Notes	
Buildings and Structures	Modern large steel shed with yard enclosed by low stone wall.
Trees and Hedges	Good hedgerow along north and western boundaries.
Protected Species	Great crested newts breed in pond 250m to north. Breeding birds may utilise hedgerows.
Sward	Improved arable; hardstanding associated with barn in NW corner.
Phase 1 Survey Target Notes	None.
Sites of Importance for Nature Conservation (SINCs)	The Mar lies some 700m to NW.

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	There may be the opportunity to provide enhancement for great crested newt and connectivity through the landscape in association with development of the site through planting of native trees and hedgerows as part of generous boundary treatment, potentially including Suds.

Settlement: Arkendale**Site: AR4 (Land to the west of Moor Lane, Arkendale)****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 and Ure Internal Drainage Board, any surface water discharge will flow directly into the drainage board district. 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: Askwith**Site: AS1 (Land south of Askwith Primary School)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the south of Askwith Primary School within the central part of the settlement off Elm Tree Cottage Lane. LCA 18: Wharfedale south-facing valley side
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moors to the flat valley floor and river with heavily wooded tributaries. Site Description: The site comprises a small almost square parcel of land within the heart of the village. The field is grassland used for grazing. There are tall dense hedgerows along two roadside boundaries with a distinctive dry stone wall forming the eastern boundary.
Existing urban edge	The site lies adjacent to residential development to the west and south, school curtilage on the north and single field to the east which is typical of the settlement pattern within the village. The open character of the site makes a positive contribution to the landscape character of the settlement.
Trees and hedges	A tall hedgerow runs along the eastern and southern site boundaries along the top of an embankment offset from the public highway. There is a single mature hedgerow tree to the north-west. Several overgrown hedgerow hawthorns are present along a dry stone wall forming the site's eastern boundary
Landscape and Green Belt designations	Nidderdale AONB. Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of high value situated on an elevated parcel of land above the surrounding road network and has a high level of tranquility. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Sensitivity of landscape character to the effects of development is therefore high.
Visual Sensitivity	The site occupies locally higher ground (at least 1.5m above roadway level to the south). It lies in a central part of the village and is visible from a PRoW that passes along East Beck directly to the east of the site. There are also long distance views from the south across the valley.
Anticipated landscape effects	There would be loss of a field within the central part of the village, part removal of hedgerow and regarding works required for site access purposes.
Potential for mitigation and opportunities for enhancement	Limited potential for further mitigation as hedgerows along road frontages already provide a reasonably strong landscape structure.
Likely level of landscape effects	Large adverse effects. The site occupies locally higher ground and development would impact on the openness of the settlement and landscape character of the area.
Adjacent sites/cumulative impacts/benefits	AS 2,3,4 and 5

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

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

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

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

Summary conclusion

The landscape is sensitive to change with the site elevated above the adjoining highway with loss of central village open space and partial loss of perimeter hedgerow for access purposes.

The site's open and central village location adjacent to the local school enjoys dramatic views across the valley to the south and should be conserved as a valued green space.

Settlement: Askwith**Site: AS1 (Land south of Askwith Primary School)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Manor House, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	The fountain at the junction of the roads. The main school building, a number of dwellings and farm buildings. The historic settlement.
Commentary on heritage assets.	<p>On the site at the southwest corner, the 1866 stone fountain is set within a stone wall, this is of particular historic and social interest and should be preserved.</p> <p>North of the site, the nineteenth century school building is of high architectural and communal value and development of the site would impact on its setting.</p> <p>Manor House, a two storey stone house with stone slate roof is dated 1681 with late to mid eighteenth century and later alterations, is a little way from the site, such that sensitive development of the site is not likely to detrimentally impact on its setting.</p> <p>West of the site, the nineteenth century farm buildings of Crook Farm are built up against the road and contribute substantially to the character of this historic village.</p> <p>Opposite the south end of the lane is an historic single storey outbuilding, partially used as a garage, which enables views across to the open countryside beyond. Many of the houses of the village are of historic and architectural interest, particularly the semi-detached pair at the corner opposite the site, all of which contribute to the special quality and local distinctiveness of this historic settlement,</p>
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Development of the site would be highly visible from the surrounding roads. Views out to the south from the highest levels of the site are attractive.
Landscape context	The site is within the settlement in the AONB.
Grain of surrounding development	Askwith, typical of many rural villages in the area, has developed linearly along main routes. There are areas where buildings are attached or quite close side to side, but also within the village there are lengths that are open fields or large gardens and areas where buildings are set in quite generous plots. Often buildings are set close to the south side of the main road, and farm buildings and the former chapel are set up against the lane. Backland development tends to be limited to additional school buildings, farmsteads, or former farmsteads.
Local building design	<p>The original school building, typical of many, is a single storey building of generous height. It has quite a steep roof and tall windows throw light into the classrooms. The walling is stone and the roof is stone slate. The later buildings are not of interest.</p> <p>Farmbuildings vary in size depending on their function, the largest are equivalent of two domestic storeys in height. Robust in appearance, the buildings are of stone with stone slated roofs, and have few openings. Houses and the public house are two storeys in height, some have more generous proportions than others. The older properties are very simple in form. Later Victorian properties exhibit projecting gables, and the pair at the road junction has dormers, which are not a common feature of the area. This pair and the public house are more ornate than other buildings. All houses including the twentieth century ones have stone walling, older properties have stone slate roofs the rest have Welsh slate, except some new houses have tiled roofs of a colour that blends in. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes, and the C20 houses have wide windows that do not reflect the vernacular. Further to the east are some bungalows, which are not locally distinctive.</p>
Features on site, and land use or features off site having immediate impact.	The site levels are in the main higher than road levels, hence development, particularly along main street would have substantial impact on the streetscene. The stone fountain at the corner and attached walls are retaining, and these should be protected and the setting of the fountain setting preserved. 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 likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	Development of the whole site area would cause harm to this historic village and setting of its individual heritage assets. Any development would have to be carefully designed to ensure it did not harm local distinctiveness.

Settlement: Askwith**Site: AS1 (Land south of Askwith Primary School)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 1.75 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 1.75 km to north.
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)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved species-poor pasture [P1HS 1992] extends into the centre of the village.
Trees and Hedges	Hedgerows with some small trees form the southern and western boundaries at the top of a steep embankment. There is neglected hedge/line of small trees/ along the eastern boundary.
Presence of Trees that Merit TPO	Hedgerow trees may merit TPO protection.
Water/Wetland	None on site- east beck at far side of adjacent field.
Slope and Aspect	The site slopes gently from north to south and is set approximately two meters above road level.
Buildings and Structures	low stone wall forms part of eastern boundary
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • “Field boundaries require protection and maintenance” • “Aim: retain woodland and tree cover...”
Connectivity/Corridors	Southern hedgerow connects into the tree-lined East Beck corridor which runs from the high open moorland to the north into the Wharfe to the south. It links into open space in the centre of the village The regionally important strategic GI corridor of the River Wharfe runs to the south of the village.
GI/SUDS Opportunities (for biodiversity)	Boundaries could be gapped up and reinforced with new planting.
Protected Species	Trees and hedges likely to support nesting birds and commuting and foraging bats.
BAP Priority Species	None known
Invasive Species	None knowm
Notes	RL4022 2010 (Amber)

Conclusion

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

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

Summary conclusion	Although the site is in close proximity to an SPA/SAC, it is small and development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, boundary trees and hedgerows should be retained and enhanced with additional native planting, linking into East Beck corridor. Access would have to be achieved without seriously compromising existing hedgerows.
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Settlement: Askwith**Site: AS1 (Land south of Askwith Primary School)****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.

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 surface water drainage 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 flow rates to the watercourse.

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

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

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

Settlement: Askwith**Site: AS2 (Lane Top Farm, Askwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	To the east of the settlement centre to the south of Top Lane which borders the site. LCA 18: Wharfedale south facing valley side.
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moors to the flat valley floor and river with heavily wooded tributaries. Site Description: The site is a medium sized rectangular shaped parcel of land to the east of the village centre and consists of two distinct compartments. Compartment one to the west comprises mainly of terraced properties fronting Top Lane with clustered farm buildings to the rear. Compartment two, to the east, is a rectangular area of pasture. There are hedgerows along three boundaries together with dry stone walling alongside Top Lane.
Existing urban edge	The site lies to the south of Top Lane opposite a mixture of brick post-war semi-detached properties and old stone terraces within the linear village form. Hedgerows and dry stone walls tend to define field and property boundaries.
Trees and hedges	A hedgerow and row of mature Sycamore trees border the highway with hedgerow to the east and also forming part of the southern boundary along a rectangular area of pasture with views beyond of a heavily treed landscape sloping down the valley.
Landscape and Green Belt designations	Nidderdale AONB. Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha).
Physical Sensitivity	The site is, for the main, considered to be of high value, having a good landscape condition for the greater part of the site in pastoral use. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Sensitivity of landscape character to the effects of development is therefore high.
Visual Sensitivity	The site is situated within the village core and is visible from the public highway and PROW that forms the western boundary of the site. There are long distance views from the south across the valley.
Anticipated landscape effects	There would be loss of a medium sized field within the village and replacement of farm buildings with residential development.
Potential for mitigation and opportunities for enhancement	Potential for some mitigation increasing the height of hedgerow along the road frontage with additional hedgerow trees.
Likely level of landscape effects	Large adverse effects. The majority of the site consists of open pasture, the development would impact on the open landscape character of the area.
Adjacent sites/cumulative impacts/benefits	AS1,3,4 and 5

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 is susceptible to change but the site is an infill site and would not extend the village boundary
The site may be able to accommodate small scale development that avoids impacting on trees and hedgerows. On-site mitigation would be required including the retention of open space adjoining the road frontage and maintaining views to the south across the valley.

Settlement: Askwith**Site: AS2 (Lane Top Farm, Askwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Ibbotson Farmhouse and attached barn, and the Old Vicarage, both grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	House in northwest corner of site, terrace adjacent and traditional farmbuildings on the site.
Commentary on heritage assets.	<p>Ibbotson Farm is opposite the site on the north side of Main Street. The listed building is late eighteenth century with an early nineteenth addition. Development of the site would impact on its setting.</p> <p>The old vicarage is earlier in part, it is further east, development of the site would affect its context, but not its immediate setting.</p> <p>The historic buildings on site contribute to the special character of Askwith and should be conserved. The house is of two parts, the west end is gable onto the road, and attached is a longer element, which is eaves onto the road. Typical of historic rural houses, it faces south away from the road and there is little space to its north, much of which is taken by a lean-to. Its stone slate roof and tabling add to its quality although the road side elevation is not as attractive as the rear.</p> <p>The terrace alongside is later, it has a Welsh slate roof and its vertical windows provide a vertical rhythm along its length. Unfortunately the doors and windows are not original.</p> <p>The historic buildings of Lane Top Farm contribute positively to the rural character of the village. Alongside the bridleway is the larger barn, and in the yard is a low stone building, similarly roofed in stone slates, against which is a large twentieth century barn of no interest.</p>
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Development of the site would be highly visible from the main road to the north and southeast and also the bridle way west of the site. Views out to the south are attractive.
Landscape context	The site is within the settlement in the AONB.
Grain of surrounding development	Askwith, typical of many rural villages in the area, has developed linearly along main routes. There are areas where buildings are attached or quite close side to side, but also along the roadside are open fields or large gardens and areas where buildings are set in quite generous plots. Often buildings are set close to the south side of the main road, and farm buildings are set up against lanes. Backland development tends to be limited to additional school buildings, farmsteads, or former farmsteads. Local to the site there are semi-detached bungalows set behind modest front gardens north of Main Street and to the east are some low nursery buildings set back and perpendicular to the main road.
Local building design	<p>Farm buildings vary in size depending on their function; the largest are equivalent of two domestic storeys in height are robust in appearance, they are of stone with stone slated roofs, and have few openings.</p> <p>Houses are two storeys in height, with the exception of the Old Vicarage which is three storeys high, and some have more generous proportions than others. The older properties are very simple in form. Later Victorian properties exhibit projecting gables, and the pair at the road junction has dormers, which are not a common feature of the area. This pair and the vicarage are more ornate than other buildings. Houses, including those of the twentieth century, have stone walling, with the exception of the rendered bungalows and a brick house opposite the site. Older properties have stone slate roofs, the rest have Welsh slate, except some new houses have tiled roofs of a colour that blends in. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes, and the twentieth century houses and bungalows have wide windows that do not reflect the vernacular, these are not locally distinctive.</p>
Features on site, and land use or features off site having immediate impact.	<p>The historic buildings are discussed above.</p> <p>The site is of two parts; the east side is an open field; the west side contains the terrace and the farmstead. Between the house and terrace is a small area that appears to have been a small orchard. There is a bridleway along the west boundary of the site. Five large trees are alongside the north boundary of the open field.</p>

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	The historic buildings should be retained. There is opportunity to replace modern farm buildings with new buildings of traditional form to reflect a farmstead. Otherwise development should be linear along the main road and there should be occasional generous gaps between sides of buildings. Dense development of the whole site would cause harm to this historic village and the setting of its individual heritage assets. Development would have to be carefully designed to ensure it did not harm local distinctiveness.

Settlement: Askwith**Site: AS2 (Lane Top Farm, Askwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 2 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2 km to north
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)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture1992
Trees and Hedges	Hedgerows along road frontage
Presence of Trees that Merit TPO	Some of the above trees may merit TPO protection
Water/Wetland	None on site; East Beck to the west
Slope and Aspect	Very gentle slope to south
Buildings and Structures	Stone houses and barns; nursery sheds
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • “Field boundaries require protection and maintenance” • “Aim: retain woodland and tree cover...”
Connectivity/Corridors	Network of roadside and field hedgerows interconnects the valley floor
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerow network
Protected Species	Trees hedgerows and buildings may support nesting birds and bats
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
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 the site is in close proximity to an SPA/SAC, it is small and development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, boundary trees and hedgerows should be retained and enhanced with additional native planting, linking into East Beck corridor.

Settlement: Askwith**Site: AS2 (Lane Top Farm, Askwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

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

Settlement: Askwith**Site: AS3 (Askwith Nurseries, Askwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at the eastern limit of the settlement. Top Lane turns to the south forming the site's north-east and eastern boundary. LCA 18: Wharfedale south-facing valley side.
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moors to the flat valley floor and river with heavily wooded tributaries. Site Description: The site comprises of a small rectangular shaped parcel of land at the eastern edge of the village. Within the site are greenhouse structures and an open grassed area. There are hedgerows along two boundaries together with dry stone walling along Top Lane. A line of mature poplar trees define the site's southern boundary forming a local landmark in the landscape.
Existing urban edge	The site forms the eastern limit of the village together with two detached stone properties to the north of Top Lane with village built form continuing to the west. Stone walls and hedgerows define property curtilages
Trees and hedges	Hedgerows and a row of mature poplar trees along the site's southern boundary mark the edge of the village from the south-east. The area is generally well treed along field boundaries.
Landscape and Green Belt designations	Nidderdale AONB. Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of high value situated within the AONB and Green Belt. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Sensitivity of landscape character to the effects of development is therefore high.
Visual Sensitivity	The site is situated on the edge of the village and is visible from the public highway and adjacent properties. There are long distance views from the south across the valley.
Anticipated landscape effects	There would be loss of a small sized field on the edge of the village and replacement of greenhouse structures with residential built form.
Potential for mitigation and opportunities for enhancement	Potential for some mitigation increasing the height of hedgerow along the road frontage with additional hedgerow trees.
Likely level of landscape effects	Medium adverse effects. Part of the site fronting the highway consists of open grassland. The development would impact on the open landscape character of the area.
Adjacent sites/cumulative impacts/benefits	AS 1,2,4 and 5

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

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

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

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

Summary conclusion	The landscape is susceptible to change but the site is well defined by hedgerows hedgerow trees and walling forming the eastern limit of the village. The site may be able to accommodate small scale development that avoids impacting on hedgerows and trees.
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Settlement: Askwith**Site: AS3 (Askwith Nurseries, Askwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Old Vicarage and Ibbotson Farm, both are grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Lane Top Farm house, buildings and adjacent terrace.
Commentary on heritage assets.	<p>Ibbotson Farm is set away from the site, so development is unlikely to have detrimental impact on its setting. The listed house and attached barn contribute to the special character of the village.</p> <p>The former vicarage is seventeenth century with early to mid nineteenth century alterations. It is located opposite the site on the north side of the main road, and is set in generous well-treed grounds. When built, it was set away from the core of the village, but now it is seen in the context of twentieth century housing. The house floor level is higher than road level, and its southwest front faces over the site, which currently contains low buildings. Development of the site would impact on the setting of this listed building.</p> <p>The historic buildings of Lane Top Farm contribute positively to the rural character of the village.</p> <p>The terrace alongside is later, and unfortunately the doors and windows are not original, but none the less it contributes to the character of the village and illustrates its historic development.</p>
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Development of the site would be highly visible from the main road, which wraps around the northeast corner of the site. Views out are to the west, south and east. Those to the south are most attractive.
Landscape context	The site is within the settlement in the AONB.
Grain of surrounding development	Askwith, typical of many rural villages in the area, has developed linearly along main routes. There are areas where buildings are attached or quite close side to side, but also alongside the road are open fields or large gardens and areas where buildings are set in quite generous plots. Often buildings are set close to the south side of the main road, and farm buildings are set up against lanes. Backland development tends to be limited to additional school buildings, farmsteads, or former farmsteads. Opposite the site there are semi-detached bungalows set behind modest front gardens north of Main Street. Adjacent to them is a detached house set further back, and east of that is the vicarage.
Local building design	<p>Farmbuildings vary in size depending on their function, the largest are equivalent of two domestic storeys in height. The buildings are robust in appearance; they are of stone with stone slated roofs, and have few openings.</p> <p>Houses are two storeys in height, with the exception of the Old Vicarage, which is three storeys high, and some have more generous proportions than others.</p> <p>The terrace alongside is later, it has a Welsh slate roof and its vertical windows provide a vertical rhythm along its length. Unfortunately the doors and windows are not original.</p> <p>The older properties are very simple in form. Later Victorian properties exhibit projecting gables and the pair at the road junction has dormers, which are not a common feature of the area. The pair of houses at the road junction and the vicarage are more ornate than other buildings.</p> <p>Houses have stone walling, with the exception of the rendered bungalows and a brick house opposite the site. Older properties have stone slate roofs, the rest have Welsh slate, except some new houses have tiled roofs of a colour that blends in. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes, and the twentieth century houses and bungalows have wide windows that do not reflect the vernacular, these are not locally distinctive.</p>
Features on site, and land use or features off site having immediate impact.	The site is of two small parts. On the west side are low nursery buildings set back and perpendicular to the main road, which are of no architectural or historic interest. There are some trees on site, but none of particular note.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Tall dense development would impact detrimentally on the setting of the former vicarage, and dense development would not reflect local distinctiveness.

Settlement: Askwith**Site: AS3 (Askwith Nurseries, Askwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 2 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2 km to north
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)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Horticulture
Trees and Hedges	Boundary trees & hedges; including row of trees along southern boundary
Presence of Trees that Merit TPO	Some of the above trees may merit TPO protection
Water/Wetland	None on site; East Beck to the west
Slope and Aspect	Very gentle slope to south
Buildings and Structures	Nursery sheds
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • “Field boundaries require protection and maintenance” • “Aim: retain woodland and tree cover...”
Connectivity/Corridors	Network of roadside and field hedgerows interconnects the valley floor
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerow network
Protected Species	Trees hedgerows and buildings may support nesting birds and bats
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
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 the site is in close proximity to an SPA/SAC, it is small and development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, boundary trees and hedgerows should be retained and enhanced with additional native planting, linking into East Beck corridor.

Settlement: Askwith**Site: AS3 (Askwith Nurseries, Askwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

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

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

Settlement: Askwith**Site: AS4 (Land at Rose Bank Farm and Ibbotson Farm, Askwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land part along the frontage of Top Lane and to the rear of Top Lane incorporating Ibbotson Farmstead and pasture land. LCA 24: Wharfedale south facing valley side
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moor to the flat valley floor with river and heavily wooded tributaries. Site Description: The site comprises of a rectilinear parcel of land incorporating Ibbotson Farm. There is a diverse range of farm buildings including a main farmhouse with attached stone barn, various small outbuildings and large scale agricultural buildings to the rear.
Existing urban edge	The site forms an integral part of the typical linear settlement pattern of the village. However the large agricultural buildings to the rear conflict with the narrow linear form of the village.
Trees and hedges	There are several hedgerows running north/south perpendicular to the landform with mature trees forming a crest line beyond the site boundary to the north.
Landscape and Green Belt designations	Nidderdate AONB Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of medium value as it principally consists of built form which contributes to the character of the settlement. Susceptibility to change is considered to be medium with some reference to the type of development being proposed. Sensitivity of landscape character to the effects of development is therefore medium
Visual Sensitivity	The site is visually contained by rising land (known as Rose Bank) to the north and east. Development encloses the site to the west, east and south providing a moderately contained site.
Anticipated landscape effects	Development could be assimilated into the valley side and fit in with settlement pattern as the site is already occupied by large buildings. New buildings however should not detract from the historical character and setting of the existing farmhouse and attached barn. The northern most part of the site that projects into the open countryside should be returned to an agricultural land use.
Potential for mitigation and opportunities for enhancement	Some planting would be required to the north and eastern boundaries to ensure adverse views of rear gardens/fencing are mitigated.
Likely level of landscape effects	Medium adverse. Development could result in a wide longitudinal site layout which is alien to the narrow linear settlement pattern of the village. The northern most part of the site should not be developed and returned to an agricultural land use
Adjacent sites/cumulative impacts/benefits	AS 1,2,3 and 5

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

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

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

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

Summary conclusion

The landscape is susceptible to change but the site comprises principally of built form and is an integral part of the village.

The site may be able to accommodate some development along the southern roadside boundary leaving the northerly upper parts of the site un-developed.

Settlement: Askwith**Site: AS4 (Land at Rose Bank Farm and Ibbotson Farm, Askwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Ibbotson Farmhouse and attached barn is a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Rose Cottage west of the site, the cottages adjacent, and any remaining historic farm and outbuildings. House and farm buildings of Lane Top Farm and the adjacent terrace.
Commentary on heritage assets.	Ibbotson Farmhouse and attached barn is late eighteenth century with an early nineteenth century addition. Development of the site would impact on its setting. To the north of the listed building there are large twentieth century agricultural buildings, which appear to have subsumed an older farm building. The demolition of the later buildings and sensitive redevelopment would be beneficial to the setting of the listed building. The historic buildings of Lane Top Farm opposite the site contribute positively to the rural character of the village. Although windows and doors may not all be original, the historic houses local to the site are of architectural interest and contribute to the special quality and local distinctiveness of the village.
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Development of the site would be visible from Main Street. Views out to the south from the highest levels of the site over the lower buildings are attractive.
Landscape context	The site is within the settlement in the AONB.
Grain of surrounding development	Askwith, typical of many rural villages in the area, has developed linearly along main routes. There are areas where buildings are attached or quite close side to side, but also alongside the road are open fields or large gardens and areas where buildings are set in quite generous plots. Often buildings are set close to the south side of the main road, and farm buildings are set up against lanes. Backland development tends to be limited to additional school buildings, farmsteads, or former farmsteads. South of the site there are semi-detached bungalows set behind modest front gardens, and to the southeast are some low nursery buildings set back and perpendicular to the main road.
Local building design	Farm buildings vary in size depending on their function, the largest are equivalent of two domestic storeys in height. The buildings are robust in appearance; they are of stone with stone slated roofs, and have few openings. Houses are two storeys in height, with the exception of the Old Vicarage which is three storeys high, and some have more generous proportions than others. The older properties are very simple in form. Later Victorian properties exhibit projecting gables and the pair at the road junction has dormers, which are not a common feature of the area. This pair and the old vicarage are more ornate than other buildings. Houses including the twentieth century ones have stone walling, with the exception of the rendered bungalows and a brick house adjacent. Older properties have stone slate roofs, the rest have Welsh slate, except some new houses have tiled roofs of a colour that blends in. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes, and the twentieth century houses and bungalows have wide windows that do not reflect the vernacular; these are not locally distinctive.
Features on site, and land use or features off site having immediate impact.	On site are the listed building (see above) and also farm and outbuildings. There are two access positions to the site, one to Ibbotson Farm and the other to Rose Bank Farm. Development of the site must respect the amenity of the dwellings immediately to its south.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Redevelopment of the whole site would be contrary to local distinctiveness. Redevelopment of the farmsteads in a sensitive manner could enhance the setting of the listed building, but development of the land to its northeast would be detrimental to its setting, because it would completely visually separate the building from its farmland.
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Settlement: Askwith**Site: AS4 (Land at Rose Bank Farm and Ibbotson Farm, Askwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 2 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2 km to north
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)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Species poor semi-improved grassland [P1HS 1992] to rear of farm buildings
Trees and Hedges	Substantial mature trees in front of old farm buildings to rear of Hawthornden. Other, scattered trees (including apple) and ornamental hedge within curtilage of Hawthornden.
Presence of Trees that Merit TPO	Mature trees on site may benefit from TPO protection
Water/Wetland	None on site. East beck situated at far side of adjacent field to west.
Slope and Aspect	Site is on the south facing valley side of Wharfedale. Fall across site from N to S and wider village, though East Beck cuts a hollow through the prevailing topography.
Buildings and Structures	There are a number of stone and modern farm buildings & large sheds on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SEO3: Enhancing provision of new off-road linear and circular routes suitable for horses, cyclists and walkers, and increasing promotion of existing and new routes to further promote outdoor recreation in the area.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • "Field boundaries require protection and maintenance" • "Aim: retain woodland and tree cover..."
Connectivity/Corridors	The tree-lined East Beck, runs from the high open moorland to the north into the Wharfe to the south. It links into open space in the centre of the village. The regionally important strategic GI corridor of the River Wharfe runs to the south of the village.
GI/SUDS Opportunities (for biodiversity)	Should this site be developed, existing trees should be retained and connectivity to East Beck corridor improved
Protected Species	Trees, hedges and buildings on site likely to support bats and nesting birds (including possibly barn owl and swallows).
BAP Priority Species	None known
Invasive Species	None known
Notes	RL4023 2010 (Amber)

Conclusion

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

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

Summary conclusion

The site is in close proximity to an SPA/SAC, although it is relatively small so development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, trees should be retained and boundaries enhanced with additional native planting, linking into East Beck corridor. Potential for the presence of protected species.

Settlement: Askwith**Site: AS4 (Land at Rose Bank Farm and Ibbotson Farm, Askwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

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

Settlement: Askwith**Site: AS5 (Land to the south of Main Street, Askwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the south of Top lane to the west of the settlement adjacent to the Askwith Arms. LCA 18: Wharfedale south-facing valley side.
Landscape description	Area Description: The wider landscape comprises the south facing valley side. The u-shaped valley is large scale and broad with sides that gently undulate as they slope down from the upland moors to the flat valley floor and river with heavily wooded tributaries. Site Description: The site consists of a small rectangular parcel of land sub-divided by a dry stone wall within the heart of the village. The land gently slopes from east to west down to West Beck. The two fields are in permanent grassland.
Existing urban edge	The site is bordered by residential development along two boundaries, Askwith Arms to the east and open countryside to the south. The open character of the site makes a positive contribution to the landscape character of the settlement.
Trees and hedges	A treed edge forms the site's southern boundary with dry stone walling to the west and north with a low stone retaining wall forming the boundary with Askwith Arms. Within the wider landscape are mature tree bounded fields.
Landscape and Green Belt designations	Nidderdale AONB. Green Belt.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considered to be of high value and is an important open space within the settlement. Susceptibility to change is also considered to be high as the site is contiguous with the valley landscape extending to the south. Sensitivity of landscape character to the effects of development is therefore high.
Visual Sensitivity	The site occupies a prominent location with near distance views from the highway and long distance views from the south across the valley.
Anticipated landscape effects	There would be loss of two fields within the central part of the village and removal of walling for site access purposes.
Potential for mitigation and opportunities for enhancement	Limited potential for mitigation as trees along the southern boundary and walling along the highway already provide a reasonably strong landscape structure.
Likely level of landscape effects	Large adverse effects. The site occupies a prominent location within the village and would impact on the open landscape character of the area.
Adjacent sites/cumulative impacts/benefits	AS 1,2,3 and 4

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

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

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

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

Summary conclusion	The landscape is highly susceptible to change with the site visually prominent from short medium and long distance views. Open views across the site would be affected by any form of development which would be difficult to mitigate.
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Settlement: Askwith**Site: AS5 (Land to the south of Main Street, Askwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Sundial Farmhouse and barn is a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	The public house, a number of dwellings and farm buildings. The historic settlement.
Commentary on heritage assets.	<p>Sundial Farm is a little way from the site, and visually separated from the site by The Ghyll, such that development of the site would not appear to be on its farmland as might be the case otherwise.</p> <p>Northeast of the site, the nineteenth century farm buildings of Manor Farm contribute to the character of this historic village.</p> <p>Many of the houses of the village are of historic and architectural interest, and contribute to the special quality and local distinctiveness of Askwith, Those of particular note in the context of the site are: Sundial Farm and Manor House, both listed, Glenside Cottage and house to its northeast. Development of the site should respect these heritage assets in its context.</p> <p>The Ghyll is not as architecturally interesting as some of the other houses, but exhibits features typical of local distinctiveness, and its southeast front overlooks the site. The Askwith Arms (formerly Black Horse Hotel) acts as a local landmark; it is more ornate than most other buildings of the village and has high communal value. Development of the site will affect the setting of the adjoining heritage assets.</p>
Topography and views	Askwith is on the north side of the Wharfe Valley, and land falls generally to the south. Here the land falls to the beck west of the site. Development of the site would be highly visible from the main road along the north boundary. Views from the site to the south are attractive.
Landscape context	The site is within the settlement in the AONB.
Grain of surrounding development	Askwith, typical of many rural villages in the area, has developed linearly along main routes. There are areas where buildings are attached or quite close side to side, but also alongside the road are open fields or large gardens and areas where buildings are set in quite generous plots. Often buildings are set close to the south side of the main road, and farm buildings and the former chapel are set up against the lane. Glenside, opposite the site, is unusually set well back from the road and, due to topography, is set up above the level of the road. Backland development tends is limited to additional school buildings, farmsteads, or former farmsteads.
Local building design	Houses and the public house are two storeys in height; the PH has more generous proportions than most houses. The older properties are very simple in form. Later Victorian properties exhibit projecting gables and the pair at the road junction has dormers, which are not a common feature of the area. This pair, Glenside and the public house have front gables and are more ornate than other buildings. All houses including the twentieth century ones have stone walling. Older properties have stone slate roofs the rest have Welsh slate, except some new houses have tiled roofs of a colour that blends in. Window to wall ratio is generally low; older properties have mullioned windows, others vertically sliding sashes, and the twentieth century houses have wide windows that do not reflect the vernacular. Further to the east are some bungalows, which are not locally distinctive.
Features on site, and land use or features off site having immediate impact.	The Ghyll and the public house, particularly its conservatory, overlook the site. Boundaries to all but the south side are drystone walls, part of the south boundary is hedge. There is a beck west of the site. There are trees alongside the beck and along 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 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	Dense development of the whole site would cause harm to this historic village and setting of its individual heritage assets. Development would have to be carefully designed to ensure it did not harm local distinctiveness.	

Settlement: Askwith**Site: AS5 (Land to the south of Main Street, Askwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	North Pennine Moors SAC and SPA 2 km to north
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2 km to north
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)	West Park/Stubbs Wood within 3km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Semi-improved species poor pasture (P1HS1992)
Trees and Hedges	Hedges with trees; field tree
Presence of Trees that Merit TPO	Some of the above trees may merit TPO protection
Water/Wetland	West beck forms western boundary
Slope and Aspect	Land undulates, raised above road level
Buildings and Structures	Dry stone walls
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland.
LCA and Relevant Guidance (for biodiversity)	LCA Area 18 Wharfedale South Facing Valley Side <ul style="list-style-type: none"> • "Field boundaries require protection and maintenance" • "Aim: retain woodland and tree cover..."
Connectivity/Corridors	Network of roadside and field hedgerows interconnects the valley floor
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerow network
Protected Species	Trees hedgerows and buildongs may support nesting birds and bats
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
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 the site is in close proximity to an SPA/SAC, it is small and development would be unlikely to impact on the European site, unless cumulatively. Should this site be developed, West Beck corridor should be buffered and boundary trees and hedgerows should be retained and enhanced with additional native planting,

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 past flooding incidents on land adjacent to the site. It is the responsibility of the owner/developer to reduce flood risk where possible using NPPF as a guide.

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

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

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site and surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location and 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: Beckwithshaw

Site: BK2 (Land and buildings at Low House Farm, Beckwithshaw)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the south-east of Beckwithshaw. LCA 60: Upper Crimple Valley.
Landscape description	Area description: The site lies within the Upper Crimple Valley catchment. The valley sides roll gently and are incised by several small tributaries of the River Crimple. Tree cover is good with small blocks of woodland and frequent hedgerow trees. Site description: A large irregular shaped area of land situated both sides of Howhill Quarry Road. The road runs down the valley profile with a small beck forming a tributary to the River Crimple. Drystone walls and hedgerows define mainly pastoral fields with woodland blocks filtering views. There are also several farmsteads within the site area.
Existing urban edge	Site remote from western urban edge of Harrogate
Trees and hedges	Areas of mature deciduous woodland, hedgerows and hedgerow trees.
Landscape and Green Belt designations	Approximately 60% of the site within its westerly margins lies within Green Belt. All of the site lies within a Special Landscape Area R11 Rights of Way
Description of proposal for the site	Assume low density residential development (<30 units per ha)
Physical Sensitivity	The landscape is highly valued and highly susceptible to change. Undulating pasture and woodland blocks within a medium scale pattern of fields defined by hedgerows and drystone walls interspersed with several farmsteads
Visual Sensitivity	Views would be possible from Shaw Lane to the west and Brackenthwaite Lane to the south and from the numerous public footpaths that cross the site and surrounding area
Anticipated landscape effects	Loss of woodland blocks hedgerows and hedgerow trees
Potential for mitigation and opportunities for enhancement	There would be limited potential for mitigation. Any development likely to significantly impact on setting
Likely level of landscape effects	Large Scale Adverse Effects. Significant change in character within a rural area unconnected and remote from the urban edge of Harrogate
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

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

Summary conclusion	The landscape is highly valued and highly susceptible to change. Undulating pasture and woodland blocks within a medium scale pattern of fields defined by hedgerows and drystone walls interspersed with several farmsteads The area has no capacity to accommodate the type of development proposed
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Settlement: Beckwithshaw**Site: BK2 (Land and buildings at Low House Farm, Beckwithshaw)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Low Buildings Barn, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	The buildings of Valley Farm. The disused quarry near the bend in the road,
Commentary on heritage assets.	Low Buildings Barn is dated 1774, and a smaller stone farm building is considered curtilage listed. These buildings are on site BK2. The other farm buildings of the group are of no interest. Valley Farm buildings are also within the site; the house, main barn (converted) and smaller outbuildings are nineteenth century and form an attractive group on the hillside. On OS maps, the farm is shown as How Farm. The historic buildings should be conserved and their settings respected.. The exposed rock face of the disused quarry is an important feature of this heritage asset.
Topography and views	How Hill Quarry Road falls sharply from north to south down to Low Buildings Barn. Land rises from here to the west to Shaw Green and to the east to Beckwith Farm. Due to topography there are attractive views from all parts of the site, but most are contained by the hills, tree cover and woodland.
Landscape context	The site is in open countryside. The parts of the site west of How Hill Quarry Road are in Green Belt.
Grain of surrounding development	Farmsteads comprise of various groupings of buildings, generally the house is positioned to enjoy a southern orientation, the remainder of buildings are set around a loose yard, or yards.
Local building design	Traditionally houses and barns are built of stone and have stone slate roofs, later buildings are roofed in Welsh slate. Window to wall ratios are low, so buildings are robust in character. Twentieth century farm buildings are larger on plan and are finished in asbestos cement or other profiled cladding. Further up How Hill Quarry Road, Beckwithshaw Grange has been considerably altered and extended, and features traditional details, including stone tabling, kneelers and mullions. Adjacent is a twentieth century house that is of simple plan form, but it has a large footprint and eaves just above ground floor windows, such that its red tiled roof is expansive and very prominent visually. It does not reflect local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The historic buildings of Low Buildings farm and Valley Farm are important features. The exposed rock face of the old quarry is an important feature of the site. Dry stone walls line the road and fields. Mature trees and woodland contribute to landscape character.

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

Reuse of the listed buildings is encouraged, provided alterations do not diminish their significance, consequently use for storage or employment would be preferable for the principal listed building. Demolition of the later farm buildings is encouraged and there is scope for a farmhouse to be erected. Further development in the curtilage of the listed building would be harmful.

Development of the eastern part of the site would harm the setting of the listed and non-listed historic buildings.

In any event, development of the whole site, which is isolated from the main settlement, would be contrary to local distinctiveness.

Settlement: Beckwithshaw**Site: BK2 (Land and buildings at Low House Farm, Beckwithshaw)****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)	Springhill Farm SINC 650m to the SE
BAP Priority Habitats	Hedgerows, woodland
Phase 1 Survey Target Notes	None
Sward	Mostly species-poor semi-improved pasture. One small field supported species-rich semi-improved pasture (Phase 1 Habitat Survey, 1992)
Trees and Hedges	There is a network of small woodlands mostly following the valleys of the becks. Strong hedgerows with many mature trees.
Presence of Trees that Merit TPO	Woodland and mature trees are likely to merit TPO protection
Water/Wetland	Three becks running N-S through the centre of the site ultimately join the Crimple which runs along the southern boundary upstream of the confluence
Slope and Aspect	The land falls steeply towards the south and inwards towards the becks which run through the centre of the site
Buildings and Structures	Low house farm and low buildings - traditional farm houses, barns and out-buildings
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants... SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history".
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • "To promote the retention, regeneration and management of hedgerows to maintain field boundaries." • "Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor". • "Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan".
Connectivity/Corridors	This network of small fields and hedges with mature trees set in a wooded valley supporting three becks supports very high biodiversity value.
GI/SUDS Opportunities (for biodiversity)	It would be very difficult to effectively mitigate for the adverse impacts of development and associated traffic through this landscape.
Protected Species	Nesting birds and bats are likely to utilise trees, hedgerows and buildings. Badgers may occur in the woodlands.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion

This network of small fields and hedges with mature trees set in a wooded valley supporting numerous becks is likely to support very high biodiversity value. At least one of the small fields was found to support species-rich semi-improved pasture during the Phase 1 Habitat Survey of 1992. Traditional farm buildings likely to support roosting bats. Requires full ecological survey.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the proposed site is located within flood zone 1. However, a section at the southern boundary is situated in flood zones 2 & 3. I recommend that this area of the site remains undeveloped

We are aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses including Crimple Beck, which has been the cause of significant flooding issues in the past. 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 mixed or brownfield sites should provide characteristics, which are similar to Greenfield behaviour. 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.

It is likely that a proportion of the existing buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location.

In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas 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, existing peak flow rates, proposed peak flow rates & 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: Bickerton**Site: BC1 (Land at Tom Cat Lane, Bickerton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site situated off Tom Cat Lane Bickerton LCA104: Bilton in Ainsty Rolling Farmland
Landscape description	Area description: The wider landscape comprises a moderate -scale area with an undulating landform which slopes gently southwards towards the Wharfe Valley. This is an intensively farmed arable landscape. The area is reasonably well wooded with extensive views from higher ground Site Description: The site comprises an irregular shaped pastoral field at an elevation of 30mAOD. The site has a short frontage along Tom Cat Lane bordered by a high hedgerow and mature hedgerow trees. Remaining boundaries are a combination of woodland copse and treed boundaries with residential properties to the east and north.. Bickerton Grange farm lies to the south with open countryside to the west.
Existing urban edge	The site is contained by residential properties to the north and east with farm buildings to the south with medium distance views to the west glimpsed through a gap in the treed edge
Trees and hedges	Hedgerows, hedgerow trees and woodland compartments define the site boundary
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value with a medium susceptibility to change as the site is contained by development on three sides
Visual Sensitivity	The site is heavily filtered by surrounding vegetation and built form with only mid distance views likely into the site from the west
Anticipated landscape effects	Loss of pastoral field within the settlement edge.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate effects of development though woodland planting particularly along the site's western boundary.
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BC2 to the south east was also developed.

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

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

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

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

Summary conclusion	Site is of medium sensitivity with some existing reference to the type of development being proposed along the site's northern and eastern boundaries. The development would be contained within the village footprint with the site fronting onto Tom Cat Lane. Appropriate layout and mitigation could 'round off' and enhance edge of settlement.
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Settlement: Bickerton**Site: BC1 (Land at Tom Cat Lane, Bickerton)****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.	Bickerton Grange and buildings to the south of Main Street.
Commentary on heritage assets.	The site is located in the setting of Bickerton Grange (house and farm buildings - mid to late 19th century, brick, house with hipped slate roof and sash windows) and buildings to the south of Main Street, e.g. Manor House, barn and outbuilding range to the west end of the row.
Topography and views	Undulating ground level within the site. Site (or trees associated with it and lack of development of it) visible on entering the village from the south via Tom Cat Lane. Site visible from outside the village, e.g. from the west side of Bickerton Grange).
Landscape context	Gently undulating / flat countryside of farmland.
Grain of surrounding development	Historic core of village, along Main Street (but also including Bickerton Grange to the south), linear along the road. Housing, mainly from the second half of the 20th century, has been added on the east side of the village, to the south of the Main Street dwellings which is contrary to the historic grain.
Local building design	Two storey brick houses predominate but with occasional stone and render.
Features on site, and land use or features off site having immediate impact.	The site is an area of undeveloped land, overgrown with grass / vegetation. Trees within the site and on its boundaries except to the north where fences to rear gardens predominate. The site was historically (up until the late 19th century) the location of farm buildings (assumed associated with Manor Farm House - heritage asset located to the north of the site). No buildings remain on the site. Access possible into the site from the corner of Tom Cat Lane. To the east is located the narrow plot of land that appears as a paddock and is presumed to be associated with the dwelling to its north which faces onto Main Street. Adjoining the south of the site are modern farm building of Bickerton Grange.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The site forms an attractive, if overgrown, green space to the rear of the buildings that front onto the south side of Main Street, which include non-designated heritage assets (e.g. Manor House/Farm). Those buildings remain as the last on the south side of the lane not to have been encroached upon by modern housing (where the historic grain of the village was linear along Main Street). In conjunction with the presence of Bickerton Grange (house and farm buildings) to the south, the western side of the village still reflects historic grain (whereas the eastern side has been somewhat infilled by housing dating from the second half of the 20th century). Therefore, it would be extremely regrettable to lose this site to more housing and it is strongly recommended that development be resisted. If development were considered appropriate, it should be very low in number (one or two dwellings), allowing the retention of hedges and trees, buildings to be set well away from the dwellings facing onto Main Street and buildings located/ be of a scale so that views through the site can be maintained. The presence of the farm building of Bickerton Grange should also be taken into account, both in terms of the ability to appropriately locate a dwelling and also in terms of the activities that take place within / near the building and the affect this would have on residential amenity.

Settlement: Bickerton**Site: BC1 (Land at Tom Cat Lane, Bickerton)****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	Overgrown pasture.
Trees and Hedges	Hedgerows with mature trees along the road frontage and the eastern boundary and a field tree within the site. Adjacent small woodland block to NE.
Presence of Trees that Merit TPO	Mature boundary and on site trees may benefit from TPOs.
Water/Wetland	There is a pond adjacent to the west.
Slope and Aspect	Flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 104 Bilton-in-Ainsty rolling farmland
Connectivity/Corridors	The trees and hedgerows of the site link in with the small fields in the immediate vicinity of the village which form a valuable resource for wildlife in the context of the surrounding large-scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and hedges on site.
Protected Species	Nesting birds and foraging bats likely to utilise trees and hedgerows; great crested newt may occur in the adjacent pond.
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 trees and hedgerows of the site link in with the small fields in the immediate vicinity of the village which form a valuable resource for wildlife. These should therefore be retained and enhanced in the course of any development. Some potential for protected species; ecological survey required.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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: Bickerton**Site: BC2 (Land off Turnpike Lane, Bickerton)****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.	Bickerton Grange.
Commentary on heritage assets.	The wider setting of Bickerton Grange will be affected by the site (house and farm buildings - mid to late 19th century, brick, house with hipped slate roof and sash windows). However, the tall trees on the western boundary of the site act as a screen and limit direct visibility between the two.
Topography and views	Relatively level across the site. Views possible from looking west from Turnpike Lane, towards Bickerton Grange (though trees restrict views of the buildings). View looking towards the western edge of the site from the B1224, across the adjoining field.
Landscape context	Gently undulating / flat countryside / farmland.
Grain of surrounding development	Historic core of village, along Main Street (but also including Bickerton Grange to the south), linear along the road. Housing, mainly from the second half of the 20th century, has been added on the east side of the village, to the south of the Main Street dwellings which is contrary to the historic grain.
Local building design	Two storey brick houses predominate but with occasional stone and render.
Features on site, and land use or features off site having immediate impact.	The site comprises paddocks / fields with hedges / partial hedges between. Located to the south of the dwellings of Pinfold Close and to the north of the bungalows that face onto the B1224. The site extends to Turnpike Lane at its east end (hedge and verge present). The western edge adjoins a field with a hedge and several tall trees located on the boundary. Possible access from Tom Cat Lane where there is a gate - trees on the boundary adjacent to this.

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 site is closely associated with the modern housing on the east side of the village; however, the site is part of an area of undeveloped and in parts open land, which forms part of the setting to the village and separates the core of the village from the B1224 (where currently only limited development has taken place). Some additional dwellings could be accommodated within the site (for example, an additional dwelling to the section of the site facing onto the B1224 / a small extension to the end of Pinfold Close; If more development considered, it is recommended that some degree of open / undeveloped land is retained in this location / appropriate landscaping carried out in order to integrate development.

Settlement: Bickerton**Site: BC2 (Land off Turnpike Lane, Bickerton)****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 does 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	Semi-improved pasture.
Trees and Hedges	Internal and external boundary hedgerows; external hedgerows more intact and containing a number of mature trees.
Presence of Trees that Merit TPO	Mature boundary and on site trees may benefit from TPOs.
Water/Wetland	Drain to north; pond off-site across Turnpike Lane.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 104 Bilton-in-Ainsty rolling farmland.
Connectivity/Corridors	The trees and hedgerows of the site link in with the small fields in the immediate vicinity of the village which form a valuable resource for wildlife in the context of the surrounding large-scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and hedges on site.
Protected Species	Nesting birds and bats may utilise boundary trees and hedgerows; GCN could utilise drain which may link with pond over Turnpike Lane.
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	The trees and hedgerows of the site link in with the small fields in the immediate vicinity of the village which form a valuable resource for wildlife. These should therefore be retained and enhanced in the course of any development and the ditch to the northern boundary should be buffered. Some potential for protected species; ecological survey required.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

Conclusion

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

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

Settlement: Birstwith

Site: BW1 (Land south of Wreaks Road, Birstwith)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located southwest of village, off Wreaks Road LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: The site comprises an open grassland field within the central part of the village. The land gently rises to the southeast and there are views from Wreaks Road across the site comprising an attractive wooded backdrop. The nearby large-scale industrial buildings at Wreaks Mill are a significant detractor to the landscape setting of the site.
Existing urban edge	The site is bound by development on two boundaries and there are clear views of the large industrial buildings to the east.
Trees and hedges	Mature trees on site plus woodland and hedgerows to south and east boundaries.
Landscape and Green Belt designations	Open Countryside TPO - individual trees plus woodland TPO to east boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is susceptible to the addition of uncharacteristic built form and the loss of open fields on the village edge that are highly visible.
Visual Sensitivity	The site falls gently and faces towards Wreaks Road. Woodland and topography provide visual enclosure to the south and east and the site is not a widely visible outside the village.
Anticipated landscape effects	Development of the site would result in the loss of a grass field within the central part of the village. There are some distinctive landscape features on the site including mature trees that are protected by TPO.
Potential for mitigation and opportunities for enhancement	Retention of all TPO'd trees is essential including the newly planted trees along the highway frontage. Design of housing must be locally distinctive using traditional materials. Planting of large trees in and amongst the housing is essential to break up rooflines and soften the impacts of any new development.
Likely level of landscape effects	Large scale adverse effects but if development limited to the Wreaks Road frontage and with careful and sensitive design avoiding sloping ground and extensive woodland structure planting, harmful effects could be reduced.
Adjacent sites/cumulative impacts/benefits	None adjacent

Conclusion

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

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

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

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

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

Summary conclusion	The site would represent a large and uncharacteristic extension to the village on the south side of the river. There is some capacity to accept small scale development in the northern part of the site along Wreaks Road which is the lowest part of the site.
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Settlement: Birstwith**Site: BW1 (Land south of Wreaks Road, Birstwith)****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.	Wreaks Square, the school and the post office.
Commentary on heritage assets.	These historic buildings contribute to the character of the small enclave of buildings at the west end of Wreaks Road near the junction with Darley Road. The buildings are of some architectural merit, and the school has communal values too. Development of the site would cause some impact on their setting, but would be unlikely to harm their significance.
Topography and views	Land falls generally towards the river to the northeast of the site. Land rises more steeply on the southern part of the site near Elton Lane. The site is exposed to view from Wreaks Lane, and less so from Elton Lane to the south. The better views from the site are across to the other side of the valley from the higher land.
Landscape context	The site is between the mill in the valley bottom and the small enclave of buildings near the junction with Darley Road.
Grain of surrounding development	Whilst north of the river there are modest housing estates of buildings in culs-de-sac, local to the site the grain is complex. Buildings are set against or very close to the highway of Elton Lane, but to the north of Wreaks Road, there are buildings close to the lane and also set back at an angle to take advantage of a southerly aspect. To the east the mill buildings have been extended and new buildings erected so there is a close grouping of very large industrial buildings.
Local building design	The older houses are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character. The school, typical of its type, is a tall single storey building in stone with a steeply pitched Welsh slate roof. Multiple lights in wide mullioned windows provide good daylighting.
Features on site, and land use or features off site having immediate impact.	There are a few trees on the site, particularly near Elton Lane. There is a children's equipped play area near the centre of the site. The land rises quite sharply to the south.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development along Wreaks Road would cause coalescence, but this would not be as harmful as development of the southern higher part of the site. The higher part of the site should not be developed. If the play area is retained, housing must be set far enough away to ensure amenity levels are satisfactory. These constraints will impact considerably on dwelling numbers.
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Settlement: Birstwith**Site: BW1 (Land south of Wreaks Road, Birstwith)****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 in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Potential veteran trees
Phase 1 Survey Target Notes	Elton Spring wood adjacent SE 25 NW TN1 (potential though unlisted) ancient woodland with small-leaved lime
Sward	Improved grassland [P1HS 1993] Western portion of site is school playing field amenity grassland.
Trees and Hedges	There are several mature (possibly veteran) trees (mostly oak with the odd ash) along the eastern edge of the site or adjacent to the school grounds and along the SW edge (plus one dead and two replacement planted trees along Wreaks Road edge). These trees should all be retained.
Presence of Trees that Merit TPO	Mature and veteran trees likely to merit TPO protections
Water/Wetland	None
Slope and Aspect	Land rises slightly away from the road
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • "Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls" • "Hedgerow and Parkland Trees require management and a programme of replacement". • "Explore opportunities to diversify grassland in the area..."
Connectivity/Corridors	Birstwith is a well-treed village and the trees around the edge of the site form part of an important network of trees and woodland. Elton Spring woodland lies immediately to the south and east (buffered by coarse grassland margins) and links in to the wooded Nidd Corridor. Individual 'parkland type trees (probably remnant trees of former hedgerows) surround the site to the north, west and south.
GI/SUDS Opportunities (for biodiversity)	The trees around the site boundaries were once complimented by others within the field itself (1st ed. OS maps). There is the opportunity to retain existing trees and supplement these with new planting of future significant native trees to maintain continuity. There may be the possibility to develop a green link between Wreaks Road and Elton Lane. Birstwith lies along the Regionally Important Strategic Green Infrastructure Corridor identified along the River Nidd. Opportunities to enhance GI within this corridor should be prioritised.
Protected Species	Nesting birds are likely to use the trees and scrub. Bats may use the mature trees as roosts.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	RL1084 2010 (amber) - current site extends to NE

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 blocks require ecological assessment and buffering from development. All trees, especially veterans, should be protected and retained through the course of any development. New planting of significant individual trees (given sufficient space for growth) would help retain the important network of trees and woodland in the lower Nidd corridor into the future.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water strategy includes discharge to the River Nidd (directly or indirectly) the Agency should be consulted.

Conclusion

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

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

Settlement: Birstwith**Site: BW3 (Land to the north of Wreaks Road, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the west bank of the Nidd at Birstwith. LCA24: Lower Nidderdale Valley north-west of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: Site comprises an area of fields adjacent to the Nidd in recreation use including tennis courts and cricket pitch.
Existing urban edge	Site detached from urban edge and located north of Mill on Wreaks Road.
Trees and hedges	Mature trees on northeast boundary with the Nidd and occasional boundary trees to the north and west. Possibly worthy of TPO.
Landscape and Green Belt designations	Nidderdale AONB Open countryside. Public Right of Way (Nidderdale way to northeast boundary.)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	River corridor is sensitive to loss of open fields and introduction of built form.
Visual Sensitivity	Site seen in close proximity and from the wider landscape.
Anticipated landscape effects	Loss of rural recreation field to housing development that is uncharacteristic.
Potential for mitigation and opportunities for enhancement	Approximately 50% of the site adjacent to the river is in flood plain and should not be developed.
Likely level of landscape effects	Large scale adverse due to the development being uncharacteristic of the area and requiring raised floor levels thus increasing visual prominence.
Adjacent sites/cumulative impacts/benefits	None.

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

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

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

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

Summary conclusion	The landscape has no capacity to accept the proposed development without detrimental effects on landscape character as even if only the part of the site outside floodplain is developed this would not fit with existing development pattern and characteristics.
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Settlement: Birstwith**Site: BW3 (Land to the north of Wreaks Road, Birstwith)****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.	Ash Villa, Mill Race and adjacent cottages. Wreaks Mill, Wreaks Bridge and adjacent cottages.
Commentary on heritage assets.	<p>The site wraps around Ash Villa, which is an attractive Victorian villa featuring mullioned windows, ornamental bargeboards and finials. This has higher architectural value than the adjacent single storey cottage and the cottages next to the river, which have wide twentieth century windows that are detrimental to the historic buildings. The single storey Breaks Court Cottage has a pronounced verge overhang over a feature window. The other cottages have an attractive roof which features stone slates and tabling. Development of the site will affect their setting.</p> <p>The stone of the parapet of the bridge is unusually dressed. The bridge is not listed, none the less it is an important feature of the village. It is not likely that development would be detrimental to its setting.</p> <p>The historic mill buildings are all but subsumed as seen from the north. Adjacent cottages are of interest, but development of the site is unlikely to affect their setting.</p>
Topography and views	The site is flat, it is in the bottom of the river valley in the AONB. The site is highly visible from Wreaks Road and Wreaks Bridge. Views out are to the west and northwest.
Landscape context	Although adjacent to existing housing, the site is predominantly adjacent to the settlement, not part of it.
Grain of surrounding development	<p>Whilst north of the river there are modest housing estates of buildings in culs-de-sac, local to the site the grain is complex. To the southwest, buildings are set against or very close to the highway of Elton Lane, but to the north of Wreaks Road, there are buildings close to the lane and also set back at an angle to take advantage of a southerly aspect.</p> <p>Local to the site, Ash Villa has a small front garden enclosed by railings, the cottages next to the bridge have a slightly deeper hedged front garden. Breaks Court Cottage is gable onto the footpath.</p> <p>To the south, the mill buildings have been extended and new buildings erected so there is a close grouping of very large industrial buildings. And the adjacent cottages are set down a little from the road and have relatively deep front gardens.</p>
Local building design	<p>The older buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character.</p> <p>Local to the site, Ash Villa is more decorative and does not reflect the vernacular. The single storey cottage similarly is unique and provides a small landmark.</p> <p>The twentieth century houses and bungalows over the river generally have materials that match or are similar in colour to traditional buildings, so reducing the visual harm caused by this otherwise non-locally distinctive housing.</p>
Features on site, and land use or features off site having immediate impact.	The site benefits from the backdrop of riverside trees. Nearly half the site is in the flood plain.

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	Sensitive development would not harm the setting of the heritage assets. Development of the whole site would be contrary to settlement pattern. Note, if developed, housing would have to be 600mm above the highest flood level, causing further detrimental impact on local distinctiveness.

Settlement: Birstwith**Site: BW3 (Land to the north of Wreaks Road, Birstwith)****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 in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Rivers, Hedgerows
Phase 1 Survey Target Notes	None
Sward	Amenity Grassland (PIHS 1992)
Trees and Hedges	Line of trees along the river frontage, hedgerow with occasional mature trees along other boundaries
Presence of Trees that Merit TPO	Mature trees likely to merit TPOs
Water/Wetland	River Nidd forms the eastern frontage; a third of the site is within the flood-plain
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	River Nidd has been identified by Natural England as a Regionally Important Green Infrastructure Corridor
GI/SUDS Opportunities (for biodiversity)	Development of this site would require to buffer and enhance the floodplain of the River Nidd to create multifunctional habitat which might help to offset the impacts of development
Protected Species	Nesting birds and bats likely to utilise the trees and hedgerows which bound the site and the river corridor. Otters are likely to utilise the river corridor.
BAP Priority Species	Riparian priority species such as brown trout and river lamprey likely to utilise the river.
Invasive Species	Himalayan balsam likely to occur along the river banks.
Notes	RL1028

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

Over one third of the site is within the floodplain of the River Nidd; the integrity of which is important for the ecological health of the catchment. There is scope for habitat enhancement along the River Nidd Corridor, which, if substantial enough, may help offset some of the impacts on development on the floodplain but which would mean that the site would be unlikely to achieve housing density targets for the site as a whole (hence the 'red' score). Limited development above the floodplain might be less problematic, although compensatory habitat enhancement would still be required along the riverside.

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the site is located in flood zone 1. However a section of the site towards the north eastern boundary is located in flood zones 2/3. I recommend that this area of the site remains undeveloped

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water strategy includes discharge to the River Nidd (directly or indirectly) the Agency should be consulted.

Conclusion

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

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

Settlement: Birstwith**Site: BW4 (Land south of New Road, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located approximately 1km southwest of Birstwith on the valley side. LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: small irregular field of undulating land overlooking the Nidd valley to the north.
Existing urban edge	None - the site is in open countryside with scattered residential property and farmsteads nearby.
Trees and hedges	Trees to the boundary to the west.
Landscape and Green Belt designations	Nidderdale AONB Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is highly valued and susceptible to change as a result of additional built form particularly in open countryside.
Visual Sensitivity	The site is uneven and likely to require earthworks that would increase the visibility of any development.
Anticipated landscape effects	Loss of rural field that separates scattered development in the AONB.
Potential for mitigation and opportunities for enhancement	Mitigating the loss of this field to housing would not be possible.
Likely level of landscape effects	Large scale adverse given the location of the site on the valley side in AONB away from significant settlement.
Adjacent sites/cumulative impacts/benefits	BW5

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 high density development that is not characteristic in open countryside.
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Settlement: Birstwith**Site: BW4 (Land south of New Road, Birstwith)****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.	Former farmhouse and converted barn north of New Road. Smithy and Sun Cottage southeast of the site.
Commentary on heritage assets.	The house north of the site is of three parts, the nineteenth century house with a main south front, an attached converted barn and extension. Although a little overfenestrated, the former function is still recognisable, the barn has thus retained some architectural interest. The house looks south over the site, and development in this area would impact on its setting. The historic properties to the southeast of the site are late nineteenth / early twentieth century buildings. They are partially screened by vegetation, development of the site would have little impact on these properties, but should respect them.
Topography and views	The site is on the valley side, but levels vary as the land undulates. Land is higher at the northwest end and drops down to a low lying area, then rises up again to the south. Mature trees in the vicinity limit some views from the high lying land. The site is highly visible from New Road.
Landscape context	This site in the AONB is between a small hamlet (formed of Home Farm, the lodge, the former Duke William Inn and cottages) and a small group of buildings including the Smithy and Sun Cottage.
Grain of surrounding development	The grain of the small hamlet is quite complex, the lodge is typically very close to the road. The former farmhouse and converted barn are set back from Lackton Bank, but the house relates to New Road, where it enjoys a southerly aspect. Before the outshot extension was erected, the barn would have had a better south facing yard than at present. At the junction of the roads is a house set against the highway, a typical feature of rural cottages on the south side of a road. Adjacent to it, the former public house has a generous forecourt, now garden, and the properties further along are similarly detached and set back from the road. Home Farm is a combination of agricultural buildings arranged around multiple yards, and in the main cottages are arranged to have a southern aspect. To the south a small group is set back and a little above the road.
Local building design	In Birstwith, the older buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character. Here there is some variety in building height; agricultural buildings are one and two storey in height. The lodge has dormers, which are not common features. The house at the junction of the roads is rendered, which gives it greater prominence, and unusually there is a building within the area of Home Farm that has a clay tiled roof.
Features on site, and land use or features off site having immediate impact.	The land to the northern end of the site is higher than the road. New Road at the western end is very narrow between stone walls; the boundary wall to the site is retaining and is dry stone, whilst to the other side the wall is coursed. There are three mature trees on the western boundary of the site. There is a group of protected scots pine to the south of the site and which overhang the site. There is a depression in the site near the centre.

Conclusion

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

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

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

Rationale		Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.		Orange
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.		Red
Summary conclusion	Development of the northern part of the site, which is higher than the road would be detrimental to the historic farmhouse. Development of most of the site due to the levels would not reflect local distinctiveness.	

Settlement: Birstwith**Site: BW4 (Land south of New Road, Birstwith)****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 in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Potential parkland and veteran trees
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland (species-poor) 1992 P1HS; northern part appears to have developed tall ruderal vegetation.
Trees and Hedges	Occasional significant mature trees to western roadside boundary and that with the cemetery.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection.
Water/Wetland	None on site
Slope and Aspect	The land slopes southeasterly towards the river.
Buildings and Structures	None on site, other than stone boundary walls.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The surrounding pastureland has parkland-like characteristics of large mature trees; which makes a distinct contribution to the treed character of lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance the parkland-like character of the area through additional tree-planting of a new generation of future veterans.
Protected Species	Nesting birds and bats are likely to utilise the mature trees around the site boundaries
BAP Priority Species	Some potential for ground-nesting priority species of birds
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
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 Parkland like landscape may support species associated with this habitat such as bats and nesting birds, potentially including barn owl. The sward requires ecological assessment as rough semi-improved grassland is scarce in this part of the AONB and is likely to support small mammals, invertebrates etc. Compensatory habitat enhancement should be sought for any development of the site including new planting of native trees.
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Settlement: Birstwith**Site: BW4 (Land south of New Road, Birstwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

Settlement: Birstwith**Site: BW5 (Land at Meg Gate, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located approximately 1km southwest of Birstwith on the valley side at Lackon Bank. LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: Part of a grass field on sloping land overlooking the Nidd Valley.
Existing urban edge	None - the site is in open countryside with scattered residential property and farmsteads nearby.
Trees and hedges	Mature boundary trees and field trees worthy of TPO.
Landscape and Green Belt designations	Nidderdale AONB Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is highly valued and susceptible to change as a result of additional built form particularly in open countryside.
Visual Sensitivity	The site is widely visible on the northeast facing slope of the Nidd valley.
Anticipated landscape effects	Loss of open field and introduction of uncharacteristic built form on the valley side.
Potential for mitigation and opportunities for enhancement	Mitigation would not be effective in this location in open countryside away from the settlement edge.
Likely level of landscape effects	Large scale adverse due to the location of the site in open countryside.
Adjacent sites/cumulative impacts/benefits	BW4

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

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

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

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

Summary conclusion	The landscape has no capacity to accept high density development in open countryside away from existing settlement without harm to landscape character in the AONB.
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Settlement: Birstwith**Site: BW5 (Land at Meg Gate, Birstwith)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Swarcliffe Hall, now Grosvenor House School, Lodge to Swarcliffe Hall and the Church of St James the Apostle, which are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	House southwest of site.
Commentary on heritage assets.	<p>Swarcliffe Hall is a large mid nineteenth century country house. Its setting contributes to its significance. Its main aspect is to the west over the river, however there are rooms, which enjoy a southerly aspect. The Hall is set well away from the road and existing trees provide some screening to the site, but these are not protected.</p> <p>The lodge is contemporary with the Hall, it has rooms in the roof and is more generous in scale than many historic lodge buildings. The lodge is not isolated and consequently some modest new development in its vicinity would not particularly harm its significance, although it would impact on its setting.</p> <p>The mid nineteenth century church is close to the bottom of Lackton Bank. On top of its west tower is a tall spire that is seen against the hillside and mature trees. Low density development of modestly sized buildings is unlikely to cause harm to the setting of the church.</p> <p>The house south of the site is of three parts, the nineteenth century house has an attached converted and extended barn. Although a little overfenestrated, the former function is still recognisable, so the barn has thus retained some architectural interest. The building is isolated from the fields that it served by roads, so provided that development allowed some visual link with fields, the significance of this heritage asset would not be harmed.</p>
Topography and views	<p>The site is on the valley side, Swarcliffe Hall is in a prominent location on the hillside and can be seen for some distance. The site falls generally to the northeast, but notably the land is higher to the southeast of the site. Mature trees in the vicinity limit some views from the high lying land. The site is highly visible from Lackton Bank and the lane linking it to New Road.</p>
Landscape context	This site in the AONB is in the countryside, but is close to a small hamlet formed of Home Farm, the lodge, the former Duke William Inn and cottages.
Grain of surrounding development	<p>The grain of the small hamlet is quite complex, the lodge is typically very close to the road. The former farmhouse and converted barn are set back from Lackton Bank, but the house relates to New Road, where it enjoys a southerly aspect. Before the outshot extension, the barn would have had a better south facing yard than at present. At the junction of the roads is a house set against the highway, a typical feature of rural cottages, on the south side of a road. Adjacent to it, the former public house has a generous forecourt, now garden, and the properties further along are similarly detached and set back from the road.</p> <p>Home Farm is a combination of agricultural buildings arranged around multiple yards, and in the main cottages are arranged to have a southern aspect.</p>
Local building design	<p>In Birstwith, the older buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character. Here there is some variety in building height; agricultural buildings are one and two storey in height, and the lodge has dormers, which are not common features. The house at the junction of the roads is rendered, which gives it greater prominence, and unusually there is a building within the area of Home Farm that has a clay tiled roof.</p>
Features on site, and land use or features off site having immediate impact.	There are well-spaced mature trees adjacent to the boundary with Lackton Bank. There are no physical site boundaries other than to the road, and there are other mature trees on the hillside here.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	Development of this site, unless very modest, would be contrary to local distinctiveness and impact detrimentally on the wider setting of the Hall and the immediate setting of the Lodge. Any development would impact on the setting of the listed Hall if the intervening trees were cut down.

Settlement: Birstwith**Site: BW5 (Land at Meg Gate, Birstwith)****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 in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Potential parkland and veteran trees
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Large mature trees dotted along the field boundary and internally
Presence of Trees that Merit TPO	Any mature trees on or adjacent to site are likely to merit TPO protection
Water/Wetland	Spring shown on maps near southern corner of site
Slope and Aspect	The land slopes southeasterly towards the river
Buildings and Structures	None on site, other than stone boundary walls
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The surrounding pastureland has parkland-like characteristics of large mature trees; which makes a distinct contribution to the treed character of lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance the parkland-like character of the area through additional tree-planting of a new generation of future veterans
Protected Species	Nesting birds and bats are likely to utilise the mature trees around the site boundaries.
BAP Priority Species	Some potential for ground-nesting priority species of birds
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
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 Parkland like landscape may support speices associated with this habitat such as bats and nesting birds, potentially including barn owl. Were the site to be developed, existing trees should be retained and supplemented with additional planting of native species to form the next generation of future veterans; roadside fences should be replaced with native hedgerows.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

Conclusion

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

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

Settlement: Birstwith**Site: BW6 (Land south-west of West House Farm, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the north side of the village north of Nidd Lane. LCA24: Lower Nidderdale Valley Northwest of Harrogate.
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: Southern extent of two grass fields on the valley side beyond the existing development limit.
Existing urban edge	Low density late 20th century development to the south boundary south of Nidd Lane can be seen across the valley. Much of the existing development is single story.
Trees and hedges	Hedgerow boundaries to the south, east and west. Trees in the hedgerow to the east.
Landscape and Green Belt designations	Open countryside Permissive right of way to south boundary TPO to east boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the Nidd valley is susceptible to change as a result of extending built form.
Visual Sensitivity	The site can be seen across the valley but is seen in context with the existing development at Birstwith.
Anticipated landscape effects	Loss of area of openness on the village edge but adjacent fields above the site would take over the role.
Potential for mitigation and opportunities for enhancement	Planting to the northern and western boundary to provide a back drop to development. Retain existing hedgerows where possible.
Likely level of landscape effects	Medium scale adverse due to extension of built form into open country 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: 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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape does have some capacity to accept development on this site that respects existing settlement layout and built form and adopts appropriate mitigation.
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Settlement: Birstwith**Site: BW6 (Land south-west of West House Farm, Birstwith)****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.	West House Farm, Southfield and Throstle Nest Farm.
Commentary on heritage assets.	<p>Throstle Nest Farm, on the approach to the site on Nidd Lane is a good example of historic buildings in the area, although the projecting gable is not common. Southfield closer to the site appears Victorian, its unusual turret feature at its east end causes this to be a local landmark. It is unlikely development would impact detrimentally on the setting of these heritage assets.</p> <p>The site is next to West House Farm, which is now a business centre. The farm house and many of the farm buildings are of historic and architectural interest. The farmhouse enjoys a south orientation over a small field, which contributes to its setting. To its west the trees alongside the boundary are protected. Most are deciduous and consequently they do not fully screen the views of the farmhouse and buildings from the site. Development of the site would cause some impact on the setting of the heritage assets of West House Farm, however would not visually separate the farmstead from the farmland, which it served.</p>
Topography and views	<p>The land falls southwest down to the river. The site rises more gently to the north within the main field, and it would be practicable to serve this field from Nidd Lane, however the triangular area of the site to the west is above the level of the lane and gradients are not as shallow here.</p> <p>The site can be seen from across the valley and there are good views from the north of the site over the river.</p>
Landscape context	The site lies close to Nidd Rise, a housing estate to the south of Nidd Lane, but separated from housing to the east by the field of West House Farm.
Grain of surrounding development	<p>Nidd Lane historically developed in a linear fashion along the north side. Mainly detached buildings were orientated to face southwards. The distance back from the road varies, infill development between Southfield and Throstle Nest is set further back than the others.</p> <p>West House Farm was originally quite compact with farm buildings to the north of the house, Further buildings have been added so that there are multiple small yards.</p> <p>Nidd Rise is a looped road off Nidd Lane, here detached buildings are set behind small front gardens and have modest spaces side to side.</p>
Local building design	<p>The older buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character.</p> <p>South of the site, the estate is of bungalows, some of which have dormers. Generally their materials reflect the colour of traditional buildings, so reducing the visual harm caused by this non-locally distinctive estate.</p>
Features on site, and land use or features off site having immediate impact.	The site is of two parts separated by a strong hedge. The boundary to Nidd Lane appears to be a historic hedge. The east boundary is alongside protected trees. The west part of the site is above the road level.

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

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

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

Rationale		Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.		Orange
Will it ensure high design quality which supports local distinctiveness?		
Rationale		Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.		Red
Summary conclusion	Development of a few well-spaced buildings of low height set a little back from Nidd Lane in the central field would be seen as an extension of the linear development of the north side of Nidd Lane. Development of the whole site would not reflect local distinctiveness.	

Settlement: Birstwith**Site: BW6 (Land south-west of West House Farm, Birstwith)****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 in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	There are good hedgerows to the south, east and west. That tot the east includes a number of mature trees
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TOP protection.
Water/Wetland	A spring arises to the south-west of West House Farm and a beck runs from it down the hill through the wooded shelterbelt towards Nidd Lane.
Slope and Aspect	The land falls south westerly towards the River Nidd
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	The boundary hedgerows and the drain provide connectivity into the well-treed landscape of the lower Nidd corridor
GI/SUDS Opportunities (for biodiversity)	Boundaries should be enhanced and reinforced with additional native tree and hedge planting
Protected Species	Bats and nesting birds likley to utilise trees and hedgerows; bat roosts known to east of site
BAP Priority Species	Not known
Invasive Species	None known
Notes	Site surveyed by Smeeden Foreman

Conclusion

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

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

Summary conclusion	Boundary trees and hedgerows should be retained; compensatory native planting and a new hedgerow boundary to the north of the site should be provided to maintain and enhance connectivity for species such as bats. Hedgerows should be reinforced with native tree planting to help maintain and restore the well-treed character of lower Nidderdale. The wooded spring and ditch to the eastern boundary should be buffered and there may be the opportunity for a small suds wetland in the SE corner of the site,
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Settlement: Birstwith**Site: BW6 (Land south-west of West House Farm, Birstwith)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

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

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

Settlement: Birstwith**Site: BW9 (Land to the south of Clint Bank, Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the east side of the village LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: west part of an agricultural field on the eastern edge of the village.
Existing urban edge	20th century housing bounds the site to the west and south.
Trees and hedges	Hedgerow boundary with the road and to the back of properties to the west and south 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 landscape has some sensitivity to the loss of open countryside on the village edge. However the site is relatively small scale and shares its boundary with existing development to the west and south.
Visual Sensitivity	The site is located on the valley side and as such is visible across the valley but seen in context with existing development in the village.
Anticipated landscape effects	Loss of open field and addition of built form.
Potential for mitigation and opportunities for enhancement	The open site boundary to the east will require appropriate landscape mitigation to help integrate the development. Building heights in relation to neighbouring development needs to be comparable and should not increase the prominence of built form in the landscape.
Likely level of landscape effects	Small to medium scale adverse assuming appropriate mitigation.
Adjacent sites/cumulative impacts/benefits	BW2 is located to the south of this site and its development would result in cumulative effects as a result in increased massing of built form on the east edge of the village.

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

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

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

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

Summary conclusion	The landscape is valued and has some susceptibility to change as a result of the proposed development. However, appropriate mitigation would help to integrate development and the landscape has capacity to accept the proposed development.
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Settlement: Birstwith**Site: BW9 (Land to the south of Clint Bank, Birstwith)****Natural and Built Heritage Assessments Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None impacted
BAP Priority Habitats	Arable Farmland, Hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Hedgerow tro northern and part of western boundaries. Collin Wood and wooded disused railway embankment adjacent to south of site.
Presence of Trees that Merit TPO	Significant oak in NW boundary may benefit from TPO protection.
Water/Wetland	Drainage ditch offsite to south-west; pond on dismantled railway.
Slope and Aspect	Land slopes down southwards towards the river
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area...”
Connectivity/Corridors	Both the railway and the river are important corridors running through the lower Nidd Valley, complementing the network of hedgerows which interconnect woodlands and other patches of semi-natural habitat
GI/SUDS Opportunities (for biodiversity)	Opportunity to link woodlands at Collin Wood and Dismantled railway along southern part of site.
Protected Species	Nesting birds and bats are likely to utilise the hedgerows along the site boundaries.
BAP Priority Species	Priority bird species of arable farmland and brown hares may be present
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	Existing hedgerows should be retained with new native hedgerow planted to new eastern boundary. There is an opportunity to enhance links between woodlands at Collin Wood and the Dismantled railway through new native woodland planting along southern boundary of the site.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

Conclusion

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

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

Settlement: Birstwith**Site: BW10 (Land south of Wreaks Road (smaller site), Birstwith)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located southwest of the mill, off Wreaks Road LCA24: Lower Nidderdale Valley Northwest of Harrogate
Landscape description	Area description: The surrounding landscape is part of the large-scale broad valley of the Nidd. The valley floor is flat and diverse with random fields enclosed with a mixture of walls, hedges and stock fences. Woodland and tree cover are particularly good on the valley floor. Site description: The site comprises the northern part of an open grassland field within the central part of the village. The land gently rises to the southeast and there are views from Wreaks Road across the site comprising an attractive wooded backdrop. The nearby large-scale industrial buildings at Wreaks Mill are a significant detractor to the landscape setting of the site.
Existing urban edge	The site is bound by development on two boundaries and there are views of the large industrial buildings to the north east.
Trees and hedges	Mature trees/woodland (TPO) on the east edge of the site. Individual TPOs on site.
Landscape and Green Belt designations	Open Countryside TPO - individual trees plus woodland TPO to east boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is susceptible to the addition of uncharacteristic built form and the loss of open fields on the village edge that are highly visible.
Visual Sensitivity	The site falls gently and faces towards Wreaks Road. Woodland and topography provide visual enclosure to the south and east and the site is not a widely visible outside the village.
Anticipated landscape effects	Development of the site would result in the loss of a grass field within the central part of the village. There are some distinctive landscape features on the site including mature trees that are protected by TPO.
Potential for mitigation and opportunities for enhancement	Retention of all TPO'd trees is essential including the newly planted trees along the highway frontage. Design of housing must be locally distinctive using traditional materials. Planting of large trees in and amongst the housing is essential to break up rooflines and soften the impacts of any new development. Landscape buffer required on the southern boundaries with the open grass field.
Likely level of landscape effects	Large scale adverse effects but if development limited to the Wreaks road frontage and with careful and sensitive design avoiding sloping ground and extensive woodland structure planting, harmful effects could be reduced.
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: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion

The landscape is sensitive to change as a result of the proposals but with mitigation comprising lower density housing concentrated to the north side of the site there is Limited landscape capacity to accept development on this site.

Settlement: Birstwith**Site: BW10 (Land south of Wreaks Road (smaller site), Birstwith)****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.	Wreaks Square, the school and the post office.
Commentary on heritage assets.	These historic buildings contribute to the character of the small enclave of buildings at the west end of Wreaks Road near the junction with Darley Road. The buildings are of some architectural merit, and the school has communal values too. Development of the site would cause some impact on their setting, but would be unlikely to harm their significance.
Topography and views	Land falls generally towards the river to the northeast of the site. Land rises more steeply on the southern part of the site near Elton Lane. The site is exposed to view from Wreaks Lane, and less so from Elton Lane to the south. The better views from the site are across to the other side of the valley from the higher land.
Landscape context	The site is between the mill in the valley bottom and the small enclave of buildings near the junction with Darley Road.
Grain of surrounding development	Whilst north of the river there are modest housing estates of buildings in culs-de-sac, local to the site the grain is complex. Buildings are set against or very close to the highway of Elton Lane, but to the north of Wreaks Road, there are buildings close to the lane and also set back at an angle to take advantage of a southerly aspect. To the east the mill buildings have been extended and new buildings erected so there is a close grouping of very large industrial buildings.
Local building design	The older buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Houses are two storeys in height. The low proportion of window to wall results in robust character. The school, typical of its type, is a tall single storey building in stone with a steeply pitched Welsh slate roof. Multiple lights in wide mullioned windows provide good daylighting.
Features on site, and land use or features off site having immediate impact.	There is a children's equipped play area northeast of the site. The land rises quite sharply to the south.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development along Wreaks Road would contribute to coalescence of the different parts of Birstwith. The highest part of the site should not be developed up to the edge or with tall buildings. Housing must be set far enough away from the play area to ensure amenity levels are satisfactory.
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Settlement: Birstwith**Site: BW10 (Land south of Wreaks Road (smaller site), Birstwith)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	None impacted
SSSI Risk Zone	Natural England do not require consultation in relation to residential development in respect of SSSIs
Sites of Importance for Nature Conservation (SINCs)	None impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	Elton Spring wood adjacent SE 25 NW TN1 (potential though unlisted) ancient woodland with small-leaved lime
Sward	Improved grassland [P1HS 1993] Western portion of site is school playing field amenity grassland.
Trees and Hedges	There are several mature (possibly veteran) trees (mostly oak with the odd ash) along the eastern edge of the site or adjacent to the school grounds and along the SW edge (plus one dead and two replacement planted trees along Wreaks Road edge).
Presence of Trees that Merit TPO	Significant trees on site and adjacent woodland benefit from TPOs
Water/Wetland	None
Slope and Aspect	Land falls quite gently towards the river to the north
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate <ul style="list-style-type: none"> • "Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls" • "Hedgerow and Parkland Trees require management and a programme of replacement". • "Explore opportunities to diversify grassland in the area..."
Connectivity/Corridors	Birstwith is a well-treed village and the trees around the edge of the site form part of an important network of trees and woodland. Elton Spring woodland is close to the south east (buffered by coarse grassland margins) and links in to the wooded Nidd Corridor. Individual 'parkland type trees (probably remnant trees of former hedgerows) are dotted around the site.
GI/SUDS Opportunities (for biodiversity)	The trees around the site boundaries were once complimented by others within the field itself (1st ed. OS maps). There is the opportunity to retain existing trees and supplement these with new planting of future significant native trees to maintain continuity. There may be the possibility to develop a green link between Wreaks Road and Elton Lane. Birstwith lies along the Regionally Important Strategic Green Infrastructure Corridor identified along the River Nidd. Opportunities to enhance GI within this corridor should be prioritised.
Protected Species	Nesting birds are likely to use the trees and scrub. Bats may use the mature trees as roosts.
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	Neighbouring woodland blocks require ecological assessment and buffering from development. All trees, especially veterans, should be protected and retained through the course of any development. New planting of significant individual trees (given sufficient space for growth) would help retain the important network of trees and woodland in the lower Nidd corridor into the future.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

The proposed development land would be classed as major development in terms of sustainable urban drainage systems (SuDS) 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

Summary conclusion

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

Settlement: Bishop Monkton**Site: BM1 (Land adjacent to Hall Farm, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Bishop Monkton CA. Bridge House (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	The site forms part of the historic core of the village, which comprises a discontinuous scatter of houses, cottages and farms strung out along three roads that converge on the beck.
Commentary on heritage assets.	The site is partially within the CA and within its setting. The site is opposite a grade II LB. Open meadowland adjacent to Fontein Terrace with mature trees and stone boundaries. Identified in the CAA as significant open space which should be preserved. Bridge House, Boroughbridge Road is grade II LB is opposite the site. The Mechanics Institute (1859), with its clock tower, forms an unusual and distinctive landmark near the centre of the village. The clock tower and dormers are later additions, and the institute has been converted into a dwelling.
Topography and views	The open patchwork of buildings at this end of the village, and specifically this open meadowland, gives greater opportunity for views into the open countryside beyond.
Landscape context	The low lying valley bottom meadows and former wetlands give way to deep, fine loamy soils over the underlying magnesium limestone. Rural, pastoral character. Sheep grazing land. Audible birdsong. Open patchwork of buildings fronting the village street affords greater views out into the surrounding countryside. The countryside beyond the immediate environs of the village is characterised by large flat fields in an open landscape with little tree cover. However, nearer to the village some contrasting patterns of boundaries can be seen. The field pattern is smaller- there is evidence of strip fields of the old enclosures- and the field boundaries are predominantly hedges which are important to the landscape setting of the village, and are a valuable resource in providing physical and visual connectivity to the countryside.
Grain of surrounding development	The buildings of the village thin out at the eastern end along Boroughbridge Road, which affords numerous views out into open countryside. These views and open spaces are significant elements of character, which should be safeguarded. The historic core of the CA comprises a discontinuous scatter of houses, cottages and farms strung out along three roads that converge on the beck.

<p>Local building design</p>	<p>Most of the older houses are arranged along St John's Road, Main Street and Boroughbridge Road in short terraces or groups, with a scattering of detached houses and cottages. Most houses are built parallel to the main roads, but a number of the older cottages are aligned gable end onto the road.</p> <p>One of the characteristic features of the CA is the number of mid to late nineteenth century terraces and villas. These are built of brick, with terracotta details in some cases, or contrasting brick colours, with Welsh slate roofs. A small number of former farm buildings survive in the village, converted to residential use- as at Hall Farm. The predominant walling material in the village is brick of varied type, with brown clamp fired bricks used on older houses, orange bricks for some terraces and pressed red bricks on some early twentieth century houses. This variety of brickwork is interspersed with cottages built from coursed magnesium limestone, cobble and render. This variety is also reflected in the boundary treatments throughout the village. Boundary walls along the main streets are mostly from cobble with flat gritstone copings. The nineteenth century buildings are usually fronted by brick walls or iron railings.</p> <p>Buildings in the CA are either vernacular, using brick, stone or cobble construction and pantile roofs with traditionally detailed joinery, or else nineteenth century 'pattern book' housing with varied decorative treatment. There is an even mix throughout the village of pantile and Welsh slate roofs. Most domestic buildings have brick chimney stacks situated at the gable ends or mid-ridge. Many gable chimneys are built within the wall construction rather than expressed externally on the gable wall. Most gables are clipped and simply detailed, although some roofs are detailed with stone kneelers and copings.</p> <p>The oldest houses in the village have small window openings and a low window to wall ratio and very little conscious architectural detailing. By contrast, some of the nineteenth century terraces use contrasting colours of brickwork or terracotta detailing to add interest to the facade.</p>
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<p>Features on site, and land use or features off site having immediate impact.</p>	<p>The site has been identified as important open space in the CA (see CAA). The site is enclosed by significant field boundaries/hedgerow. Public footpath runs along the east boundary of the site and extends across fields to Littlethorpe.</p>
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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

<p>Summary conclusion</p>	<p>Site is identified as important open space in the CAA. Development of this site would fail to respect the established grain of the settlement. The open patchwork of buildings and meadowland characterises this end of the village and are a valuable resource in providing physical and visual connectivity to the countryside. Views out to open countryside and the open spaces are significant elements of character, which should be safeguarded.</p>
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Land Drainage Site Assessment

Land drainage: summary of issues.

This site is situated in an area susceptible to high flood risk. According to the Environment Agency flood maps the entrance to the site and a large proportion of the land is situated in flood zones 2&3.

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River, Bishop Monkton Beck has been re-classified from Ordinary Watercourse to Main River due to past flooding issues. As such, the Agency should be consulted regarding any development proposals that affect this watercourse.

Conclusion

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

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

Settlement: Bishop Monkton**Site: BM2 (Former allotments off Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Former allotments off Knaresborough Road Bishop Monkton LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The surrounding landscape is moderate to large scale and the landform is gently undulating. Farming is intensive resulting in large arable fields that create an organised pattern Site Description: The site comprises of former allotments to the east and an area of pasture to the west and is broadly rectangular in shape. The site gently falls from west to east with an average elevation of 38mAOD. There are distinctive mixed species hedgerows defining the boundaries to Knaresborough and Moor Road which provide an attractive setting and approach to the village from both the west and south. The site makes an important contribution to the landscape setting of the village, especially because there are views towards mature woodland that surrounds the Old Vicarage to the south of the site
Existing urban edge	Traditional village houses to the opposite side of Knaresborough Road contribute to the established character of the village. Housing on the opposite side of Moor Lane is less typical of local vernacular but is set back behind tree planting.
Trees and hedges	Hedgerows with occasional hedgerow trees define the site boundary
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value and of medium susceptibility to change and therefore of medium sensitivity
Visual Sensitivity	Although sheltered and self-contained, the site is an important gateway to the village. The hedgerows along the highway provide separation of the site from its surroundings. The woodland at the Old Vicarage screens views and encloses the site.
Anticipated landscape effects	Development would infill a key open space in the village and although the site is largely hidden, there are attractive views above the hedgerows towards the woodland to the south. These views would be affected by the new development. Since there are few open spaces of high quality within the village, there is no village green and the allotment site would result in the loss of a village amenity/community facility, the allocation of the entire site to development should be resisted.
Potential for mitigation and opportunities for enhancement	Potential to improve the attractiveness of the street frontage. The hedgerow to Moor Lane should be retained since it provides an attractive semi-rural approach to the village. The retention of the eastern part of the site as open space is advised since it would enhance the landscape character of the village, leaving the western part to be developed as housing.
Likely level of landscape effects	Medium adverse effects but effects could be reduced to some extent with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if Bm4 adjoining the site to the south was also developed

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

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

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

Rationale	Rating
Development need not result in the loss of existing woodland or trees.	Light Green
Summary conclusion	<p>Site is of medium sensitivity with some existing reference to the type of development being proposed. However the site is a major extension into open countryside to the west and would impact on the character and setting of the village.</p> <p>The development would significantly extend the development footprint of the village to the west. Mitigation would be difficult to achieve in landscape and visual effects without limiting the extent of development</p>

Settlement: Bishop Monkton**Site: BM2 (Former allotments off Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Bishop Monkton CA.
Known non-designated heritage assets potentially affected by development of the site.	The Old Vicarage, circa 1900, and Red House
Commentary on heritage assets.	<p>The Old Vicarage, circa 1900, and Red House are substantial properties as below. There are no buildings or structures on site, however the setting of non-designated heritage assets could potentially be affected. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in vicinity.</p> <p>Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage. Semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era.</p> <p>The site is prominent on approach into the village from the west and is within the setting of the Bishop Monkton Conservation Area to the east.</p>
Topography and views	<p>Generally flat topography, with a very gentle east to west rise. Site is slightly higher than land on the opposite sides to the road to it. Views into and out of site currently screened by continuous hedge boundaries. Warwick and Woodgate Cottages prominent to north-west, gable of the Old Vicarage visible to south. Only high gables and parts of roofs visible to some houses to east and north.</p>
Landscape context	<p>Area outside of development limits is generally pastoral fields with hedge and fence boundaries with dotted and clustered trees at field boundaries.</p> <p>Principal exceptions to this are the large garden curtilages at Red House (to north) and The Old Vicarage (to south) which have the most significant tree cover in the area- the canopies (particularly the dense group of evergreens at Red House) limiting views into and out of the site. As a result, the western end of the site has the most open feel.</p>
Grain of surrounding development	<p>Predominantly suburban housing set back from road behind boundary features and small gardens. The spacing of the houses is inconsistent but they are generally well spaced, allowing views between buildings. Gardens on all sides are generally large enough for growth of trees and shrubs, giving a softer street scene. Buildings, rather than trees, dominate.</p> <p>The large dwellings at The Old Vicarage and Red House are the principal exceptions, being set well back from the road and standing in substantial gardens. There are significant individual trees and groups of trees. Red House site is dominated by tree canopies. The house itself cannot be seen from the road.</p> <p>Brick and stone boundary walls to roads, good stone boundary to Red House.</p>
Local building design	<p>Most buildings are a mix of one and two storey dwellings all dating from the early to mid- twentieth century. Red brick and render with slate or pantile roofs. They are typical suburban dwellings of their time, hence little evidence of local distinctiveness, but semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era. Later brick bungalows Cranford and Kenderby of no local distinctiveness. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in the vicinity.</p> <p>Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage.</p>

Features on site, and land use or features off site having immediate impact.	<p>No buildings or structures on site. No important trees within site. West half of site is arable field, east half is redundant allotments- grazed by cows at the time of assessment. Good boundary hedges to virtually all of the site perimeter. Site flat, but elevated above Moor Road and Knaresborough Road, meaning the verges and edges of the site are small embankments. Agricultural access midway along northern edge. No routes through site. Telegraph poles and wires along most of eastern edge.</p>
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Conclusion

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

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

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

Rationale	Rating
Development is 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	<p>Subject to securing appropriate density and mitigation. Retain and strengthen existing hedge boundaries, particularly to west, south and north. Openness of west end of the site means a harsh urban edge would intrude into the landscape. Two storey gables would inevitably rise above the existing hedge, so care must be taken to provide a soft edge, and avoid the sight of crammed or regimented roofs from Mains Lane and from the west. Provision of public open space to enhance the street scene and relive the monotony of piecemeal suburban dwellings and Hungate / Moor Lane and Knaresborough Road should form an integral part of any development scheme. The nearby conservation area is a higher quality environment by virtue of there being variety in the street scene, a mix of uses and gaps in the built form. Dwellings should be sufficiently spaced to allow trees to grow and reach maturity and dominate the skyline. Opportunity to provide a traditional 'village street' along Knaresborough Road with buildings facing onto the street and having good boundary features. Opportunity to integrate the new housing with the existing village and not repeat the less permeable, inconvenient layout of the area between Knaresborough Road and St Johns Road. Opportunity to provide a mix of one and two storey dwelling types.</p>
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Settlement: Bishop Monkton**Site: BM2 (Former allotments off Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	Bishop Monkton Ings SSSI 1.75km to east
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	Bishop Monkton Railway Cutting 1km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Was arable farmland P1HS 1992 now neglected semi-improved grassland.
Trees and Hedges	Thick boundary hedgerows, including a number of trees
Presence of Trees that Merit TPO	Boundary trees may benefit from TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	Boundary hedgerows link into surrounding field system
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance boundaries with new native planting. There may be the opportunity to create a small SUDs wetland. Aim to link GI with PROW to south,
Protected Species	Trees and hedgerow and bramble likley to support nesting birds and potentially bats
BAP Priority Species	None known
Invasive Species	None known
Notes	RL27 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	Existing trees and hedgerows should be retained and enhanced with additional compensatory boundary planting for the loss of bramble and scrub and provision of alternative green infrastructure to any offset impacts on Bishop Monkton Railway Cutting
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Settlement: Bishop Monkton**Site: BM2 (Former allotments off Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River (Bishop Monkton Beck). As such, the Agency should be consulted if the proposals include surface water discharge to Bishop Monkton Beck. (Directly or indirectly)

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: Bishop Monkton**Site: BM3 (Land at Church Farm, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Church Farm Bishop Monkton LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description. The surrounding landscape is moderate to large-scale and the landform is gently undulating. Farming is intensive resulting in large arable fields that create an organised pattern. Site Description: The site consists of a single grassland field to the south west of Knaresborough Road. The site is relatively flat and slightly elevated above the road at about 38m AOD. The eastern edge of the site adjoins the Bishop Monkton Conservation Area. Field boundaries consist of established hedgerows with a row of mature trees setback from the hedgerow boundary along the site access road to the south. A recently planted woodland tree belt (20m wide approx) has been planted along the boundary of the site with Knaresborough Road. This woodland belt continues along the northern boundary of the site. The Ripon Rowel Walk is routed along the western boundary.
Existing urban edge	The site extends into open countryside to the south with residential development to the north. The church of the St John the Baptist is situated to the east set within well-wooded grounds.
Trees and hedges	Hedgerows define site boundaries with a mature row of trees and recently planted woodland block within the site
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way Adjoining HD3; Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value as it is situated adjacent to a conservation area and important to the setting of the village and of medium susceptibility to change. Physical sensitivity is therefore judged to be medium
Visual Sensitivity	The site is visible from the PRoW to the west but filtered by the intervening hedgerow along Knaresborough Road to the east and by built form to the north.
Anticipated landscape effects	Development of this site would result in the loss of an attractive grassland field adjoining the conservation area which is important to the setting of the settlement
Potential for mitigation and opportunities for enhancement	Additional planting mitigation screening measures would be appropriate
Likely level of landscape effects	Medium scale adverse effects which could be mitigated to further reduce impacts
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BM6 to the west was also developed

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

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

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

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

Summary conclusion

Site is of medium sensitivity with some reference to the type of development being proposed adjoining a conservation area with views from the Ripon Rowel Walk routed along the western boundary of the site likely.

The development would extend the development footprint of the village to the south. Essential to secure good design, appropriate density and mitigation.

Settlement: Bishop Monkton**Site: BM3 (Land at Church Farm, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	St John's Church- grade IILB; Bishop Monkton CA.
Known non-designated heritage assets potentially affected by development of the site.	None
Commentary on heritage assets.	Within the setting of St John's Church- grade II; Within the setting of the CA. The church of St John the Baptist was built around 1878 from coursed squared limestone with a plain clay tile roof of steep pitch. Generally, it is in a very plain Early English style, yet by contrast has an interesting three stage tower surmounted by a short stone steeple. The church commands an elevated view across Bishop Monkton at the southern end of St John's Road, set within its established churchyard and well-wooded grounds.
Topography and views	The views are largely contained within the site by virtue of strong boundaries and a young tree plantation in the north and east part of the site.
Landscape context	The site is elevated from the road, being higher than the land on the east side of Knaresborough Road. The land currently forms part of the caravan park and is maintained grassland used for pitches. The site is beyond the village envelope and is bordered by open countryside.
Grain of surrounding development	<p>Predominantly suburban housing set back from road behind boundary features and small gardens. The spacing of the houses is inconsistent but they are generally well spaced, allowing views between buildings. Gardens on all sides are generally large enough for growth of trees and shrubs, giving a softer street scene. Buildings, rather than trees, dominate.</p> <p>The large dwellings at The Old Vicarage and Red House are the principal exceptions, being set well back from the road and standing in substantial gardens. There are significant individual trees and groups of trees. Red House site is dominated by tree canopies. The house itself cannot be seen from the road.</p> <p>Brick and stone boundary walls to roads, good stone boundary to Red House.</p> <p>Opposite St John's Church is a discontinuous road frontage of older buildings built at the pavement edge and a terrace of late nineteenth century houses set behind small front gardens. To the north east of the church are three terraces of former local authority 'Arts and Crafts' inspired housing at St John's Crescent. These rendered terraces are set well above the Beck and are prominent in the street scene.</p>
Local building design	<p>Most buildings are a mix of one and two storey dwellings all dating from the early to mid- twentieth century. Red brick and render with slate or pantile roofs. They are typical suburban dwellings of their time, hence little by way of local distinctiveness, but semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era. Later brick bungalows Cranford and Kenderby of no local distinctiveness. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in vicinity.</p> <p>Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage. St John's Crescent constitutes 'Arts and Crafts' inspired rendered terraces. To the north west are the former farm buildings associated with Church Farm, which pre-date 1850, now converted for residential use. At the north end of St John's Road is a discontinuous frontage of older properties built at the pavement edge, and a terrace of late nineteenth century houses set back behind small front gardens.</p>
Features on site, and land use or features off site having immediate impact.	Site flat, but elevated above Knaresborough Road, meaning the verges and edges of the site are small embankments. Dense hedgerow encloses the site. A young plantation of trees forms the northern part of the site.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Subject to securing good design, appropriate density, heights and mitigation. Retention of the young tree plantation along the eastern boundary will assist in providing a buffer between development of the site and the church and its setting.

Settlement: Bishop Monkton**Site: BM3 (Land at Church Farm, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	Bishop Monkton Ings SSSI 1.5 km to east
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	Bishop Monkton Railway Cutting 1.5 km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture/amenity grassland
Trees and Hedges	Good roadside hedgerow and tall hedgerow developing into row of trees along southern boundary. Hedgerows support occasional mature trees. Recently planted hedgerows along the northern and eastern boundaries.
Presence of Trees that Merit TPO	One mature onsite tree TPOed; another just beyond boundary to the north may benefit from protection of TPOs
Water/Wetland	Bishop Monkton Beck to north; pond in adjacent field to south
Slope and Aspect	Land falls towards beck in the north
Buildings and Structures	Static caravans and reception 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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	Boundary hedgerows link the village and beck into the surrounding small-scale field system, which is a valuable biodiversity resource in the context of large scale arable agriculture to the south of the village
GI/SUDS Opportunities (for biodiversity)	Opportunities to enhance boundary planting. Potential for small suds wetland near the beck/
Protected Species	Nesting birds and bats are likely to use the trees, hedgerows and the stream corridor. Some potential for great crested newts in nearby ponds and white-clawed crayfish in the beck
BAP Priority Species	None known - maybe species associated with the beck
Invasive Species	Himalayan balsam may be present along the beck
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Landscaping for the caravan site currently provides valuable habitat. Some opportunity to provide additional enhancement to boundary hedgerows and along the beck.

Settlement: Bishop Monkton

Site: BM3 (Land at Church Farm, Bishop Monkton)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River (Bishop Monkton Beck). As such, the Agency should be consulted if the proposals include surface water discharge to Bishop Monkton Beck. (Directly or indirectly)

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: Bishop Monkton

Site: BM4 (Land at Knaresborough Road, Bishop Monkton)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the west of Knaresborough Road Bishop Monkton LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The surrounding landscape is moderate to large-scale and the landform is gently undulating. Farming is intensive resulting in large arable fields that create an organised pattern Site Description: The site comprises of part of a rectangular pastoral field. The site gently falls from west to east with an average elevation of 37mAOD. There are distinctive mixed species hedgerows defining the boundary with Knaresborough Road which provide an attractive setting to the village.
Existing urban edge	Single storey properties along Knaresborough Road adjoining the site to the east
Trees and hedges	Hedgerows with occasional hedgerow trees define site boundaries with the exception of the western site boundary
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value and of medium susceptibility to change and therefore of medium sensitivity
Visual Sensitivity	Although sheltered and self-contained, the site is important to the setting of the village. The hedgerows along the highway provide separation of the site from its surroundings. The woodland at the Old Vicarage screens views and encloses the site.
Anticipated landscape effects	Loss of pastoral land at the edge of the settlement and impact on countryside setting
Potential for mitigation and opportunities for enhancement	Retention of hedgerows and provision of screen planting along the open site boundary to the west.
Likely level of landscape effects	Medium adverse effects but effects could be reduced to some extent with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BM2 adjoining the site to the north was also developed

Conclusion

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

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

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

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

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

Summary conclusion	Site is of medium sensitivity with some existing reference to the type of development being proposed. However the site is an extension into open countryside to the west and would impact on the character of the setting. The development would extend the built form footprint of the village to the west. Development should be limited to frontage land but set behind existing hedgerow screening
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Settlement: Bishop Monkton**Site: BM4 (Land at Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Bishop Monkton CA.
Known non-designated heritage assets potentially affected by development of the site.	Semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era. The Old Vicarage. Red House.
Commentary on heritage assets.	Site is within the setting of the CA. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in vicinity. Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage.
Topography and views	Generally flat topography, with a very gentle east to west rise. Site is slightly higher than land on the opposite sides to the road to it. Views into and out of site currently screened by continuous hedge boundaries. Warwick and Woodgate Cottages prominent to NW, gable of the Old Vicarage visible to south. Only high gables and parts of roofs visible to some houses to east and north.
Landscape context	Area outside of development limits is generally pastoral fields with hedge and fence boundaries with dotted and clustered trees at field boundaries. Principal exceptions to this are the large garden curtilages at Red House (to north) and The Old Vicarage (to south) which have the most significant tree cover in the area, with the canopies (particularly the dense group of evergreens at Red House) limiting views into and out of the site. As a result, the western end of the site has the most open feel.
Grain of surrounding development	Predominantly suburban housing set back from road behind boundary features and small gardens. The spacing of the houses is inconsistent but they are generally well spaced, allowing views between buildings. Gardens on all sides are generally large enough for growth of trees and shrubs, giving a softer street scene. Buildings, rather than trees, dominate. The large dwellings at The Old Vicarage and Red House are the principal exceptions, being set well back from the road and standing in substantial gardens. There are significant individual trees and groups of trees. Red House site is dominated by tree canopies. The house itself cannot be seen from the road. Brick and stone boundary walls to roads, good stone boundary to Red House.
Local building design	Most buildings are a mix of one and two storey dwellings all dating from the early to mid- twentieth century. Red brick and render with slate or pantile roofs. They are typical suburban dwellings of their time, hence little by way of local distinctiveness, but semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era. Later brick bungalows Cranford and Kenderby of no local distinctiveness. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in vicinity. Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage.
Features on site, and land use or features off site having immediate impact.	No buildings or structures on site. No important trees within site. Good boundary hedges to virtually all of site perimeter. Site flat, but elevated above Moor Road and Knaresborough Road, meaning the verges and edges of the site are small embankments. Agricultural access midway along eastern edge. No routes through site. Telegraph poles and wires along most of eastern edge.

Conclusion

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is unlikely to affect any elements which contribute to the significance of a heritage asset.	Yellow
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green
Summary conclusion	<p>Subject to securing appropriate housing density and mitigation. Due regard should be given to the setting of The Old Vicarage which is a substantial dwelling. Retain and strengthen existing hedge boundaries, particularly to west, south and north.</p> <p>Openness of west end of the site means a harsh urban edge would intrude into the landscape. Two storey gables would inevitably rise above the existing hedge, so care must be taken to provide a soft edge, and avoid the sight of crammed or regimented roofs from Mains Lane and from the west.</p> <p>Provision of public open space to enhance the street scene and relive the monotony of piecemeal suburban dwellings and Hungate / Moor Lane and Knaresborough Road should form an integral part of any development scheme. The nearby conservation area is a higher quality environment by virtue of there being variety in the street scene, a mix of uses and gaps in the built form.</p> <p>Dwellings should be sufficiently spaced to allow trees to grow and reach maturity and dominate the skyline.</p> <p>Opportunity to provide a traditional 'village street' along Knaresborough Road with buildings facing onto the street and having good boundary features.</p> <p>Opportunity to integrate the new housing with the existing village and not repeat the less permeable, inconvenient layout of the area between Knaresborough Road and St Johns Road.</p> <p>Opportunity to provide a mix of one and two storey dwelling types.</p>

Settlement: Bishop Monkton**Site: BM4 (Land at Knaresborough Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None impacted
Sites of Special Scientific Interest (SSSI)	Bishop Monkton Ings SSSI 1.75km to east
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more
Sites of Importance for Nature Conservation (SINCs)	Bishop Monkton Railway Cutting 1km to west
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture P1HS 1992
Trees and Hedges	Hedgerows enclose the site to the north, east and south, while the western boundary is open. The southern boundary contains significant numbers of mature hedgerow trees.
Presence of Trees that Merit TPO	Boundary trees are likely to benefit from the protection of TPOs
Water/Wetland	None
Slope and Aspect	The site is generally flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	Boundary hedgerows link the village into the surrounding field system which is a valuable resource in the context of surrounding large scale arable agriculture
GI/SUDS Opportunities (for biodiversity)	Opportunity to enhance boundaries with new native planting. There may be the opportunity to create a small SUDs wetland. Aim to link GI with PROW to south,
Protected Species	Nesting birds and bats likely to utilise mature trees and hedgerows
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
Some potential 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 helps to links the village into a network of small scale fields and hedgerows. Should the site be developed the mature boundary trees to south and east should be retained which will require significant space. A new boundary hedge should be planted on the western boundary of the development.
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Settlement: Bishop Monkton

Site: BM4 (Land at Knaresborough Road, Bishop Monkton)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

The Environment Agency is responsible for administering matters attaining to Main River (Bishop Monkton Beck). As such, the Agency should be consulted if the proposals include surface water discharge to Bishop Monkton Beck. (Directly or indirectly)

Conclusion

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

Rationale

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

Rating

Orange

Settlement: Bishop Monkton**Site: BM5 (Land adjacent to Long Meadow, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	The site is partially within the CA and within its setting. The site is opposite a grade II LB.
Known non-designated heritage assets potentially affected by development of the site.	Terraces, such as Fontein Terrace, which is adjacent to the site, are a characteristic of the village. The boundary wall fronting the site and running parallel with the street should be retained.
Commentary on heritage assets.	The site forms part of the historic core of the village. Open meadowland adjacent to Fontein Terrace with mature trees and stone boundaries. Identified in the CAA as significant open space which should be preserved. Bridge House, Boroughbridge Road is grade II site. The Mechanics Institute (1859), with its clock tower, forms an unusual and distinctive landmark near the centre of the village.
Topography and views	The open patchwork of buildings at this end of the village, and specifically this open meadowland, gives greater opportunity for views into the open countryside beyond.
Landscape context	The low lying valley bottom meadows and former wetlands. Rural, pastoral character. Sheep grazing land. Audible birdsong. Open patchwork of buildings fronting the village street affords greater views out into the surrounding countryside. The countryside beyond the immediate environs of the village is characterised by large flat fields in an open landscape with little tree cover. However, nearer to the village some contrasting patterns of boundaries can be seen. The field pattern is smaller- there is evidence of strip fields of the old enclosures- and the field boundaries are predominantly hedges which are important to the landscape setting of the village, and are a valuable resource in providing physical and visual connectivity to the countryside.
Grain of surrounding development	The buildings of the village thin out at the eastern end along Boroughbridge Road, which affords numerous views out into open countryside. These views and open spaces are significant elements of character, which should be safeguarded. The historic core of the CA comprises a discontinuous scatter of houses, cottages and farms strung out along three roads that converge on the beck.
Local building design	<p>Most of the older houses are arranged along St John's Road, Main Street and Boroughbridge Road in short terraces or groups, with a scattering of detached houses and cottages. Most houses are built parallel to the main roads, but a number of the older cottages are aligned gable end onto the road.</p> <p>One of the characteristic features of the CA is the number of mid to late nineteenth century terraces and villas. These are built of brick, with terracotta details in some cases, or contrasting brick colours, with Welsh slate roofs. A small number of former farm buildings survive in the village, converted to residential use- as at Hall Farm. The predominant walling material in the village is brick of varied type, with brown clamp fired bricks used on older houses, orange bricks for some terraces and pressed red bricks on some early twentieth century houses. This variety of brickwork is interspersed with cottages built from coursed magnesium limestone, cobble and render. This variety is also reflected in the boundary treatments throughout the village. Boundary walls along the main streets are mostly from cobble with flat gritstone copings. The nineteenth century buildings are usually fronted by brick walls or iron railings.</p> <p>Buildings in the CA are either vernacular, using brick, stone or cobble construction and pantile roofs with traditionally detailed joinery, or else nineteenth century 'pattern book' housing with varied decorative treatment. There is an even mix throughout the village of pantile and Welsh slate roofs. Most domestic buildings have brick chimney stacks situated at the gable ends or mid-ridge. Many gable chimneys are built within the wall construction rather than expressed externally on the gable wall. Most gables are clipped and simply detailed, although some roofs are detailed with stone kneelers and copings.</p> <p>The oldest houses in the village have small window openings and a low window to wall ratio and very little conscious architectural detailing. By contrast, some of the nineteenth century terraces use contrasting colours of brickwork or terracotta detailing to add interest to the facade.</p>

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

The site has been identified as important open space in the CA (see CAA). The site is enclosed by significant field boundaries/hedgerow and includes an area of prominent woodland- located in the north east corner. The site includes Long Meadow house. Track leading to Ashbrook Farm runs adjacent to and broadly parallel with the eastern boundary of the site. Public footpath runs along the west boundary of the site and extends across fields to Littlethorpe.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The site forms part of the historic core of the village comprising a discontinuous scatter of houses, cottages and farms. The buildings of the village thin out at the eastern end along Boroughbridge Road, which affords numerous views out into open countryside. These views and open spaces are significant elements of character, which should be safeguarded. The site is identified in the CAA as significant open space which should be preserved.

Settlement: Bishop Monkton**Site: BM5 (Land adjacent to Long Meadow, Bishop Monkton)****Natural and Built Heritage Assessments Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Bishop Monkton Ings SSSI 1.25 km to east
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 (beck)
Phase 1 Survey Target Notes	None
Sward	Improved pasture P1HS 1992
Trees and Hedges	The site boundaries and internal field boundaries are formed by strong hedgerows that include numerous hedgerow trees.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	Bishop Monkton Beck runs through SE corner of the site. A drain runs along the northern boundary. Former mill pond in field adjacent to east
Slope and Aspect	Generally flat
Buildings and Structures	There is a detached dwelling in the south west
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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The mosaic of fields with hedgerows and drains that surrounds the village links the network of suburban gardens with the larger scale agriculture of the surrounding countryside
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and hedgerows with additional planting of native species of trees, shrubs and wildflowers. There may be the opportunity to create a small Suds wetland.
Protected Species	Nesting birds and foraging bats are likely to utilise the trees and hedgerows of the field boundaries. Otter and water vole may occur along the beck.
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 fields and treed hedgerows and watercourses that surround the village form a valuable network for biodiversity. There may be the opportunity to create a small Suds wetland. Trees, hedgerows and drains should be retained and enhanced with additional planting of native species of trees, shrubs and wildflowers.
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Settlement: Bishop Monkton**Site: BM5 (Land adjacent to Long Meadow, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

This site is situated in an area susceptible to high flood risk. According to the Environment Agency flood maps the entrance to the site and a large proportion of the land is situated in flood zones 2&3.

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River, Bishop Monkton Beck has been re-classified from Ordinary Watercourse to Main River due to past flooding issues. As such, the Agency should be consulted regarding any development proposals that affect this watercourse.

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

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

Summary conclusion

Site is of high sensitivity with some reference to the type of development being proposed. Direct views of the site would however be possible interrupting views to and from conservation area and views from the Ripon Rowel Walk to the north east likely. The development would extend the footprint of the village to the south with screen planting mitigation conflicting with consevation area/ open countryside interface

Settlement: Bishop Monkton**Site: BM6 (Land south of St John's Way, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	St John's Church- grade II listed building; Bishop Monkton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	None
Commentary on heritage assets.	Site is within the setting of St John's Church; Site is adjacent to the CA boundary and within its setting. The church of St John the Baptist was built around 1878 from coursed squared limestone with a plain clay tile roof of steep pitch. Generally, it is in a very plain Early English style, yet by contrast has an interesting three stage tower surmounted by a short stone steeple. The church commands an elevated view across Bishop Monkton at the southern end of St John's Road, set within its established churchyard and well-wooded grounds.
Topography and views	Views of St John's Church to the west. Open countryside to the north, south and east.
Landscape context	Arable fields. Edge of settlement. Mature boundaries.
Grain of surrounding development	<p>Predominantly suburban housing set back from road behind boundary features and small gardens. The spacing of the houses is inconsistent but they are generally well spaced, allowing views between buildings. Gardens on all sides are generally large enough for growth of trees and shrubs, giving a softer street scene. Buildings, rather than trees, dominate.</p> <p>The large dwellings at The Old Vicarage and Red House are the principal exceptions, being set well back from the road and standing in substantial gardens. There are significant individual trees and groups of trees. Red House site is dominated by tree canopies. The house itself cannot be seen from the road.</p> <p>Brick and stone boundary walls to roads, good stone boundary to Red House.</p> <p>Opposite St John's Church is a discontinuous road frontage of older buildings built at the pavement edge and a terrace of late nineteenth century houses set behind small front gardens. To the north east of the church are three terraces of former local authority 'Arts and Crafts' inspired housing at St John's Crescent. These rendered terraces are set well above the Beck and are prominent in the street scene.</p>
Local building design	<p>Most buildings are a mix of one and two storey dwellings all dating from the early to mid- twentieth century. Red brick and render with slate or pantile roofs. They are typical suburban dwellings of their time, hence little by way of local distinctiveness, but semi-detached houses on Knaresborough Road are well detailed examples from the Edwardian era. Later brick bungalows Cranford and Kenderby of no local distinctiveness. The Old Vicarage is a substantial stone and slate 'Tudorbethan' style building from c.1900. Much larger footprint, larger mass and greater height than other dwellings in vicinity.</p> <p>Red House could not be seen, but it is assumed its height, footprint and mass are comparable to those of The Old Vicarage. St John's Crescent constitutes 'Arts and Crafts' inspired rendered terraces. To the north west are the former farm buildings associated with Church Farm, which pre-date 1850, now converted for residential use. At the north end of St John's Road is a discontinuous frontage of older properties built at the pavement edge, and a terrace of late nineteenth century houses set back behind small front gardens.</p>
Features on site, and land use or features off site having immediate impact.	Arable field. Mature field boundaries. Post and rail fence along the west boundary adjoining the childrens play area.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	
	The site is beyond the village envelope and would fail to reflect the established grain and layout. Development on this site would be visually separated from the existing built form by the well-wooded rounds and established churchyard associated with St. Johns. Any development proposal- even if well-designed- is likely to present a harsh urban edge given the open character of the surrounding countryside. For these reasons development of the site would impact on the setting of the church as viewed on approaching the village from the south.

Settlement: Bishop Monkton**Site: BM6 (Land south of St John's Way, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	Bishop Monkton Ings SSSI 1.25 km to east
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, arable farmland
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Site bound by established hedgerows with occasional hedgerow trees, particularly along the northern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may benefit from TPO protection
Water/Wetland	There is a pond to the west across Knaresborough Road; drain on northern boundary links into pond to north
Slope and Aspect	Gentle rise to the south
Buildings and Structures	Generally flat
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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	Boundary hedgerows provide a degree of connectivity through the landscape
GI/SUDS Opportunities (for biodiversity)	Retain existing trees and hedgerows and enhance with additional planting of native species of trees and wildflower strips. External arable margins should be created to the hedgerows.
Protected Species	Nesting birds and foraging bats likely to utilise trees and hedgerows; potential for GCN to utilise site boundaries
BAP Priority Species	Potential for priority bird species of arable habitats and brown hare
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The fields and treed hedgerows that surround the village forms a valuable network for biodiversity. Trees and hedgerows should be retained and enhanced with additional planting of native species of trees, shrubs and wildflowers and arable field margins created to the external boundaries.
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Settlement: Bishop Monkton**Site: BM6 (Land south of St John's Way, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Land Drainage****Land Drainage Site Assessment****Land drainage: summary of issues.**

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

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

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

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

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

The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River (Bishop Monkton Beck). As such, the Agency should be consulted if the proposals include surface water discharge to Bishop Monkton Beck. (Directly or indirectly)

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: Bishop Monkton

Site: BM7 (Cascade Garden Centre, Ripon Road, Bishop Monkton)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Cascade Garden Centre Ripon Road Bishop Monkton LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description. The surrounding landscape is moderate to large scale and the landform is gently undulating. Farming is intensive resulting in large arable fields that create an organised pattern. Site Description: The site is presently occupied by long, low profile sheds utilised by the garden centre. The remainder of the site is given over to a gravelled car parking area serving the garden centre and also grassed areas. There is a laurel hedgerow along the site's frontage with the A61 and several ornamental trees. A hedgerow with hedgerow trees also forms the site boundary to the west
Existing urban edge	The site is situated at the junction of the A61 and Thwaites Lane. There are a number of scattered residential properties at this junction with properties adjoining the site's southern and north western boundaries fronting onto the A61 and Thwaites Lane respectively
Trees and hedges	A mixed species hedgerow with hedgerow trees define the site's western boundary with laurel hedge and ornamental trees along the A61 frontage
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	This brownfield site is considered of low value adjacent to the A61 at the junction with Thwaites Lane with limited levels of tranquility. Susceptibility to change is considered to be medium with physical sensitivity judged to be low
Visual Sensitivity	The site is highly visible from the surrounding road network. More extensive views are however unlikely
Anticipated landscape effects	Development of this site would result in the loss of a group of low agricultural buildings and open parking areas.
Potential for mitigation and opportunities for enhancement	Planting mitigation screening measures would be appropriate
Likely level of landscape effects	Small scale adverse effects which could be mitigated to further reduce impacts
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: Low – key distinctive characteristics are robust; typically a low valued landscape where landscape condition may be poor with few notable components that contribute to the character of the area. There may be existing reference or context to the type of development being proposed resulting in a lower susceptibility to change.	Dark Green
Capacity Rating: High/medium – the area is able to accommodate the type and scale of development proposed with some minor detriment to landscape character and visual amenity that could be reduced with appropriate mitigation and enhancement.	Light Green

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

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

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

Summary conclusion	The site is considered of low value adjacent to the A61 at the junction with Thwaites Lane with limited levels of tranquillity. Susceptibility to change is considered to be medium with physical sensitivity judged to be low. Small scale adverse effects which could be mitigated to further reduce impacts
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Settlement: Bishop Monkton**Site: BM7 (Cascade Garden Centre, Ripon Road, Bishop Monkton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	N/A
Known non-designated heritage assets potentially affected by development of the site.	N/A
Commentary on heritage assets.	N/A
Topography and views	Very prominent site adjacent to and parallel with the A61 Ripon Road.
Landscape context	Open landscape with scattered settlements.
Grain of surrounding development	The site is on land adjacent A61, on the west side, at the junction with Thwaites Lane. There are a peppering of half a dozen dwellings at this junction. A pair of semi-detached dwellings is to the immediate west of the site adjacent to the site boundary.
Local building design	Mix of styles and materials. Detached and semi's.
Features on site, and land use or features off site having immediate impact.	The site is presently occupied by long, low profile sheds utilised by the garden centre. The remainder of the site is given over to car parking provision serving the garden centre.

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
There is no Conservation Area, designated or local heritage asset.	Neutral

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 site presents an opportunity for redevelopment, subject to securing appropriate design, density, layout, scale and building heights.
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Settlement: Bishop Monkton**Site: BM7 (Cascade Garden Centre, Ripon Road, Bishop Monkton)****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)	Bishop Monkton Railway Cutting 600m to the east
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	Amenity grassland around the hardstanding of the car park
Trees and Hedges	Laurel hedgerow with several ornamental and one large mature tree forms the site boundary with the A61, while a hedgerow with hedgerow trees forms the western boundary
Presence of Trees that Merit TPO	Some of the mature trees on site may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	The site contains modern commercial buildings long low profile sheds and greenhouses as well as 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 47 Bishop Monkton Moor and Ingerrthorpe Moor Farmland
Connectivity/Corridors	The network of fields, hedgerows and roadverges provides some connectivity through the largely arable landscape but the A61 cuts the site off from the disused railway cutting SINC
GI/SUDS Opportunities (for biodiversity)	Enhance boundary planting with native species
Protected Species	Nesting birds and potentially bats may utilise the trees, hedgerows and buildings on site.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
No adverse impact, potential for enhancement and net gains to biodiversity.	Dark Green
Summary conclusion	The network of fields, hedgerows and roadverges provides some connectivity through the largely arable landscape, Enhance boundary planting with native species

Settlement: Bishop Monkton**Site: BM7 (Cascade Garden Centre, Ripon Road, Bishop Monkton)****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.

It is likely that a proportion of the buildings and etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location.

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

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

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

Settlement: Bishop Thornton

Site: BT1 (Land at Colber Lane, Bishop Thornton)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the east end of the village north of Colber Lane. LCA 28: Bishop Thornton Vale Fringe Farmland
Landscape description	Area description: The wider landscape is moderate scale with undulating landform becoming flat around Bishop Thornton. Medium to large scale parliamentary enclosure fields in grass and arable production with hedgerow boundaries. Woodland cover is intermittent. Site description: Small grass field at the east end of the village.
Existing urban edge	Site is rural adjacent to small scale post war housing.
Trees and hedges	Hedgerow boundary to the site with several mature/semi mature trees.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The rural landscape has some sensitivity to the extension of built form of the village.
Visual Sensitivity	Site is not widely visible.
Anticipated landscape effects	Loss of small field that provides setting for the village.
Potential for mitigation and opportunities for enhancement	Retention and strengthening of hedgerow boundaries would be required.
Likely level of landscape effects	Medium scale adverse due to the loss of the field and the relatively high density of proposed development.
Adjacent sites/cumulative impacts/benefits	BT2 adjacent would increase the scale of the affects.

Conclusion

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

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

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

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

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

Summary conclusion	The site is reasonably well connected to existing settlement and there is an opportunity to mitigate some of the negative effects. As a result the landscape has medium capacity to accept the development of this site.
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Settlement: Bishop Thornton**Site: BT1 (Land at Colber Lane, Bishop Thornton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	St.Josephs Roman Catholic Church, Presbytery, and West Hill Cottages, all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	St Johns Church.
Commentary on heritage assets.	Site within the setting of St.Josephs Roman Catholic Church (GIILB) built in 1809 and adjoining the Presbytery circa 1790 (GIILB). West Hill Cottages (GIILB) at the junction between Colber Lane and West Grove. Site within the setting of the Anglican church, St Johns Church to the north east, which was constructed in 1888 and the setting of St Josephs Roman Catholic School which is a locally distinct building constructed of black and white timber on a stone plinth, with gablets and a bell cote.
Topography and views	Site set slightly lower than the road level. Set back from the road by a verge, ditch and hedgerow. Views from the entrance to the village, across the site, to St.Josephs Roman Catholic Church (GIILB) and adjoining Presbytery and to the distinctive St Josephs Roman Catholic School.
Landscape context	Rural pastoral landscape. Open countryside peppered with traditional farmsteads and individual dwellings.
Grain of surrounding development	Residential development fronting the village street. Predominantly detached stone built cottages orientated with eaves to the street- an exception is evident at the west end of the village: Colber Lane is flanked by a cottage on either side of the lane orientated with gable, rather than eaves, to the road. Some expansion is evident in the form of semi's on the south side of Colber Lane and West Grove. There is also evidence of infill with individual stone built dwellings with some reference to local vernacular. Properties are generally set back from the road behind front gardens which are typically very well-maintained. 2 storey modest cottages. Large scale modern sheeted and blockwork agricultural buildings. Boundaries are generally defined by hedgerow, stone walls or post and rail fencing.
Local building design	Residential. Gabled form predominates. Properties are modest in scale and orientated eaves to the road. Simple vernacular. Private gardens front and back. Predominantly detached, but evidence of semi's and short terrace.
Features on site, and land use or features off site having immediate impact.	The site lies opposite Thornton Grove Farm on the entrance to the village and comprises flat pasture land, which is integral to the rural pastoral character of the village. Boundary treatments comprise of a mix of hedgerow and trees. The site wraps around some existing housing to the west. Beyond to the north is further grazing land. To the north east is Barrow Garth, a historic stone cottage that has been extended and an adjacent detached double garage with living accommodation in the roofspace. This property is set in a large, well-maintained plot and against the backdrop of mature trees along the northern boundary and bordering the church and church yard to the north and east. On the east side of Colber Lane, opposite the site is a pair of part rendered part brick semi's with generous front gardens and Thornton Grove farmhouse, a substantial stone built house, constructed in recent years and set in a large site that would benefit from the softening of vegetation and mature planting. To the south is the large modern sheeted and blockwork agricultural buildings associated with Thornton Grove Farm. To the west, are detached stone cottages, beyond which is St Josephs Roman Catholic School which is a locally distinct building constructed of black and white timber on a stone plinth, with gablets and a bell cote. Adjacent to the school is St.Josephs Roman Catholic Church (GIILB) built in 1809 and the adjoining Presbytery circa 1790 (GIILB).

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	
	Development of the whole site and in conjunction with site BT2, would be harmful by virtue of its scale as it would fail to respect the established grain and form of the settlement; it would result in the erosion of the rural pastoral character of the village and its relationship with the surrounding landscape; it would impact on the setting and views of the designated and non-designated heritage assets. Small-scale development along the road frontage may be acceptable but would clearly not provide the projected yield. Access to the site would need to be addressed- an existing field gate serves the adjacent site (BT2). If the entire site was developed, the north and west boundaries would need to be carefully designed in order to avoid a harsh urban edge intruding in to the open countryside.

Settlement: Bishop Thornton

Site: BT1 (Land at Colber Lane, Bishop Thornton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Significant boundary hedges (except to west) with significant mature trees in boundary hedges, including 3 oaks
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 28: Bishop Thornton Vale Fringe Farmland: <ul style="list-style-type: none"> • "Explore opportunities to create woodland links" • "Promote the replacement of hedgerow trees" • "Promote land management for biodiversity..." • "Promote the enhancement of existing wildlife corridors such as hedgerows and water courses". • "Promote the creation of new wildlife corridors to link and improve existing".
Connectivity/Corridors	The fields, trees and hedgerows around the village form a network of rich wildlife habitat on the fringe of the AONB
GI/SUDS Opportunities (for biodiversity)	Retain, protect and enhance boundary trees and hedgerows; provide new native hedgerow to western boundary
Protected Species	Nesting birds and bats are likely to utilise the 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 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 fields, trees and hedgerows around the village form a wildlife-rich network. Retain, protect and enhance boundary trees and hedgerows; provide new native hedgerow to western boundary
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Settlement: Bishop Thornton

Site: BT1 (Land at Colber Lane, Bishop Thornton)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

Conclusion

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

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

Settlement: Bishop Thornton

Site: BT2 (Land at Colber Lane, Bishop Thornton)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the east end of the village north of Colber Lane. LCA 28: Bishop Thornton Vale Fringe Farmland
Landscape description	Area description: The wider landscape is moderate scale with undulating landform becoming flat around Bishop Thornton. Medium to large scale parliamentary enclosure fields in grass and arable production with hedgerow boundaries. Woodland cover is intermittent. Site description: Small rectilinear grass field that separates the village edge from Barrow Garth and the church.
Existing urban edge	The site is detached from the existing village edge although there is isolated residential property to the east.
Trees and hedges	Hedgerow boundary to the site with few mature trees.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is susceptible to change as a result of development that is not associated with the existing village edge.
Visual Sensitivity	The site is not widely visible except on the approach to the village from the east.
Anticipated landscape effects	Developed in isolation the site would appear detached from existing settlement.
Potential for mitigation and opportunities for enhancement	Retention and strengthening of field boundaries would be essential and built form density should be lowered reflect existing density in the village.
Likely level of landscape effects	Medium scale adverse
Adjacent sites/cumulative impacts/benefits	BT1 developed in conjunction with this site may offer greater mitigation opportunities particularly along the frontage of the development which should be set back from the road.

Conclusion

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

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

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

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

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

Summary conclusion	The sensitivity of this site is increased because it is not attached to the existing village. However, there are mitigation opportunities available and as a result capacity of the landscape to accept change is medium.
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Settlement: Bishop Thornton**Site: BT2 (Land at Colber Lane, Bishop Thornton)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	St.Josephs Roman Catholic Church (GIILB) and the Presbytery circa 1790 (GIILB). West Hill Cottages (GIILB)
Known non-designated heritage assets potentially affected by development of the site.	St. Johns Church.
Commentary on heritage assets.	Site within the setting of St.Josephs Roman Catholic Church (GIILB) built in 1809 and adjoining the Presbytery circa 1790 (GIILB). West Hill Cottages (GIILB) at the junction between Colber Lane and West Grove.Site within the setting of the Anglican church, St Johns, to the north east, which was constructed in 1888 and the setting of St Josephs Roman Catholic School which is a locally distinct building constructed of black and white timber on a stone plinth, with gablets and a bell cote.
Topography and views	Slight undulations. Views from the entrance to the village, across the site, to St.Josephs Roman Catholic Church (GIILB) and adjoining Presbytery and to the distinctive St Josephs Roman Catholic School.
Landscape context	Rural pastoral landscape. Open countryside peppered with traditional farmsteads and individual dwellings.
Grain of surrounding development	Residential development fronting the village street. Predominantly detached stone built cottages orientated with eaves to the street- an exception is evident at the west end of the village: Colber Lane is flanked by a cottage on either side of the lane orientated with gable, rather than eaves, to the road. Some expansion is evident in the form of semi's on the south side of Colber Lane and West Grove. There is also evidence of infill with individual stone built dwellings with some reference to local vernacular. Properties are generally set back from the road behind front gardens which are typically very well-maintained. 2 storey modest cottages. Large scale modern sheeted and blockwork agricultural buildings. Boundaries are generally defined by hedgerow, stone walls or post and rail fencing.
Local building design	Residential. Gabled form predominates. Properties are modest in scale and orientated eaves to the road. Simple vernacular. Private gardens front and back. Predominantly detached, but evidence of semi's and short terrace.
Features on site, and land use or features off site having immediate impact.	The site lies beyond site BT1, opposite Thornton Grove Farm on the entrance to the village and comprises flat pasture land, which is integral to the rural pastoral character of the village. Boundary treatments comprise of a mix of hedgerow and trees. Beyond the site to the north and east is further grazing land. To the north east is Barrow Garth, a historic stone cottage that has been extended and an adjacent detached double garage with living accommodation in the roofspace. This property is set in a large, well-maintained plot and against the backdrop of mature trees along the northern boundary and bordering the church and church yard to the north and east. On the east side of Colber Lane, opposite the site is a pair of part rendered part brick semi's with generous front gardens and Thornton Grove farmhouse to the south of the site on the south side of Colber Lane, a substantial stone built house, constructed in recent years and set in a large site that would benefit from the softening of vegetation and mature planting. To the south is the large modern sheeted and blockwork agricultural buildings associated with Thornton Grove Farm. To the west, are detached stone cottages, beyond which is St Josephs Roman Catholic School which is a locally distinct building constructed of black and white timber on a stone plinth, with gablets and a bell cote. Adjacent to the school is St.Josephs Roman Catholic Church (GIILB) built in 1809 and the adjoining Presbytery circa 1790 (GIILB).

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

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

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

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Development of the whole site and in conjunction with site BT1, would be harmful by virtue of its scale as it would fail to respect the established grain and form of the settlement; it would result in the erosion of the rural pastoral character of the village and its relationship with the surrounding landscape; it would impact on the setting and views of the designated and non-designated heritage assets. Small-scale development along the road frontage may be acceptable but would clearly not provide the projected yield. If the entire site was developed, the north and west boundaries would need to be carefully designed in order to avoid a harsh urban edge intruding in to the open countryside.

Settlement: Bishop Thornton

Site: BT2 (Land at Colber Lane, Bishop Thornton)

Natural and Built Heritage Assessments **Type: Ecology**

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	There are significant boundary trees in the hedgerows which bound the site; gappy to north
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 28: Bishop Thornton Vale Fringe Farmland: <ul style="list-style-type: none"> • "Explore opportunities to create woodland links" • "Promote the replacement of hedgerow trees" • "Promote land management for biodiversity..." • "Promote the enhancement of existing wildlife corridors such as hedgerows and water courses". • "Promote the creation of new wildlife corridors to link and improve existing".
Connectivity/Corridors	The fields, trees and hedgerows around the village form a network of rich wildlife habitat on the fringe of the AONB
GI/SUDS Opportunities (for biodiversity)	Retain and protect boundary hedgerows and enhance them with new native planting of new native trees and shrubs.
Protected Species	Nesting birds and bats are likely to utilise the 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 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 fields, trees and hedgerows around the village form a wildlife-rich network. Retain and protect boundary hedgerows and enhance them with new native planting of new native trees and shrubs.
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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: Burnt Yates**Site: BY1 (Paddock to east of 3 High View, Burnt Yates)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site located on the east side of the village opposite the cricket ground. LCA25: Thornton Beck Vale Fringe Farmland
Landscape description	Area description: The wider landscape is moderate in scale and characterised by a varied undulating landform with enclosure grass fields. Small scale well wooded valleys incise the landscape, elsewhere tree cover is sparse with few scattered trees on field boundaries. Site description: Linear field on the edge of the village with single storey building half way down the field. Hedgerow boundary to the east. Site is elevated and has extensive views to the east.
Existing urban edge	Low density largely single story residential development on the east side of Burnt Yates links the site to the village.
Trees and hedges	Hedgerow boundary with few trees to east boundary.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to loss of fields that provide a setting for the village and to development that increases the prominence of built form of the village edge in the open landscape.
Visual Sensitivity	The site is seen on the approach to the village from the west and existing boundary vegetation softens the appearance of the village. There are likely to be wider views of the site but the site would be seen in context with the existing settlement.
Anticipated landscape effects	Loss of field and increased prominence of the village in the landscape particularly if medium/high density two storey plus development.
Potential for mitigation and opportunities for enhancement	Essential to retain the hedge on the eastern boundary and in fill any gaps. Built form should reflect adjacent development and consider building heights in relation to existing.
Likely level of landscape effects	Medium scale adverse as the site is closely associated with the village and offers mitigation opportunities while increasing the prominence of the village in the landscape.
Adjacent sites/cumulative impacts/benefits	None

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

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

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

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

Summary conclusion	The landscape has some capacity to accept development on this site assuming appropriate built form density and mitigation.
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Settlement: Burnt Yates**Site: BY1 (Paddock to east of 3 High View, Burnt Yates)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Single storey stone built outbuilding with hipped roof at one end.
Topography and views	Open views to the north of open countryside.
Landscape context	Open countryside to north, east and south. Land falls to the north.
Grain of surrounding development	Cul-de-sacs to the west. Linear along the north side of the B6165. Cricket ground to the north, opposite the site. Open countryside to the north, east, and south, providing visual and physical separation from Clint.
Local building design	To the west: High View consists of 20th century bungalows- stone, part rendered and concrete slates- well- maintained cul-de-sac with well-tendered gardens front and back.
Features on site, and land use or features off site having immediate impact.	Small linear site on the entrance to Burnt Yates currently used as a paddock. Single storey stone built outbuilding with hipped roof at one end, positioned in the middle of the site. The ground rises slightly from the road frontage. The northern boundary abuts the B6165 and comprises a traditional stone wall. On the opposite side of the road is the village cricket ground and open countryside beyond. The western boundary is also made of a traditional stone wall with residential development beyond. The eastern boundary comprises of mature hedgerow and trees, which affords screening of views into the site, with open countryside beyond. Currently access to the site is via a field gate

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Subject to securing appropriate design and density. Site presents an opportunity to enhance the urban edge as viewed from the east. The stone outbuilding and the stone boundary wall should be retained/reused.
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Settlement: Burnt Yates**Site: BY1 (Paddock to east of 3 High View, Burnt Yates)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	Hedgerow with mature trees along the eastern boundary. Hedgerow to southern boundary.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	The ground rises slightly from the road frontage.
Buildings and Structures	There is a stone built, slate roofed stableblock in the middle of the site and The western and roadside boundaries are made of a traditional stone walls,
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 25 Thornton Beck Vale Fringe Grassland: <ul style="list-style-type: none"> • Aim: to protect and enhance the pattern of tree cover • Encourage the planting of individual trees along field boundaries...
Connectivity/Corridors	The boundary hedgerows link into a valuable local network of small fields with trees and hedgerows in lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Retain the trees and hedgerows with adequate space - especially the eastern boundary. Reinforce the southern boundary with native tree planting,
Protected Species	Nesting birds and bats may utilise trees, hedgerows 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 effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Retain and protect the trees and hedgerows with adequate space - especially the eastern boundary. Reinforce the southern boundary with native tree planting,

Settlement: Burnt Yates

Site: BY1 (Paddock to east of 3 High View, Burnt Yates)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of infiltration drainage has been fully assessed.

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

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

Conclusion

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

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

Settlement: Burnt Yates

Site: BY2 (Land at Hark Hill, Burnt Yates)

Natural and Built Heritage Assessments

Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on Clint bank east of BurnYates south of Clint Bank Business Park. LCA25: Thornton Beck Vale Finge Farmland.
Landscape description	Area description: The wider landscape is moderate in scale and characterised by a varied undulating landform with enclosure grass fields. Small scale well wooded valleys incise the landscape elsewhere tree cover is sparse with few scattered trees on field boundaries. Site description: The site comprises part of two grass fields on the south side of development on Clint bank and slopes down gently to the east affording views across open countryside to the east.
Existing urban edge	The site is in open countryside and linked to existing development on the north boundary by existing business use. The field provides separation between built form and a farmstead to the south.
Trees and hedges	Few mature trees on stonewall field boundaries.
Landscape and Green Belt designations	Open countryside Public Right of Way to the south.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open countryside is sensitive to the extension of built form particularly where prominence of built form is likely to be increased.
Visual Sensitivity	The site is visible in the wider landscape and its development would significantly extend built form in the open countryside.
Anticipated landscape effects	Loss of part of fields on the edge of settlement, disruption to field pattern and further disruption to settlement pattern.
Potential for mitigation and opportunities for enhancement	Development of the whole site would be difficult to mitigate in this location. May be potential to mitigate some of the effects with a reduced site and significant green infrastructure that respects existing landscape pattern.
Likely level of landscape effects	Large scale adverse due the potential visibility of the site and the significant scale of the proposal in comparison to existing settlement which already impacts on landscape character.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

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

Summary conclusion	The landscape has no capacity to accept the development proposed without detriment to existing landscape pattern and increasing the adverse affects of built form in the area. There may be limited landscape capacity for a significantly reduced development area.
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Settlement: Burnt Yates**Site: BY2 (Land at Hark Hill, Burnt Yates)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	N/A
Topography and views	The land rises to the south. Open countryside to the east and west.
Landscape context	Undulating open countryside. Edge of settlement site.
Grain of surrounding development	Linear settlement at Clint Bank crossroads. Properties have a frontage to the road.
Local building design	20th century bungalows- artificial stone, part render- lacking architectural merit. A peppering of properties further south.
Features on site, and land use or features off site having immediate impact.	The site lies on the edge of Burnt Yates as you exit along Clint Bank. It is currently in use as pasture. The western boundary abuts Clint Bank and comprises a traditional stone wall with sporadic mature trees, beyond which is open countryside. The northern boundary abuts Clint Bank Business Park with residential development beyond. A strip of land has been fenced off before the northern boundary creating the feeling of a green lane. The southern boundary is not delineated on the ground but further south is a gently curving traditional stone wall with some mature trees at the western end beyond which lies a farmstead. The eastern boundary is similarly not delineated on the ground with the remaining land also in pasture and further open countryside beyond.

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
There is no Conservation Area, designated or local heritage asset.	Neutral

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development should reflect the established layout. Properties should be orientated with eaves to street, Development should be designed to create a stop-end to the south boundary. The urban edge to the south and east needs to be carefully designed to aid transition between the built form and the open countryside.
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Settlement: Burnt Yates**Site: BY2 (Land at Hark Hill, Burnt Yates)****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	Nonre
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992)
Trees and Hedges	Grown out hedge with trees to northern part of road frontage, occasional mature trees along wall in boundary between fields on site
Presence of Trees that Merit TPO	Mature on site and boundary trees are likely to merit TPO protection
Water/Wetland	None on set (well mapped at southern edge of Clint Bank)
Slope and Aspect	The land falls towards the SE
Buildings and Structures	Stone walls along road frontage, northern boundary and between fields
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 25 Thornton Beck Vale Fringe Grassland: <ul style="list-style-type: none"> • Aim: to protect and enhance the pattern of tree cover • Encourage the planting of individual trees along field boundaries...
Connectivity/Corridors	The boundary trees and verges link into a valuable local network of small fields with trees and hedgerows in lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	New native hedgerow planting with trees along the southern and eastern boundaries
Protected Species	Nesting birds and bats may utilise trees and hedgerows on site
BAP Priority Species	There may be a possibility of ground nesting birds
Invasive Species	None known
Notes	

Conclusion

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

Rationale	Rating
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 boundary trees and verges link into a valuable local network of small fields with trees and hedgerows in lower Nidderdale. Therefore new native hedgerow planting with trees would be appropriate along the proposed southern and eastern boundaries

Settlement: Burnt Yates

Site: BY2 (Land at Hark Hill, Burnt Yates)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

Rationale

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

Rating

Orange

Settlement: Burton Leonard**Site: BL1 (Land at Scarah Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land to the east of Scarah Lane Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site lies at the southern most extent of the village and comprises of several pastoral fields used for grazing. Field boundaries consist of low trimmed hedgerows, occasional hedgerow trees and stock fencing. The small paddock to the east of Flats House contains several mature TPO'd trees and provide a pleasant wooded appearance at the edge of the village
Existing urban edge	The site is bordered by open countryside on three sides with the landform first rising at the edge of the village which then slopes steeply away to the south and the east.. The wooded surroundings to Flats House provides some separation of the site from the village and enhances rural character
Trees and hedges	Hedgerows with occasional hedgerow trees define the site and most field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt TPO'd trees and hedgerow
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value but is highly susceptible to change and therefore of high sensitivity
Visual Sensitivity	The site occupies higher ground forming part of a series of local hills, Brier Hill being the closest, which reaches 76m AOD. The site is therefore prominent at the edge of the village. The site is highly visible from Scarah Lane (route of Ripon Rowel Walk), Limekiln and Apron Lane
Anticipated landscape effects	Development of this site would result in the loss of attractive agricultural land at the village edge. the site is highly visible from the south and east and would impact on the rural setting of the village.
Potential for mitigation and opportunities for enhancement	The site occupies land that slopes towards open countryside to the south and as a consequence screening would be limited in terms of its effectiveness.
Likely level of landscape effects	Large adverse effects but effects could be reduced to some extent with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL8 adjoining the site to the west was also developed

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

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

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

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

Summary conclusion

Site is of high sensitivity with some existing reference to the type of development being proposed. However the site is a major extension into the open landscape which is visually exposed and would impact on the setting of the village. The development would significantly extend the development footprint of the village to the south. Appropriate layout and mitigation measures would be difficult to achieve any meaningful reductions in landscape and visual effects

Settlement: Burton Leonard**Site: BL1 (Land at Scarah Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Burton Leonard Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Traditional stone built farmstead (Flatts House) in the north west corner.
Commentary on heritage assets.	Site is within the setting of Burton Leonard conservation area. Flatts House: early C19th two storey farmhouse with more recent extensions. Originally simple gabled form, now T-plan, gabled. Local stone with slate roofs. Vernacular. Traditional barn / outbuilding to rear in same materials. Locally distinctive.
Topography and views	Rolling, predominantly pastoral countryside in vicinity. Good views to and from the south and south east. Views east across site from Scarah Lane towards Apron Lane. The highest point of the site is towards the south west corner. Site very open to the south affording long range views.
Landscape context	Site is on upper northern slope of Robert Beck / Stainley Beck valley. This makes the site quite prominent in the local landscape, particularly from lower down the valley side and from across the valley. Rural landscape of fields with low hedge boundaries with trees frequently dotted along field boundaries. Small clumps of woodland among the fields further relieve the landscape.
Grain of surrounding development	Traditional farmstead of barn / outbuilding range and detached farmhouse on site. Large garden / paddock with dense perimeter planting. Faces south and presents gable to lane. Meadow Court: short terraces arranged to overlook communal open landscaped 'green'. Small, hard rear yards to houses. Access road around site edge to backs of houses. Trees limited to lawned landscaping in front of dwellings. Thornbank & Coverpoint: Detached bungalows with large gardens. Buildings in centre of site with gardens to all sides. Significant tree planting to gardens edges and within gardens.
Local building design	Flatts House: early C19th two storey farmhouse with more recent extensions. Originally simple gabled form, now T-plan, gabled. Local stone with slate roofs. Vernacular. Traditional barn / outbuilding to rear in same materials. Locally distinctive. Meadow Court: Mid C20th two storey townhouses with single storey rear offshots. Simple gabled forms, apart from one terrace which has a stepped footprint. Shallow roof pitches. Artificial stone with artificial pantile roofs. Some acknowledgement of locality, but not locally distinctive overall. Coverpoint and Thorn Bank: Mid C20th detached bungalows. Gabled forms with gabled bays, some gablets. Brick with artificial pantile roofs. Broad gables. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	Traditional stone built farmstead (Flatts House) in the north west corner. A large proportion of the site comprises two open pastoral fields, with a smaller paddock which is reasonably well enclosed to the east of Flatts House. Two good trees to east of Flatts House, four mature trees along site boundary (on one west edge, three on the southern edge). Other smaller trees to east of Flatts House. Another area of trees of various ages behind Meadow Court. Low hedge boundary around site, apart from dense conifer hedge along the northern edge, and high stone wall to west of Flatts House. Good low hedge within site between paddock and field to south. Site bisected by a timber fence. Land falls to the south west to the west of this fence and to the south east to east of this fence. General north to south fall across site.
Conclusion	

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	<p>Two storey maximum, Traditional, simple vernacular forms with variations in roof height. A sense of space is vital given the manner in which the site protrudes from the built up area of the village, and the development to the immediate north is either low density and/or incorporates significant open spaces. A dense area of housing unrelieved by trees and open space(s) would sit awkwardly in the landscape and create an unwanted contrast next to the existing townscape. Low building density needed. Green character rather than hard. Greenspaces must be pervasive or form a strong focal point / breathing space. Existing farmhouse and outbuildings on site should be retained and re-used. Existing trees and hedges should be retained and amplified with tree planting, especially trees by Flatts House and Meadow Court.</p>

Settlement: Burton Leonard**Site: BL1 (Land at Scarah Lane, Burton Leonard)****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 about 350m of Burton Leonard Lime Quarry SSSI and Yorkshire Wildlife Trust Reserve.
SSSI Risk Zone	Natural England do not require consultation on residential development.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	Ecological Survey by Naturally Wild, 2015
Sward	Improved grassland
Trees and Hedges	There is a strip of woodland in the north west corner, with semi mature ash and mature sycamore dominant. Hawthorn hedgerows occur around the site boundaries interspersed with occasional trees.
Presence of Trees that Merit TPO	Trees in the north and centre of the site have TPOs; mature hedgerow trees in the southern part of the site are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	The land slopes down towards the south east
Buildings and Structures	Flats House, detached residence with outbuildings
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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The hedgerows of the relatively intimate fields and lanes link the smaller fields and gardens around the village with the larger scale arable field system of the wider countryside and ultimately to the SSSI and the corridor of Robert/Stainley Beck.
GI/SUDS Opportunities (for biodiversity)	There may an opportunity to enhance the site boundaries with native planting of shrubs, trees and wildflowers to enhance green infrastructure links on and off-site. There may be the opportunity to create a small SUDS wetland, in association with on-site green infrastructure.
Protected Species	Nesting birds are likely to utilise the hedgerows and trees. Bats may possibly roost in the more mature trees.
BAP Priority Species	None known
Invasive Species	Himalayan basam occurs along the western boundary
Notes	RL3032 2010 (red) 15/05084/FULMAJ see DC comments 21.01.2016

Conclusion

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

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

Summary conclusion

There may be impacts (eg. increased disturbance by humans, dogs and cats) on the SSSI from large scale development in the absence of significant on-site green infrastructure provision, Such provision would be likely to affect the housing density which could be achieved accross the site as a whole, which is why the site is categorised as 'red' rather than 'orange'. although more limited development may be accomodated.

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

Drainage strategies for mixed or brownfield sites should provide characteristics, which are similar to Greenfield behaviour. 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.

In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas 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, existing peak flow rates, proposed peak flow rates & 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: Burton Leonard**Site: BL3 (Land at Station Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land at Station Lane Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site consists of part of a large arable field which is of an irregular shape to the northeast of Station Lane. The field is bounded by hedgerow with occasional hedgerow trees along all boundaries with the exception of the hedgerow fronting Station Lane. The site falls steeply from about 95m in the west down to 80mAOD in the east. A PRoW, to the east of the site is routed along High Peter Lane before continuing into open countryside immediately north west of the site. An overhead electricity distribution line crosses the aligned from north west to south east
Existing urban edge	The site is bordered by arable farmland to the north and west with a short section of residential ribbon development adjoining the site to the south with the properties fronting onto Station Lane. A small area of pasture separates the south east boundary of site from the residential edge of the settlement with a sports ground to the east
Trees and hedges	Hedgerows with occasional hedgerow trees define the site and most field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11; Rights of Way Adjoins Existing Recreation Open Space
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value but is of high susceptibility due to its prominence in the landscape and would result in the projection of built development into open countryside. Physical sensitivity is therefore considered to be high
Visual Sensitivity	This elevated site is highly visible from Station Lane, nearby PRoW and surrounding area generally
Anticipated landscape effects	Development of this site would result in the loss of attractive agricultural land at the village edge. The site is highly visible from the south and east and would impact on the rural setting of the village.
Potential for mitigation and opportunities for enhancement	The site is weakly connected to the urban grain of the settlement surrounded predominantly by arable, pastoral and sports ground uses. Mitigation planting measures could not be used effectively to screen views and connect with settlement built form which would be isolated from the site.
Likely level of landscape effects	Large adverse effects but effects could be reduced to a lesser extent with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL2, BL4 and BL5 to the east were 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	<p>Site is of high/medium sensitivity with some existing reference to the type of development being proposed. However the site is a major extension into the open landscape which is visually exposed and would impact on the setting of the village.</p> <p>The development would significantly extend the development footprint of the village to the north west. Appropriate layout and mitigation would be difficult to achieve significant reductions in landscape and visual effects.</p>

Settlement: Burton Leonard**Site: BL3 (Land at Station Lane, Burton Leonard)****Natural and Built Heritage Assessments** **Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland
Phase 1 Survey Target Notes	Nonw
Sward	Arable
Trees and Hedges	Good hedges with trees along eastern, southern and northern boundaries
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	The land falls gently 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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The field is part of an established field system at the edge of the village. The boundary hedgerows connect the more intimate fields and gardens of the village with the sparser hedgerows of the large-scale arable field systems of the wider countryside.
GI/SUDS Opportunities (for biodiversity)	Opportunities for biodiversity enhancement e.g. with landscaping of western boundary include an opportunity to reinforce the hedgerows with native tree planting and creation of arable margins on the external sides of hedgerows
Protected Species	Hedgerows and trees are likely to support breeding birds and potentially roosting and foraging bats
BAP Priority Species	Some potential for priority bird species of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Relatively low biodiversity value of intensive arable farming could be compensated for by enhancement in association with development e.g through planting of native trees and wildflowers
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Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

Any proposed discharge of surface water from the development site should be restricted to green field 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: Burton Leonard**Site: BL6 (Land off Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land off Church Lane Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site comprises part of the south east corner of a large arable field to the east of Church Lane, Site margins are bordered by hedgerows with no physical boundary defining the site to the north east. The Ripon Rowel Walk PRow runs along Church Lane bordering the site to the east. The site adjoins the Burton Leonard Conservation with open views out into open countryside to the north.
Existing urban edge	The site lies on the urban edge of the settlement adjacent to detached residential properties along Church Lane to the east of the site which detracts from the rural character of the area. Development would significantly impact on the setting of the settlement, restricting views out into the open countryside.
Trees and hedges	Hedgerows along some site boundaries.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11; Rights of Way Adjoining CA HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value but with high susceptibility to change due to likely impact on openness and setting and effects on PRowS. Physical sensitivity of the site is therefore considered to be high.
Visual Sensitivity	The site is highly visible from open countryside and from the Ripon Rowel Walk to the east.
Anticipated landscape effects	Development would result in the loss of part of an arable field at the edge of the village with significant impacts on views and setting
Potential for mitigation and opportunities for enhancement	All hedgerows and hedgerow trees should be protected and enhanced to retain the rural character of Church Lane and soften views of the new development.
Likely level of landscape effects	Large adverse effects which would be difficult to mitigate without loss to openness and setting
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL7 adjoining the site to the north east was also developed

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

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

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

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

Summary conclusion

Site is of high sensitivity with limited reference to the type of development being proposed. The surrounding pattern of fields bordered by hedgerows create a high value setting to the settlement
The development would extend the village edge into a highly sensitive landscape which is highly visible.

Settlement: Burton Leonard**Site: BL6 (Land off Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Burton Leonard Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Site boundary adjoins the Burton Leonard Conservation Area to the south and is within the setting of the same.
Topography and views	Low lying, gently undulating arable land beyond the village limit. Open aspect. Views across the fields and back towards the village. Site is prominent on approach into the village from the north.
Landscape context	Arable. Gentle undulations.
Grain of surrounding development	Open fields to the north and east. Church and cemetery across the fields to the south west. Site is divorced from the settlement edge. Hambleton View Farmstead to the north.
Local building design	Birkhills- a residential cul-de-sac on the south east side of Straight Lane. Detached, pale brick houses front Straight Lane with garages behind, front gardens and private driveways. Birkhills House is situated on the north side of the access road into Birkhills cul-de-sac. It is a detached rendered and white painted dwelling with artstone quoins, orientated to the south west towards the village.
Features on site, and land use or features off site having immediate impact.	Arable field beyond the village edge. Low lying site in depression. Open aspect. Land rises to the north west. Site flanks the west side of Straight Lane, which is narrow. Adjacent to the site in the south east corner is a grassed pull in large enough to accommodate 3 or 4 cars.

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	Site is beyond the village edge in open countryside. Site would be divorced from the settlement if site BL7 is not developed. Would erode the rural setting of the village and indeed the conservation area. Subject to topography and design, there may be scope to develop a pair of modest cottages adjacent to the road on the lower ground.
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Settlement: Burton Leonard**Site: BL6 (Land off Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, arable farmland (with 2m margins)
Phase 1 Survey Target Notes	None
Sward	Arable
Trees and Hedges	Good hedges along eastern, western and roadside boundaries
Presence of Trees that Merit TPO	None
Water/Wetland	None on site
Slope and Aspect	Land slopes down towards the south
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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The site links a network of small pastures with hedgerows surrounding the village into large scale arable farming to the north
GI/SUDS Opportunities (for biodiversity)	Opportunities for biodiversity enhancement include a new native hedgerow along the northern site boundary and tree planting with field margins along exterior of existing hedgerows
Protected Species	Hedgerows likely to support breeding birds and foraging bats
BAP Priority Species	Some potential for priority bird species of arable farmland and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

Rationale	Rating
Some potential effects on designated sites (SINC, SSSI, LNR), the wider ecological network and/or priority habitats and species but relatively easy to mitigate for.	Yellow
Summary conclusion	Relatively low biodiversity value of intensive arable farming could be compensated for by enhancement for biodiversity in association with development. Opportunities include new native hedgerow planting along the northern site boundary and tree planting with field margins along existing hedgerows

Settlement: Burton Leonard

Site: BL6 (Land off Church Lane, Burton Leonard)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS has been fully explored.

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

Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

Conclusion

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

Rationale

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

Rating

Orange

Settlement: Burton Leonard**Site: BL7 (Land adjacent to cemetery, Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Land adjacent to St Leonard's Church burial ground Church Lane Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site comprises an irregular shaped field adjoining St Leonard's burial ground to the south The field is bordered by hedgerows with few hedgerow trees. A PRoW is routed through the site, the Ripon Rowel Walk runs along Church Lane bordering the site to the west. An overhead electricity distribution line also terminates at the western edge of the site. The site lies within the Burton Leonard Conservation with open views out into open countryside to the north.
Existing urban edge	The site lies on the urban edge of the settlement adjacent to detached residential properties along Church Lane to the east. These properties detract from the rural character of the area and impact on the setting of settlement impact on views out into the open countryside.
Trees and hedges	Hedgerows along all site boundaries with occasional hedgerow trees
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11; Rights of Way HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value but with high susceptibility to change due to significant impact on openness and setting and effects on PRoWs. Physical sensitivity of the site is therefore considered to be high.
Visual Sensitivity	The site is highly visible from open countryside and from the Ripon Rowel Walk to the north together with views from the PRoW running through the site.
Anticipated landscape effects	Development would result in the loss of an old established paddock at the edge of the village adjacent to St Leonard's burial ground with significant impacts on views and setting
Potential for mitigation and opportunities for enhancement	All hedgerows and hedgerow trees should be protected and enhanced to retain the rural character of Church Lane and soften views of the new development.
Likely level of landscape effects	Large adverse effects which would be difficult to mitigate without loss to openness and setting
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL6 adjoining the site to the north east was also developed

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

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

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

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

Summary conclusion

Site is of high sensitivity with limited reference to the type of development being proposed. The adjoining burial ground and treed margins of the Church with treed hedgerow margins of fields to the east combine to create a high value setting to the settlement
The development would extend the village edge into a highly sensitive landscape which is highly visible.

Settlement: Burton Leonard**Site: BL7 (Land adjacent to cemetery, Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Burton Leonard Conservation Area. St Leonard's Church (GIILB). Burton Hall (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	The Old Vicarage.
Commentary on heritage assets.	Site is within the Burton Leonard Conservation Area. Site is within the setting of St Leonard's Church (GIILB). Burton Hall is a substantial property set within enclosed and established grounds with outbuildings, whilst this listed property adjoins the site to the south west, it is orientated north west to south east. The Old Vicarage is a substantial property set in enclosed, established grounds, adjoin, in part, the southern boundary of the site.
Topography and views	Low lying, gently undulating arable land beyond the village limit. Open aspect. Views back towards the village. Site is prominent on approach into the village from the north.
Landscape context	Arable. Gentle undulations.
Grain of surrounding development	Open fields to the north. Church to the south west. Cemetery adjoins the site to the south and east and is bound by hedgerow and post and rail fencing. Site is divorced from the built form of the settlement edge. Hambleton View Farmstead to the north.
Local building design	Birkhills- a residential cul-de-sac on the east side of Straight Lane. Detached, pale brick houses front Straight Lane with garages behind, front gardens and private driveways. Birkhills House is situated on the north side of the access road into Birkhills cul-de-sac. It is a detached rendered and white painted dwelling with artstone quoins, orientated to the south west towards the village.
Features on site, and land use or features off site having immediate impact.	Arable field beyond the village edge in the north-east of the settlement adjoining St Leonard's burial ground to the south. Low lying site in depression enclosed by hedgerows with a small number of hedgerow trees. Open aspect. Land rises to the north west. Site flanks the west side of Straight Lane, which is narrow. Adjacent to the site in the north east corner is a grassed pull in large enough to accommodate 3 or 4 cars. In the south-west of the site the boundary with residential gardens is formed by a traditional stone wall. A public footpath crosses the site providing a link to Peter Lane and the sports field and children's play area beyond. The site lies within the Burton Leonard conservation area and is used for agricultural or equine grazing. An overhead electricity line terminates at the western edge of the site.

Conclusion**Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).****Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?**

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

Site is beyond the village edge in open countryside. Would erode the rural setting of the listed church, the village and indeed the conservation area. Site is beyond the village edge in open countryside. Would erode the rural setting of the listed church, Burton Hall, the village and indeed the conservation area. However, the site is low-lying and residential development extends northwards on the opposite side of Church Lane. Harm could be mitigated, in part, by restricting development to the south and eastern parts of the site and subject to appropriate density, design, building heights and a well-designed urban edge.

Settlement: Burton Leonard**Site: BL7 (Land adjacent to cemetery, Church Lane, Burton Leonard)****Natural and Built Heritage Assessments****Type: Ecology****Ecology Site Assessment**

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (check PIHS)
Trees and Hedges	Strong boundary hedges with a number of trees along the western boundary
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	The land slopes down towards the SW
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species
LCA and Relevant Guidance (for biodiversity)	LCA 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The site is situated next to the cemetery and forms part of a network of small pastures divided by hedgerows surrounding the village which gives way to large scale arable farming to the north
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to reinforce the hedgerows with native tree planting and wildflower strips
Protected Species	Nesting birds and foraging bats are likely to utilise the trees and hedgerows 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	Trees and hedgerows should be protected and retained and there may be an opportunity to reinforce them with native tree and wildflower planting

Settlement: Burton Leonard**Site: BL8 (Land off Copgrove Road, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site off Copgrove Road Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site lies at the edge of the village and comprises an irregular shaped grassland field used for grazing. There is an attractive old stone wall along its northern boundary otherwise the field is enclosed with trimmed hedgerows, stock fencing and some tall trees.
Existing urban edge	The site is mostly surrounded by developed. The existing urban edge is clearly visible and so the site does not appear detached from the urban edge
Trees and hedges	Hedgerows with occasional hedgerow trees define the site and most field boundaries,
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3: Control of Development in Conservation Areas R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value but is highly susceptible to change and therefore of high sensitivity
Visual Sensitivity	The field is contained by development along three of its boundaries. Site topography is gently undulating with a localised depression at its northern end near to Royal Oak Cottages. The woodland belt at Hawber's Farm to the east screens and encloses the site. A public footpath known as Dolly Walk borders the northern boundary of the site and there are attractive and uninterrupted views out towards open countryside from this PRoW.
Anticipated landscape effects	Views towards this part of the village comprise an abrupt change from open countryside to built development. An extension of the site with some development in the northern part would not significantly alter these views providing that enclosing walls, gardens and sparsely scattered dwellings are a component part of these views. There are attractive views away from the edge of the village looking across the site towards open countryside; these views would be significantly affected by the new proposals.
Potential for mitigation and opportunities for enhancement	Development of the site provides an opportunity to remedy the abrupt change between the built edge of the village and the open countryside through provision of generous woodland planting in the southern part of the site.
Likely level of landscape effects	Large adverse effects due to loss of attractive agricultural land at the edge of the village. However, providing that adequate woodland planting is provided at the southern extent of the site then the effects would be significantly reduced.
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL1 and BL9 adjoining the site to the west and northeast respectively were also developed

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: 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	<p>Site is of high/medium sensitivity with some existing reference to the type of development being proposed. However the site is a major extension into the open landscape which is visually exposed and would impact on the setting of the village.</p> <p>The development would significantly extend the development footprint of the village to the south. Appropriate layout and mitigation would be difficult to achieve meaningful reductions in adverse landscape and visual effects</p>

Settlement: Burton Leonard**Site: BL8 (Land off Copgrove Road, Burton Leonard)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Burton Leonard Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Mix of C18th and C19th domestic, farm and small scale industrial buildings along Copgrove Road. Kayes Farm & Hawber Farm.
Commentary on heritage assets.	<p>Site adjoins Burton Leonard CA to the north and east. Copgrove Road: mix of C18th and C19th domestic, farm and small scale industrial buildings. Local stone with pantile roofs. Some cobble walled structures. A minority of slate roofs. Simple gabled forms, variations in roof slope according to building age and roofing material. Vernacular in the main. Locally distinctive, with exception of Glendalow (C20th brick / artificial pantile dormer bungalow)</p> <p>Kayes Farm & Hawber Farm: C18th and C19th farmhouses and barns / farm buildings. Vernacular. Local stone with pantile roofs. Simple gabled forms, some outbuildings have shallow hipped roofs. Variations in steepness of roof pitch. Cobble walled barn with roof with stone slate lower courses at Hawber's Farm. Slight steps in eaves / ridge height along lathes. Outbuildings much lower than farmhouses and principal barns. Locally distinctive with the exception of functional extensions and outbuildings which are made of factory made components.</p>
Topography and views	<p>Slight hollow within site, with land falling from north, east and west boundaries. In addition to this, general fall across site from north to south.</p> <p>Good views from right of way along northern boundary of site across valley and rolling landscape to south. Views across site west from Copgrove Road. Views across site and into village from Limekiln Lane, but especially Apron Lane approaching village / CA.</p>
Landscape context	<p>Site is on upper northern slope of Robert Beck / Stainley Beck valley. This makes the site quite prominent in the local landscape, particularly from lower down the valley side and from across the valley.</p> <p>Rural landscape of fields with low hedge boundaries with trees frequently dotted along field boundaries. Small clumps of woodland among the fields further relieve the landscape.</p>
Grain of surrounding development	<p>Copgrove Road: organic linear development with buildings set back from the road behind small walled front gardens. Slight variations in set back, buildings on east side are elevated from the road by a small embankment and are either set back behind walled gardens or deep grass verges. Buildings generally oriented to face the street the eaves and ridges running parallel to the street. The gable-fronted The Smithy is an exception to this. Trees in front of some buildings, otherwise limited to back gardens on west side of road.</p> <p>Kayes Farm & Hawber's Farm: south facing lathe-type farmsteads presenting blank / near blank gables to road. Both farms are elevated above the road by a small embankment. Hawber's Farm concealed by dense high hedge / tree line. Other farm buildings set at right angles to lathes to form south facing yards.</p> <p>Thorn Bank & The Birches: Detached bungalows with large gardens. Buildings in centre of site with gardens to all sides. Significant tree planting to gardens edges and within gardens.</p>

Local building design	<p>Copgrove Road: mix of C18th and C19th domestic, farm and small scale industrial buildings. Local stone with pantile roofs. Some cobble walled structures. A minority of slate roofs. Simple gabled forms, variations in roof slope according to building age and roofing material. Vernacular in the main. Locally distinctive, with exception of Glendalow (C20th brick / artificial pantile dormer bungalow)</p> <p>Kayes Farm & Hawber Farm: C18th and C19th farmhouses and barns / farm buildings. Vernacular. Local stone with pantile roofs. Simple gabled forms, some outbuildings have shallow hipped roofs. Variations in steepness of roof pitch. Cobble walled barn with roof with stone slate lower courses at Hawber's Farm. Slight steps in eaves / ridge height along lathes. Outbuildings much lower than farmhouses and principal barns. Locally distinctive with the exception of functional extensions and outbuildings which are made of factory made components.</p> <p>The Birches and Thorn Bank: Mid C20th detached bungalows. Gabled forms with gabled bays, some gablets. Brick with artificial pantile roofs. Broad gables. Not locally distinctive.</p>
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Features on site, and land use or features off site having immediate impact.	<p>Open pastoral field with low hedge boundary to all sides, apart from north side which is a coursed stone wall. Site is within this field, but does not extend as far as the wall on the northern boundary of the field, instead the site boundary follows the line of the right of way which bisects the field. Gated agricultural access by junction of Copgrove Road and Apron Lane. Pedestrian accesses at north eastern and north western corners.</p>
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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	<p>Rural pastoral entrance to village. Copgrove Road edge should carry on the good line of buildings further uphill and provide a varied, locally distinctive frontage with a particular focus on ensuring that dwellings are not spaced too closely together and have traditional front enclosed gardens which are not dominated by parking. 'Village' buildings rather than pattern book suburbia. Could have south-facing farm-type buildings away from the road.</p> <p>Footpath could skirt around southern edge of site to give views across the valley.</p> <p>Low density (c.25 dwellings) would give enough space for landscaping, decent sized gardens, trees etc. If there is insufficient greenery and tree cover, the developed site would sit awkwardly in the landscape and would contrast poorly with the built form of the CA.</p> <p>'Organic' / 'village' layout rather than suburban layout.</p> <p>Minimise roadways – shared surfaces where possible.</p> <p>Traditional boundary walls.</p>
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Settlement: Burton Leonard**Site: BL8 (Land off Copgrove Road, Burton Leonard)****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 about 600m of Burton Leonard Lime Quarry SSSI and Yorkshire Wildlife Trust Reserve.
SSSI Risk Zone	Natural England do not require consultation on residential development, although there may be cumulative impacts on the SSSI from the site to the west
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Grassland (P1HS 1992)
Trees and Hedges	Hedges bound the site (except to the north) with occasional mature tree
Presence of Trees that Merit TPO	Trees along SW boundary have TPOs. Mature trees along other boundaries also likely to merit TPOs
Water/Wetland	None on site
Slope and Aspect	Undulating landform
Buildings and Structures	A single horse shelter; a dry stone wall forms the northern 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 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The hedgerows of the relatively intimate fields and lanes link the smaller fields and gardens around the village with the larger scale arable field system of the wider countryside and ultimately to the SSSI and the corridor of Robert/Stainley Beck.
GI/SUDS Opportunities (for biodiversity)	There may an opportunity to enhance the site boundaries with native planting of shrubs, trees and wildflowers to enhance green infrastructure links on and off-site. There may be the opportunity to create a small SUDS wetland, in association with on-site green infrastructure.
Protected Species	Nesting birds are likely to utilise the hedgerows and trees. Bats may possibly roost in the more mature trees.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion

There may be impacts (eg. increased disturbance by humans, cats and dogs) on the SSSI from a large scale development in the absence of significant on-site green infrastructure provision, especially, if there are cumulative impacts with adjacent developments. Hedgerows and trees should be retained and re-inforced with native planting as part of generous green infrastructure provision.

Settlement: Burton Leonard

Site: BL8 (Land off Copgrove Road, Burton Leonard)

Natural and Built Heritage Assessments

Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.

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

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

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

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

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

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

Conclusion

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

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

Settlement: Burton Leonard**Site: BL9 (Alfred Hymas site, Burton Leonard)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Alfred Hymas site Burton Leonard LCA48: Burton Leonard and Bishop Monkton Undulating Farmland
Landscape description	Area description: The wider landscape to the south comprises of undulating landform that is intensively farmed as large arable fields. Tree cover is sparse allowing extensive views across the open fields. This is a pleasant and attractive landscape with scattered farmsteads between villages. Site Description: The site is rectangular in form consisting of a cluster of buildings along Copgrove Road with an open depot/ yard area to the rear of the buildings. The yard is separated from a PRow running along the site's eastern boundary by a small area of rough grassland. Hedgerows border the open yard to the south east with arable fields beyond. The hedgrows then continues in a northerly direction alongside the route of the PRow
Existing urban edge	The site forms an intergral part of the built form fabric of the settlement particularly along Copgrove Road with built development continuing along both sides of the site. The northern boundary of the site abuts residential properties fronting Wigby Close and The Orchard cul-de-sacs
Trees and hedges	Hedgerows border the yard area of the site to the south east and along the route of the PRow defining the site's eastern boundary. A further hedgerow is situated within the site bordering the yard area
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt HD3: Control of Development in Conservation Areas R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is considered to be low value due to its current use and condition with a low susceptibility to change and therefore of low overall sensitivity
Visual Sensitivity	The site is visually contained by surrounding built development to the west and north with close distance views from the PRow to the east filtered by hedgerow vegetation. Glimpsed medium distance views could also be likely from Oucher Lane to the west
Anticipated landscape effects	There are likely to be negligible landscape effects as the site currently consists predominantly of built form and large area of hardstanding
Potential for mitigation and opportunities for enhancement	Existing hedgerows should be retained and screen planting incorporated into the development along the site's south eastern and eastern margins incorporating principles of green infrastructure. The PRow adjoining the site could also be linked with the site enhancing permeability
Likely level of landscape effects	Small adverse effects due to development of a Brownfield site containing few landscape features of value
Adjacent sites/cumulative impacts/benefits	Cumulative effects could be encountered if BL1 and BL8 to the southwest were also developed

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

Rationale	Rating
Sensitivity Rating: Low – key distinctive characteristics are robust; typically a low valued landscape where landscape condition may be poor with few notable components that contribute to the character of the area. There may be existing reference or context to the type of development being proposed resulting in a lower susceptibility to change.	Dark Green
Capacity Rating: High – the area is able to accommodate the type and scale of development proposed without detriment to landscape character and visual amenity taking into account the opportunities for appropriate mitigation and enhancement.	Dark Green

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

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

Summary conclusion

Site is of low sensitivity with significant reference to the type of development being proposed. The development would extend the development footprint of the settlement to some extent but is not considered a major intervention of this Brownfield site. Green infrastructure initiatives should be incorporated into the development and consideration of screen planting along the site's eastern and southern boundaries

Settlement: Burton Leonard**Site: BL9 (Alfred Hymas site, Burton Leonard)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Burton Leonard Conservation Area. Oakley House (GILB).
Known non-designated heritage assets potentially affected by development of the site.	Copgrove Road: mix of C18th and C19th domestic, farm and small scale industrial buildings. Kayes Farm & Hawber's Farm.
Commentary on heritage assets.	<p>Site is partially within Burton Leonard Conservation Area. Oakley House (GILB) is opposite the site on the west side of Copgrove Road.</p> <p>Copgrove Road: mix of C18th and C19th domestic, farm and small scale industrial buildings. Local stone with pantile roofs. Some cobble walled structures. A minority of slate roofs. Simple gabled forms, variations in roof slope according to building age and roofing material. Vernacular in the main. Locally distinctive, with exception of Glendalow (C20th brick / artificial pantile dormer bungalow)</p> <p>Kayes Farm & Hawber Farm: C18th and C19th farmhouses and barns / farm buildings. Vernacular. Local stone with pantile roofs. Simple gabled forms, some outbuildings have shallow hipped roofs. Variations in steepness of roof pitch. Cobble walled barn with roof with stone slate lower courses at Hawber's Farm. Slight steps in eaves / ridge height along lathes. Outbuildings much lower than farmhouses and principal barns. Locally distinctive with the exception of functional extensions and outbuildings which are of factory made components.</p>
Topography and views	<p>Limited views into site from Copgrove Road due to topography (site is elevated above Copgrove Road) and screen provided by traditional buildings along the road. Site similarly screened by C20th dwellings along Mill Lane / The Orchard / Wigby Close.</p> <p>Site more open to south east, but high hedges and trees limit views into site from public right of way to east.</p>
Landscape context	Site reads as part of the built up area of Burton Leonard rather than part of the rural landscape the village sits within.
Grain of surrounding development	<p>Copgrove Road: organic linear development with buildings set back from the road behind small walled front gardens. Slight variations in set back, buildings on east side are elevated from the road by a small embankment and are either set back behind walled gardens or deep grass verges. Buildings generally oriented to face the street the eaves and ridges running parallel to the street. The gable-fronted The Smithy is an exception to this. Trees in front of some buildings, otherwise limited to back gardens on west side of road.</p> <p>Kayes Farm & Hawber's Farm: south facing lathe-type farmsteads presenting blank / near blank gables to road. Both farms are elevated above the road by a small embankment. Hawber's Farm concealed by dense high hedge / tree line. Other farm buildings set at right angles to lathes to form south facing yards.</p> <p>Wigby Close & The Orchard: dense suburban cul de sacs. Detached, semi detached and terraced forms. Tight spaces between buildings, small gardens, hard streetscapes, few trees. Buildings set back from road behind small front gardens.</p> <p>Mill Lane: low density detached houses, deep front and rear gardens. Buildings face road behind walled gardens. Substantial trees to most rear gardens.</p>

Local building design	<p>Copgrove Road: mix of C18th and C19th domestic, farm and small scale industrial buildings. Local stone with pantile roofs. Some cobble walled structures. A minority of slate roofs. Simple gabled forms, variations in roof slope according to building age and roofing material. Vernacular in the main. Locally distinctive, with exception of Glendalow (C20th brick / artificial pantile dormer bungalow)</p> <p>Kayes Farm & Hawber Farm: C18th and C19th farmhouses and barns / farm buildings. Vernacular. Local stone with pantile roofs. Simple gabled forms, some outbuildings have shallow hipped roofs. Variations in steepness of roof pitch. Cobble walled barn with roof with stone slate lower courses at Hawber's Farm. Slight steps in eaves / ridge height along lathes. Outbuildings much lower than farmhouses and principal barns. Locally distinctive with the exception of functional extensions and outbuildings which are of factory made components.</p> <p>Wigby Close & The Orchard: late C20th / early C21st dwellings. Brick with pantile roofs. Broad gables, with fairly shallow pitches. Not locally distinctive.</p>
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Features on site, and land use or features off site having immediate impact.	<p>Site is a lorry depot with most of its area is tarmac. Eastern third of site is 'left over' landscaping with high leylandii hedges and some trees. Mix of substantial sheds and smaller garages / outbuildings at western end of site. Site boundary bisects converted (re-built or newly built?) barn at Kaye's Farm, which is used as the site office.</p> <p>Flat site. Low hedge boundary to east and south east, various fences to the north.</p> <p>Right of way borders eastern edge of site.</p>
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Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	<p>Development could improve the appearance and landscape edge of this site.</p> <p>The site is generally well screened from view from Copgrove Road / Mill Lane and would therefore have a minimal impact on the street scene of the conservation area.</p> <p>Small barn partially in site should be retained and re-used.</p> <p>None of the traditional buildings along Copgrove Road should be demolished to create a standard highway junction.</p> <p>The density (and particularly the building density) should allow sufficient room for greenery and trees and reduce the negative impacts on the landscape.</p> <p>Two storey, variations in eaves / ridge height. Simple vernacular forms, traditional local materials.</p> <p>'Organic' / 'village' layout rather than suburban layout.</p> <p>Minimise roadways – shared surfaces where possible.</p> <p>Traditional boundary walls.</p>
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Settlement: Burton Leonard**Site: BL9 (Alfred Hymas site, Burton Leonard)****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 about 750m of Burton Leonard Lime Quarry SSSI and Yorkshire Wildlife Trust Reserve.
SSSI Risk Zone	Natural England do not require consultation on residential development.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow (not including non-native leylandii)
Phase 1 Survey Target Notes	None
Sward	Mostly hardstanding. Small field comprising eastern quarter of the site appears neglected/in equine use; requires assessment.
Trees and Hedges	Low hedge boundary to agricultural land E & SE. Garden fences and hedges surround much of site with trees especially to NE. Leylandi hedges separate parking bays and eastern third from main part of site.
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Generally flat but slopes very gently down towards Copgrove Road
Buildings and Structures	Residential dwellings to frontage with a haulage yard to the rear containing concrete block 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)	LCA 48: Burton Leonard and Bishop Monkton Undulating Farmland <ul style="list-style-type: none"> • "Promote tree planting in particular associated with farmsteads and the village edge..." • "Promote the maintenance and restoration of existing hedgerow boundaries".
Connectivity/Corridors	The site is mostly built on or tarmacked, with only the eastern quarter vegetated. Boundary hedges are mostly outwith the site. Currently something of a barrier to connectivity between village gardens and the fringing countryside. A PROW runs north-south at the eastern boundary of the site.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to introduce some planting to the site to enhance connectivity through the village to the fringing countryside to replace non-native leylandii with more appropriate species. It may be possible to reinforce the PROW as a green link between Mill Lane and Apron Lane
Protected Species	Nesting birds are likely to utilise the hedgerows, shrubs and trees and some of the buildings on site. It is possible bats may utilise some of the buildings and mature boundary trees,
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion

There may be some opportunity to enhance biodiversity in association with development and landscaping of this site. This could be done through planting of native trees and hedges to re-link the village with its rural fringe, retention/creation of bird and bat friendly features in buildings and strengthening of the PROW as a green link. Less likely to impact indirectly on the SSSI than sites closer to Limekiln Lane. Field to the east requires ecological assessment.

Settlement: Burton Leonard**Site: BL9 (Alfred Hymas site, Burton Leonard)****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.

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

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

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

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

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

