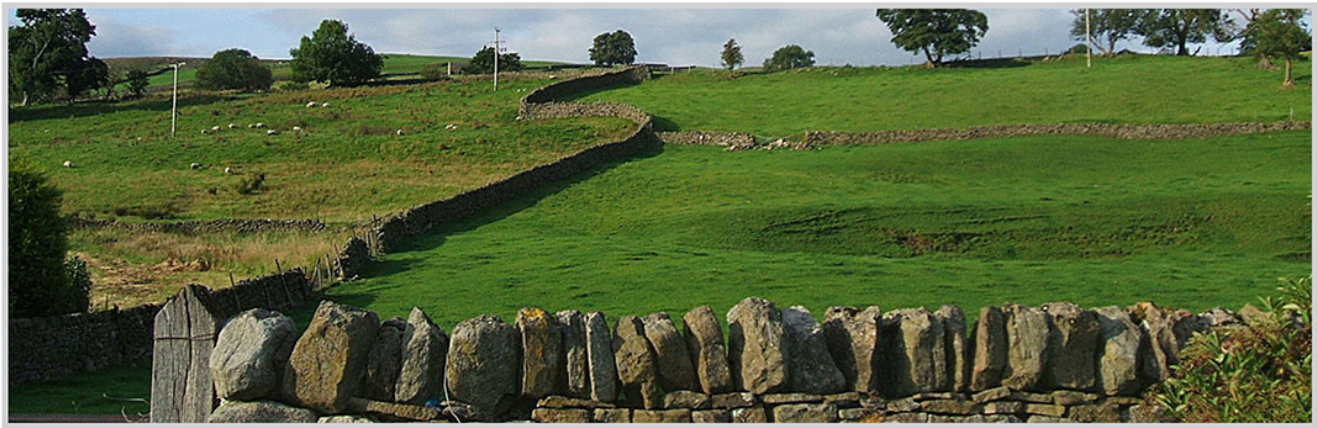
Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 6: Cattal – Dunkeswick



October 2016

Harrogate BOROUGH COUNCIL

Contents

1 Introduction

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

- Cattal
- Copgrove
- Cowthorpe
- Dacre Banks
- Darley
- Dishforth
- Dunkeswick

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

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

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

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

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

2 Policy Context

National Policy Context

Introduction

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

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

Landscape

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

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

Conservation and Design

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

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

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

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

Ecology

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

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

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

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

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

Land Drainage

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

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

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

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

Emerging Local Policy Context

Introduction

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

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

2 Policy Context

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

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

Landscape

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

Conservation and Design

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

Ecology

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

Land Drainage

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

- Watercourse
- Surface water sewer
- Combined water sewer

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

3 Methodology

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

Landscape

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

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

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

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

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

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

Table 3.1 Landscape: Screened Out Sites

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

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

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

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

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

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

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

3 Methodology

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

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

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

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

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

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

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

Results

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

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

Conservation and Design

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

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

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

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

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

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

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

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

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

3 Methodology

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

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

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

Table 3.5 Conservation and Design: Screened Out Sites

3 Methodology

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

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

Results

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

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

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

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

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

Ecology

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

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

Table 3.6 Ecology: Screened Out Sites

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

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

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

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

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

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

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

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

3 Methodology

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

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

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

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

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

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

Results

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

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

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

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

3 For information please visit www.cieem.net

3 Methodology

Land Drainage

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

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

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

3.50 Additionally, more site specific information was obtained from:

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

Results

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

4 Site Assessments

Cattal

Site Ref	Site Name	Site Area	Page
CA1	Land at Station Road, Cattal	0.2214	23
CA2	Land at Cattal Street, Cattal	7.0093	27
CA4	New settlement, Cattal	80.7844	32

Table 4.1 Cattal Sites

Copgrove

Site Ref	Site Name	Site Area	Page
CP1	Land adjoining Jubilee Mill, Copgrove	1.0474	38
CP2	Land at Copgrove	3.3386	42

Table 4.2 Copgrove Sites

Cowthorpe

Site Ref	Site Name	Site Area	Page
CW1	Land west of War Field Lane, Cowthorpe	4.9482	46

Table 4.3 Cowthorpe Site

Dacre Banks

Site Ref	Site Name	Site Area		Page
DB1	Land to the west of Dacre Banks	5.3236		50
DB3	Abbots Garage and adjacent land, Dacre Banks	0.8276	Draft Allocation - housing	55
DB4	Nidd Valley Saw Mills, Dacre Banks	1.4368		59
DB5	Land to the west of Dacre Banks (smaller site)	2.2435	Draft Allocation - housing	63

Table 4.4 Dacre Banks Sites

Darley

Site Ref	Site Name	Site Area		Page
DR1	Land at Stumps Lane, Darley	0.3977	Draft Allocation - housing	67
DR2	Land at Stumps Lane / South View, Darley	0.5536		71
DR3	Land off Main Street, Darley	0.619		75
DR4	Land west of Darley House, Darley	0.2218		80
DR5	Land at Silverdale Farm, Darley	1.0912		84
DR6	Land north of Sheepcote Lane, Darley	0.9354		90
DR7	Land adjoining Meadow Lane, Darley	0.7183		94
DR8	Land north of Sheepcote Lane, Darley	2.5187		98

4 Site Assessments

Site Ref	Site Name	Site Area		Page
DR9	Land off Walker Lane, Darley	4.4924		104
DR10	Land at Stocks Green, Darley	1.1614		110
DR12	Land adjacent to Walker Barn, Darley	0.4546		115
DR13	Land at Cherry Tree Farm, Darley	1.5724		119
DR14	Land at Sheepcote Lane (combined site), Darley	4.7021	Draft Allocation - housing	125

Table 4.5 Darley Sites

Dishforth

Site Ref	Site Name	Site Area		Page
DF1	West Heads, Back Lane, Dishforth	0.3758		131
DF2	Land at North End, Dishforth	3.3405	Draft Allocation - housing	136
DF3	West End Farm, Dishforth	1.3586		139
DF4	Land north east of Thornfield Avenue, Dishforth	2.3101	Draft Allocation - housing	145
DF6	Crown Farm, Dishforth	7.0972		149
DF7	Land at Dishforth Airfield	107.9432		153

Table 4.6 Dishforth Sites

Dunkeswick

Site Ref	Site Name	Site Area	Page
DK1	Land off Weeton Lane, Dunkeswick	0.535	157
DK2	Land at Hawthorne House Farm, Dunkeswick	0.4414	161

Table 4.7 Dunkeswick Sites

Settlement: Cattal

Site: CA1 (Land at Station Road, Cattal)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of Cattal Station south of Kirk Hammerton Beck. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: Small grass field with hedgerow boundaries and an area of hardstanding located immediately north of the pub car park. Site is on land surrounded by a large scale horticultural business.
Existing urban edge	Site detached from urban edge. Railway station and pub to the north.
Trees and hedges	Hedgerow boundaries fragmented in places.
Landscape and Green Belt designations	Open Countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The small field is characteristic of the setting of villages in the area.
Visual Sensitivity	Site is viewed from the road to Cattal but is not wideley visible.
Anticipated landscape effects	Loss of field and introduction of residential development in open countryside.
Potential for mitigation and opportunities for enhancement	Limited due to the small scale of the site.
Likely level of landscape effects	Medium to large scale adverse as a result of introducing uncharacterisitic development in open countryside.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: 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	There is limited capacity to accept development on this site without detriment to landscape character due to the uncharacteristic nature of the proposals.

Settlement: Cattal

Site: CA1 (Land at Station Road, Cattal)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The Victoria Inn. Cattal Railway Station building.
Commentary on heritage assets.	The site is located within the setting of the Victoria Inn and Cattal Station building.The Victoria Inn - traditional building, but altered, painted brick/render with uPVC windows, pan tile roof. Located to the south of the site. Cattal Railway Station building - attractive Victorian station building built of brick with detailing such as stone dressings and overhanging eaves.
Topography and views	Land slopes down from south to north. Views looking north to dwellings beyond and plant nursery. Land rises generally northwards.
Landscape context	Vale of York.
Grain of surrounding development	Limited, dispersed development – station and pub as a group (both with gables facing onto road), then a small number of dwellings north of Gilesthwaite Road, plus the plant nursery site.
Local building design	Reflective of area generally – traditional buildings in brick, later altered with paint or render. Pan tiles or slates.
Features on site, and land use or features off site having immediate impact.	Located to the north of pub car park, part grass and part tarmac, paddocks to the north of the site, concrete clad shed at the north west corner within site. Small tree at the north west corner. Fence to the south boundary, trees / hedgerow to the north, east and west (verge and hedge along roadside).

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development is unlikely to affect the setting of the heritage assets present and could be appropriate to local character as long as development on the site is very low density / comprises buildings which are complimentary in scale and form to the pub and station (which are of modest, traditional scale) / includes retention of hedgerows / maintains the rural character of the area.

Settlement: Cattal

Site: CA1 (Land at Station Road, Cattal)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerow.
Phase 1 Survey Target Notes	None.
Sward	Hardstanding (pub carpark) and field NA 1992 - appears improved.
Trees and Hedges	Strong hedges to frontage, eastern and northern boundaries.
Presence of Trees that Merit TPO	Small hedgerow trees may benefit from TPO protection.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Low shed on 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 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Hedgerows form part of a network of small fields between the railway and the nursery to the NE.
GI/SUDS Opportunities (for biodiversity)	Retain boundary hedgerows.
Protected Species	Nesting birds and possibly foaging/commuting bats are likely to utilise the hedgerows.
BAP Priority Species	None known.
Invasive Species	Not known.
Notes	Part of GH12.

Conclusion

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

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

Summary conclusion	Boundary hedges should be retained and protected during the course of any development.

Settlement: Cattal

Site: CA1 (Land at Station Road, Cattal)

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. Whilst this proposed development is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water drainage strategy is likely to affect watercourses within the 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
Neutral or slight effects of additional surface water discharge on nearby watercourses.	Yellow

Settlement: Cattal

Site: CA2 (Land at Cattal Street, Cattal)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of Cattal between the village and the railway station. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: site comprises modern improved arable fields (part of)
Existing urban edge	Site detached from the urban edge.
Trees and hedges	Hedgerow and trees to the boundary with the Roman Road to Cattal.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape susceptible to harm as a result of built development in open country side.
Visual Sensitivity	Being flat and low lying the site is not widely seen. Trees along field boundaries and water courses help to screen views.
Anticipated landscape effects	Loss of characterisitic fields and introduction of modern housing development in open countryside.
Potential for mitigation and opportunities for enhancement	Mitigation planting and substantial green infrastructure would help to integrate new development. However, the uncharacterisitic nature of the proposal could not be successfully mitigated.
Likely level of landscape effects	Large scale adverse due to the introduction of uncharacterisitic development in open countrysaide and the impact on the historic village of Cattal.
Adjacent sites/cumulative impacts/benefits	CA4 to the north is a large site and the cumulative effects could be considerable.

Conclusion

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

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

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

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

Summary conclusion	No capacity to accept development proposed without harm to landscape character due to loss of open countryside and introduction of built form.

Settlement: Cattal

Site: CA2 (Land at Cattal Street, Cattal)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Old Thornville (grade II*). Horbatt House and Manor House (both grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Traditional buildings located within the settement of Cattal, which is located to the south of the site, separated from the site by fields. See below for more information.
Commentary on heritage assets.	The site is located within the wider setting of Old Thornville, located to the east of the site (grade II* - large 17th/18th century country house with additional listings for ha ha, statues etc). A tree lined access Lane to Old Thornville runs along the northern edge of the site. The site is also located within the wider setting of Cattal which contains both non-designated buildings (typically modest, traditional brick / render cottages) and also two listed buildings. which are located within Cattal (Horbatt House to the north side of Chapel St and Manor House to the north side of Ox Moor Lane). Non-designated buildings include The Old Chapel and Beam Ends and others tend to be modest, traditional brick / render cottages located to south west corner of site, facing road.
Topography and views	Level but slight rise towards north east corner. Views from Cattal St. looking northeast, east and southeast towards Old Thornville but at time of survey (end Sept.) tree cover restricted views of most buildings. Views along Cattal Street with strong verge / tree lined boundary. Access track leading east from Cattal Street (to the south of the site), enables views looking north, over the site, towards the access lane to Old Thornville.
Landscape context	Vale of York. River Nidd to south of village.
Grain of surrounding development	In Cattal, apart from very limited exceptions, all development to north side of Chapel Lane / Cattal St / Ox Moor Lane. River Nidd to south. Mostly linear (especially on Cattal Street at north end of village – here, there are several modern dwellings of brick plus few bungalows), elsewhere, some farm buildings positioned behind frontage buildings. Frontage boundaries – mostly hedges and verge on Cattal Street.
Local building design	Modest, traditional cottages with some former agricultural buildings attached, brick or render, pan tile or slate roofs. Two stone buildings. Chimneys. One row of cottages. Two storeys apart from one attached cottage of three storeys (probably converted). Larger, recent brick dwellings to north end of village on Cattal Street. Few bungalows there also.
Features on site, and land use or features off site having immediate impact.	Part of agricultural field. No boundary to east and south edges. Verge and trees / hedgerow to roadside. North edge terminates at a buffer zone between access lane and field. Two, mid / later 20th century small ‘lodge’ bungalows located at entrance to access lane.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site to standard form and density would be against the existing grain, having no link to the existing village and located within agricultural land divorced from any settlement. Development would harm the wider, rural setting of the grade II* listed Old Thornville. Harm to the heritage assets within Cattal is largely related to the general impact upon settlement character rather than on individual settings. Anything other than a small number of dispersed dwellings along the roadside would be contrary to grain.

Settlement: Cattal

Site: CA2 (Land at Cattal Street, Cattal)

Natural and Built Heritage Assessments — Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Lies within c.700m of Aubert Ings SSSI.
SSSI Risk Zone	NE require consultation on "residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, Arable Fields (with margins).
Phase 1 Survey Target Notes	None.
Sward	Large arable field (s) with apparent set-aside strip down centre and northern & southern margins.
Trees and Hedges	Roadside hedges with some mature trees; also recently planted avenue trees on site boundary to north parallel with Plane Tree Lane.
Presence of Trees that Merit TPO	Roadside trees likely to merit TPO status.
Water/Wetland	There are two ponds just to north of Plane Tree Lane and a beck immediately to the south of the site.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Roadside hedgerows, beck to south of site.
GI/SUDS Opportunities (for biodiversity)	Enhancement of boundary features; potential Suds wetland.
Protected Species	Nesting birds and bats likely to utilise the trees and hedgerows; great crested newt may breed in ponds to north .
BAP Priority Species	May support BAP priority species of bird of arable farmland and brown hare.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	May be potential increased recreation pressure on Aubert Ings SSSI, which is common land (and potential in-combination impacts). Likely to require provision of generous green infrastructure on site as alternative. Buffers to north and south should be retained and habitat enhanced. Alternative arable strips could be provided off-site to compensate for loss to priority species. Potential for native tree and hedgerow planting with trees along new site boundaries

Settlement: Cattal

Site: CA2 (Land at Cattal Street, Cattal)

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. Whilst this proposed development is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water drainage strategy is likely to affect watercourses within the 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: Cattal

Site: CA4 (New settlement, Cattal)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located north of Cattal and west of Kirk Hammerton. The site extends either side of the railway line. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: the site comprises parliamentary enclosure and modern improved agricultural fields with the York /Harrogate railway line running through it in an east west direction. The site includes the site of a large scale horticultural business.
Existing urban edge	Site located in open countryside detached from urban edge.
Trees and hedges	Generally open landscape with trees and bushes along the railway line and to the boundary with roads, lanes and the horticultural business.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	New settlement.
Physical Sensitivity	The open agricultural landscape is suceptible to change as a result of built development and the large scale of the proposals increases sensitivity.
Visual Sensitivity	Large scale site includes gently rising ground north of the railway line that is likely to be more widely visible in the landscape, particularly if built on.
Anticipated landscape effects	Loss of open agricultural land in favour of large scale building development.
Potential for mitigation and opportunities for enhancement	Difficult to successfully mitigate the introduction of new settlement but ample opportunity for structure planting to help integrate the development in the long run.
Likely level of landscape effects	Large scale adverse due to the scale of the proposals.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept the change proposed without detriment to existing character due to the loss of open countryside and the introduction of uncharacteristic built form.

Settlement: Cattal

Site: CA4 (New settlement, Cattal)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Kirk Hammerton and Green Hammerton Conservation Areas, Old Thornville, a grade II* listed building.
Known non-designated heritage assets potentially affected by development of the site.	Cattal Station building and railway building south of line on Parker Lane. Home Farm and properties on Gilsthwaite Lane. The two post-war bungalows at the entrance of the drive to Old Thornville.
Commentary on heritage assets.	The north eastern part of the site would impact on Green Hammerton principally by causing coalescence of the two existing settlements. The impact of developing the site would have impact on the setting of Kirk Hammerton Conservation Area, at this point its linear form and rural setting contribute strongly to its character.Home Farm and properties on Gilsthwaite Lane designated as of interest and merit in Kirk Hammerton Conservation Area Appraisal. The setting of Home Farm in particular would be affected by new dense development nearby. Old Thornville is generally visually separated from the site by trees, although none are protected by order and cannot be relied upon. The southern part of the site appears in historic maps as its parkland, although the trees are not now in evidence. The two post-war bungalows at the entrance of the drive could be curtilage listed if pre-1948 and in the same ownership of Old Thornville in 1966 at time of listing. Even if not protected as curtilage, they have interest by association. One appears to be in the site and the other outside.
Topography and views	The site is very large and consequently ground levels are complex. The northern part of the site, known as Doodle Hills, rises steeply to Brown Moor and to its east Coney Garth Hill. Hammerton Beck is low lying and some of the site is in the flood zone, although land to its south rises above the beck level, it generally falls to Cattal. Views from the high areas will be extensive. Views to the site will be more open in parts than others. Views to the west from Gilsthwaite Lane and the park of Kirk Hammerton Hall in the conservation area will be substantially affected, as will the key view designated in the conservation area appraisal from Parker Lane to the northwest.
Landscape context	The site is very close to West Villa Farm at the edge of Kirk Hammerton, and notwithstanding the nursery, is (Johnsons of Whixley) is countryside.
Grain of surrounding development	Due to the scale of the site, this is complex. The village developed linearly along the roads, and most houses are detached, short rows and a few terraces are seen in the villages. Some buildings are against the road, but more are behind small front gardens. Later twentieth century development often takes the form of culs-de-sac, where mainly detached houses are set very close together behind small front gardens. On the edges of the village development is mainly linear along the roads and density reduces at the outer edges. Outside villages are individual properties often close to the road and farmsteads, which have combinations of traditional buildings and larger twentieth century agricultural sheds. The nursery buildings are in the main set in a group, but odd buildings are disbursed.
Local building design	The majority of houses are two storey, dormers are not common. The older houses of the villages have greater frontage width than depth, roofs are simple dual pitched roofs and most are covered in pantiles. There are a number of houses that have roofs finished in slate and generally their pitches are a little lower. Most houses are of brick, although many are rendered. Window to wall ratios are low, and the majority of houses have vertical sliding sash windows. Outbuildings are single storey and have pantiled roofs, their walls are of brick and field cobble. Later houses do not all have the same general proportions as the older buildings, some have greater complexity of form and there is a larger palette of roofing materials, although on the whole they blend with the natural materials of the older buildings. Traditional farm buildings are of the same materials as outbuildings, but there is a greater variety of height as required to suit building function. Modern farm buildings are much larger in scale and clad in timber or sheeting, roofs are profiled decking.

Features on site, and land use or features off site having immediate impact.	On site the existence of the nursery gives the area particular character due to the glasshouses, other buildings and plantings. The bungalow in the southwest corner of the site should be retained as part of the pair and to act as a gateway into Old Thornville. Hedgerows, odd hedgerow trees, trees alongside the beck and small groups of trees should be retained. As should the trees around curtilages of existing buildings, Farm buildings of Westfield are excluded from the site, and would need an open area retained around them to respect their setting. Lingerfield Cottage is excluded from the site, it is historic, although its architectural merit has been reduced by alteration, none the less its setting should be respected. (See above regarding trees screening Old Thornville). Development of land at the high part of the site could be seen against the skyline from certain views, which would be harmful.

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to result in harm to elements which contribute to the significance of a heritage asset and the harm is not capable of mitigation.	Red
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red
Summary conclusion	Development of this site, which is in the setting of the conservation area would cause the rural conservation area to be a small part of a large settlement, thus changing its character. Development on this size of site could not reflect local rural villages. The development would cause visual coalescence of the two Hammertons.

Settlement: Cattal

Site: CA4 (New settlement, Cattal)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted .
Sites of Special Scientific Interest (SSSI)	Aubert Ings SSSI approx. 850m to the south.
SSSI Risk Zone	NE require consultations for over 100 residential unit. Large scale development south of the railway line could impact on the SSSI.
Sites of Importance for Nature Conservation (SINCs)	Tockwith Ings approx 1 km ESE but south of the river.
BAP Priority Habitats	Hedgerows, Arable Farmland, potential veteran trees.
Phase 1 Survey Target Notes	None.
Sward	Mostly large arable fields, Johnstone's Horticultural, small areas of horse pasture.
Trees and Hedges	Some good hedgerows, mature trees.
Presence of Trees that Merit TPO	Mature trees likely to merit TPO e.g. oak on Gilsthwaite Lane.
Water/Wetland	Kirk Hammerton Beck runs through centre of site, several small ponds, including one off Plane Tree Lane. Wet depression in field off Rathmall Lane.
Slope and Aspect	North of railway land generally falls west to east with gentle undulations to Coney Garth (46m). Flat land south of railway has very gentle fall to SE.
Buildings and Structures	Dwellings along Gilsthwaite Lane; St Johns House (care Home, bridges over railway, beck.) Horticultural 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 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway corrodor, road verges and Kirk Hammerton Beck provide linear connectivity.
GI/SUDS Opportunities (for biodiversity)	Low lying areas provide opportunity to combine wetland habitat creation with Suds.
Protected Species	GCN known from wider vicinity. Badgers are likely to occur in the vicinity. Bats may utilise mature trees, some of buildings, nesting birds likely to use trees & hedgerows, water vole may utilise beck.
BAP Priority Species	Potential for priority species of arable farmland e.g. nesting birds, brown hare.
Invasive Species	Himalayan balsam likely to be present.
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 potential adverse impact of recreational pressure from large-scale development on Aubert Ings SSSI (open access) unless generous green infrastructure provision is provided on site to mitigate for this. Potential to support protected species e.g. bats and great crested newts. Thorough ecological survey required. Retain important trees & hedgerows. Opportunities for habitat creation and enhancement, in association with provision of green infrastructure in particular buffering of linear corridors and creation of Suds wetlands.

Settlement: Cattal

Site: CA4 (New settlement, Cattal)

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 or mixed sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. Whilst this proposed development is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water drainage strategy is likely to affect watercourses within the 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: Copgrove

Site: CP1 (Land adjoining Jubilee Mill, Copgrove)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land adjoining Jubilee Mill Copgrove LCA49: Stanley Beck Corridor
Landscape description	Area description: This small scale landscape follows the course of Stainley Beck from Markington to Copgrove generally in a south easterly direction. The rolling landform gradually slopes down towards the beck and eastwards. Land use is simple wiith irregular shaped fields managed for permanent pasture plus the occasional fields given over to cereal crops. Site Description: The site is part of an arable field, adjacent to the Jubilee Mills business park. A hedgerow with occasional hedgereow trees borders Wath Road which forms the site's southern boundary and to the east a hedgerow separating Jubilee Mills. There is no defined site boundary to the north with a small paddock to the west of the site. The site gently rises from south to north with an average elevation of 43mAOD
Existing urban edge	The site is situated between Jubilee Mll business park and an isolated property to the west of Copgrove,
Trees and hedges	Hedgerows with occasional hedgerow trees
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Assume part employment and residential site (assuming 30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value. Susceptibility to change is also considered to be medium with large scale industrial/ commercial elements present in the landscape
Visual Sensitivity	The site is visible from Wath Road to the south , wider views are more limited due to intervening topography and built form
Anticipated landscape effects	Loss of part of an arable field and expansion of development into the open countryside.
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate advers effects of development by incorporating mitigation planting
Likely level of landscape effects	Medium 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	Site is of medium sensitivity with some existing reference to the type of development being proposed along the site's eastern boundary. The development would extend built form into open countryside. Appropriate layout and mitigation could enhance currrently harsh built form edges of the business park

Settlement: Copgrove

Site: CP1 (Land adjoining Jubilee Mill, Copgrove)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Church of St Michaels and All Angels (grade II* listed). Copgrove Hall (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Church View, The Grange and range of outbuildings which appear to be part of the business park.
Commentary on heritage assets.	The site is located within the setting of the grade II* listed church of St Michaels and All Angels. Also, located within the wider setting of Copgrove Hall (grade II listed) and its associated parkland setting. The site is located within the setting of the non-designated heritage assets of Church View, a brick house located to the east of the church (and to the west of the site). Also, The Grange and range of outbuildings which appear to be part of the business park (to the east of the site).
Topography and views	Gentle undulations on site, rises from road level. Site seen very much in context with the surrounding open countryside but with a strong contrast provided to the east with the presence of the large buildings of the business park.
Landscape context	Gently undulating landscape of open countryside, fields with hedgerows and many trees.
Grain of surrounding development	Very low density of development, generally. Rural settlement - Copgrove is centred on Copgrove Hall and is strongly characterised by its large parkland estate. Very few other historic buildings make up Copgrove (church, Church View, The Rectory, buildings associated with the Hall or the former farm etc). Limited development has occurred off St Mongah's Lane (several bungalows) and then also the redevelopment of Home Farm which has provided St Mongah's Court.
Local building design	Stone traditionally but with some brick.
Features on site, and land use or features off site having immediate impact.	The site is part of a field, adjacent to the business park (a few trees and a hedge between). Hedge, verge and a few trees border the road, which forms the south boundary. No boundary to the north. Orchard like paddock present to the west of the site, possibly associated with Church View. Church located to the west of Church View.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	An extension of the business park to the same density / building size would be harmful to the setting of the church and Church View due to the encroachment of such development into their rural setting (where the sense of detachment of the buildings from surrounding development is an important part of their setting). The provision of housing raises similar issues - both types of development, when across the whole of the site, will lead to an encroachment / effect of coalescence upon the church and Copgrove that is harmful to the historic grain of the settlement and the setting of the heritage assets.

Settlement: Copgrove

Site: CP1 (Land adjoining Jubilee Mill, Copgrove)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable with an area of uncultivated vegetation in the SW corner taking up about a quarter of the site.
Trees and Hedges	Roadside hedge with some mature trees, veteran trees offsite in field to west.
Presence of Trees that Merit TPO	Roadside Trees likely to merit TPOs; offsite veterans may be vulnerable to impacts.
Water/Wetland	Field corner may be damp, there is a pond within about 100m to NW.
Slope and Aspect	The site gently slopes upwards from south to north.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA71 Hardriggs and Roecliffe Moor Farmland.
Connectivity/Corridors	Trees and hedgerows and uncultivated corners provide some connectivity between the large-scale arable farmland to the north-east with the parkland landscape around Copgrove Hall and village.
GI/SUDS Opportunities (for biodiversity)	Retain Suds area within SW corner, provide new native hedgerow with trees to the northern site boundary.
Protected Species	Nesting birds and bats may utilise the boundary fields and hedgerows; potential for great crested newts in nearby ponds.
BAP Priority Species	Potential for priority species of birds of arable farmland and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	This arable field has a damp uncultivated corner which should be retained and enhanced as part of a Suds scheme. Trees and hedgerow should be retained and enhanced with additional native planting. Full ecological survey required.

Settlement: Copgrove

Site: CP1 (Land adjoining Jubilee Mill, Copgrove)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: CP2 (Land at Copgrove)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Copgrove LCA49: Stanley Beck Corridor
Landscape description	Area description: This small scale landscape follows the course of Stainley Beck from Markington to Copgrove generally in a south easterly direction. The rolling landform gradually slopes down towards the Beck and eastwards. Land use is simple wiith irregular shaped fields managed for permanent pasture plus the occasional fields given over to cereal crops. Site Description:The site is an irregular shaped parcel of land used as a grazing paddock that surrounds the development of St Mongah's Court and extends to the rear of three bungalows located to the north of St Mongah's Lane. A private road and bridleway forms the eastern boundary with a PRoW running north to south through the site with St Monagah's Court to the west. The site slopes from south east to north west from 44m to 30m AOD
Existing urban edge	The site surrounds the residential development at St Mongah's Court
Trees and hedges	Hedgerows with occasional hedgerow trees
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential site (assuming 30+dwellings per ha)
Physical Sensitivity	The landscape is considered to be of medium value. Susceptibility to change is considered to be high and would impact on the historic setting of Copgrove Hall to the west.
Visual Sensitivity	The site is visible from St Mongah#s Lane and the two PRoW's adjacent to and crossing the site
Anticipated landscape effects	Loss of pasture land and expansion of development into the open countryside and impact on historic setting of Copgrove Hall
Potential for mitigation and opportunities for enhancement	There would be potential to mitigate advers effects of development by incorporating mitigation planting
Likely level of landscape effects	Large scale 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 – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion	Site is of high sensitivity but with some existing reference to the type of development being proposed along the site's inner boundary. The development would extend built form into open countryside. Appropriate layout and mitigation could enhance existing edge of settlement

Settlement: Copgrove

Site: CP2 (Land at Copgrove)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Copgrove Hall (grade II listed) and its associated buildings. The church of St Michaels and All Angels (grade II* listed).
Known non-designated heritage assets potentially affected by development of the site.	The historic parkland of Copgrove Hall, buildings associated with Copgrove Hall that may not be considered curtilage listed, Church View and The Rectory.
Commentary on heritage assets.	The site is located within the setting of the grade II listed Copgrove Hall and its associated buildings (some may be curtilage listed, others may be classed as non-designated heritage assets). Also located within the setting of the grade II* listed church of St Michaels and All Angels and the historic parkland of Copgrove Hall, Church View (a brick house located to the east of the church) and The Rectory (located to the south of St Mongah's Lane).
Topography and views	Slight undulations of level across the site. The fields help provide a break between the development of St Mongah's Court and the dwellings of St Mongah's Lane.
Landscape context	Gently undulating landscape of open countryside, fields with hedgerows and many trees.
Grain of surrounding development	Very low density of development, generally. Rural settlement - Copgrove is centred on Copgrove Hall and is strongly characterised by its large parkland estate. Very few other historic buildings make up Copgrove (church, Church View, The Rectory, buildings associated with the Hall or the former farm etc). Limited development has occurred off St Mongah's Lane (several bungalows) and then also the redevelopment of Home Farm which has provided St Mongah's Court.
Local building design	Stone traditionally but with some brick.
Features on site, and land use or features off site having immediate impact.	The site is a field that surrounds the development of St Mongah's Court and extends round to the rear of the bungalows located to the north of St Mongah's Lane. A private lane forms the east boundary.

Conclusion

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

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

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

Rationale	Rating
Development is likely to 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 limited 20th century development, though not ideal in all circumstances, has allowed the historic grain / character of the village as a very small settlement centred on an historic hall and parkland to remain evident. It is considered that the proposed provision of housing on this site would disrupt this balance and harm the character of the area, be against the established grain and also cause harm to the setting of the heritage assets present.

Settlement: Copgrove

Site: CP2 (Land at Copgrove)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England require consultation for residential development of 100 units or more.
Sites of Importance for Nature Conservation (SINCs)	Robert Beck Pasture and Stavely NR within about 1km to SW and SE respectively.
BAP Priority Habitats	Hedgerows, Parkland and veteran trees (adjacent at Copgrove Hall).
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (P1HS 1992).
Trees and Hedges	Good hedgerows along external field boundaries, mature field tree near SW corner; line of trees on boundary with Copgrove Hall.
Presence of Trees that Merit TPO	Significant tree in SW corner is likely to merit TPO protection.
Water/Wetland	Robert Beck 30m to NW, pond to SE within 40m ; Copgrove Lake 200m to SW.
Slope and Aspect	The land slopes down towards Robert Beck in the north west.
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)	LCA71 Hardriggs and Roecliffe Moor Farmland (east) and LCA 49 Stainley Beck Corridor (west).
Connectivity/Corridors	Western part of site set within wooded corridor of Robert Beck and links into parkland and woodland at Copgrove Hall.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for a Suds wetland along the banks of Robert Beck.
Protected Species	Nesting birds and bats potentially utilise trees and hedges; Great crested newt may occur in ponds in the vicinity.
BAP Priority Species	Some potential for priority species of ground-nesting birds and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
Some potential 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 set within a rich network of habitats on the edge of Copgrove. Trees and hedgerows should be retained and enhanced. The wooded corridor of Robert Beck should be buffered using semi-natural habitats as part of generous green infrastructure provision. Potential for the presence of protected species, full ecological survey required.

Settlement: Copgrove

Site: CP2 (Land at Copgrove)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: CW1 (Land west of War Field Lane, Cowthorpe)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site situated to the west of War Field Lane Cowthorpe LCA97: Nidd Corridor (Ribston Park-Cattal Reach)
Landscape description	Area description: the wider landscape is a moderate scale character area of the River Nidd Corridor characterised by the flat floodplain of the river as it meanders in a general north-easterly direction. Land use is a diverse mix of enclosed, improved intensivley managed grass and arable firelds with areas of rough grassland and meadow. Site description: site comprises of two small pastoral fields and two part-field areas to the south of Cowthorpe. There are a number of small agricutlural buidings within the site and Manor Garth residential property. The site falls gently from south to north at an average elevation of 24mAOD. Hedgerows and hedgerow trees border site boundaries with a line of mature remnant hedgerow trees running through the site.
Existing urban edge	Site detached from the urban edge.
Trees and hedges	Hedgerow and trees to the boundary with War Field Lane and Wetherby Lane
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	Landscape susceptible to harm as a result of built development in open country side.
Visual Sensitivity	Flat and low lying the site is not widely visible. Hedgerows and hedgerow trees along road boundaries assist in screening views.
Anticipated landscape effects	Loss of characterisitic fields and introduction of housing development in open countryside.
Potential for mitigation and opportunities for enhancement	Mitigation planting would help to integrate new development. However, the uncharacterisitic nature of the proposal could not be successfully mitigated.
Likely level of landscape effects	Large scale adverse due to the introduction of uncharacterisitic development in open countrysaide and the impact on the historic hamlet of Cowthorpe
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	Open landscape susceptible to introduciton of uncharacteristic development in open countryside.No capacity to accept development proposed without substantial harm to landscape character.

Settlement: Cowthorpe

Site: CW1 (Land west of War Field Lane, Cowthorpe)

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.	Manor Farm (farmhouse and farm buildings). Other traditional buildings located to the north.
Commentary on heritage assets.	The site is located within the setting of Manor Farm which comprises a farmhouse and farm buildings (both stone and brick). Further to the north a row of cottages (brick but with mainly altered fenestration) and an additional detached house but which has been quite altered (both located on the east side of the village road and well separated from the site by the presence of Manor Farm).
Topography and views	The land rises from west to east and therefore the site is at a higher level than the land to the west, where the river is located. The site forms part of the rural setting of the village to its south side.
Landscape context	Undulating countryside consisting of farmland.
Grain of surrounding development	Development of the settlement has been broadly linear about the main road, with other lanes leading off from the road also with development in a linear form. This includes relatively recent housing added on the west side of the main road.
Local building design	Houses are mainly two storey brick building but with some render and also some bungalows.
Features on site, and land use or features off site having immediate impact.	The site comprises part of a farmstead, including some modern farm buildings, a bungalow (Manor Garth) and fields. Located at the south end of the village, the north tip of the site is bordered by the farmstead and the west and east boundaries are formed by the two roads (hedges, verges, and trees to roadside). To the south, the site opens onto fields / the surrounding countryside.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site to standard housing types, form and layout would be contrary to the established grain of the village and be harmful to the setting of the village and heritage assets within Manor Farm. Any new development in this location should follow the linear pattern of the village but the extent to which the village limits are extended requires consideration. The part of the site that is the farmstead could be redeveloped - the setting of the heritage assets of the farm should be accounted for in design, layout and form of new housing (i.e. not standard form).

Settlement: Cowthorpe

Site: CW1 (Land west of War Field Lane, Cowthorpe)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Aubert Ings is 2.5 km to the east.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (north fields) arable (southern fields).
Trees and Hedges	Good roadside and field hedges incorporate a number of mature trees.
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection.
Water/Wetland	There is a drain along the eastern boundary; 3 ponds within 150m to NE, south and east; River Nidd to150m north.
Slope and Aspect	Generally flat.
Buildings and Structures	Modern bungalow and some low agricultural buildings.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 100 Kirk Deighton to Tockwith Arable Farmland
Connectivity/Corridors	River Nidd corridor.
GI/SUDS Opportunities (for biodiversity)	Retain, protect and enhance trees and hedges with new planting with native species to the new south-west site boundary; there may be an opportunity to create a new Suds wetland.
Protected Species	Potential for trees hedgerows and buildings to support bats and nesting birds; GCN possible in pond to south.
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	Mature trees and hedgerows require retention and protection and to be given adequate space within any development; there would also be opportunities for enhancement of trees and hedgerows and for the creation of a small Suds wetland to south.

Settlement: Cowthorpe

Site: CW1 (Land west of War Field Lane, Cowthorpe)

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 Ainsty Internal Drainage Board (York Consortium), any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site According to the Environment Agency flood maps, the proposed 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 Old Folly Dyke.. 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: Dacre Banks

Site: DB1 (Land to the west of Dacre Banks)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Located on higher valley slopes to the west side of Dacre Banks. LCA13: Nidderdale Valley (Summerbridge to New Bridge, Birstwith)
Landscape description	Area description: Diverse character area with well wooded valley floors. gently rising valley sides become more open with patches of rock outcrops and extensive views along the rim of the valley. Site description: Parliamentary enclosure grass fields on hillside with stone wall field boundaries.
Existing urban edge	Rural edge comprising residential property and one farmstead.
Trees and hedges	TPO'd trees to the east boundary. Few mature trees on field boundaries may be worthy of TPO.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Fields with stone wall boundaries are the fabric of the landscape and the landscape is susceptible to the loss of these features to make way for built development.
Visual Sensitivity	The site is highly visible site and its development would extend built form into open countryside in the AONB and increase prominence of settlement.
Anticipated landscape effects	Loss of fields on open valley side and introduciton of development out of scale with existing settlement.
Potential for mitigation and opportunities for enhancement	Opportunities for large scale woodland and tree planting to help integrated development but given exposed location on hillside difficult to mitigate negative effects fully.
Likely level of landscape effects	Large scale adverse
Adjacent sites/cumulative impacts/benefits	No other sites proposed adjacent. However there are 4 sites to consider in total in Dacre Banks which cumulatively would cause significant harm to the landscpe of the Nidderdale AONB.

Conclusion

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

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

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

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

Summary conclusion	Highly valued landscape with extensive views across the valley results in high susceptibility to change as a result of built development on the hillside. No capacity for the site to be developed without detriment to landscape character and the Nidderdale AONB.

Settlement: Dacre Banks

Site: DB1 (Land to the west of Dacre Banks)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Church of the Holy Trinity, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	On site: Traditional farmbuildings.Offsite: The Grange, Prospect House, Overdale and Station House
Commentary on heritage assets.	Development of the north part of site could affect the setting of the church. The southern aspect of the Grange overlooks the site; the setting of The Grange is sensitive. Farmbuildings on the site should be conserved and should not be severed from the land.
Topography and views	The site is on valley side; falls to northeast (except small field to north). There are views across site from School Lane and over part of the site from the Grange.
Landscape context	Site is in the AONB, on the edge of the settlement on valley side of Nidd.
Grain of surrounding development	Traditional linear development along main road and small green. Twentieth century development is often in culs-de-sac. Terraces, rows and detached houses feature in the settlement.
Local building design	Housing is two storeys, and there are some bungalows. Stone walls (some render), roofs are Welsh slate with some stone slate and concrete tile.
Features on site, and land use or features off site having immediate impact.	Most of site is comprised of fields with dry-stone walled boundaries. The range of farmbuildings contributes to the rural character, but many are in poor condition.

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 conversion of the farm buildings would conserve them long-term. Development should be away from The Grange, and farmbuildings could be converted and should retain their close relationship with the land. A few homes could be created off a private drive from School Lane near the south and Cabin Lane.

Settlement: Dacre Banks

Site: DB1 (Land to the west of Dacre Banks)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	North Pennine Moors SAC and SPA 2.5 km to west
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2.5 km to west
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Bryan's Wood (North Wood) is 300m NW. Could be adversely impacted by increased recreation pressure from a large development.
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Fields all improved pasture (P1HS 1992). Some rough more ruderal pasture around 'the Grange' to north.
Trees and Hedges	There is a line of significant mature trees along the eastern boundary, with occasional other trees e.g. within field boundary walls.
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPOs, especially along the eastern boundary
Water/Wetland	None on site
Slope and Aspect	land slopes west to east (down towards river)
Buildings and Structures	Field boundaries are 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. 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 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The well-treed former railway line provides an important habitat corridor which links ancient woodlands such as Low Hall Wood (SINC) via Lead Wath Wood to Guisecliffe Wood (SSSI) and the well-treed corridor of the River Nidd (a regionally important green infrastructure corridor).
GI/SUDS Opportunities (for biodiversity)	The former railway line could be enhanced with additional native tree and shrub planting both on and offsite to the north.
Protected Species	Nesting birds and possibly bats may be associated with the mature trees on site.
BAP Priority Species	Potenial for presence of ground nesting birds e.g. lapwing
Invasive Species	Not known
Notes	RL1124 (eastern part of site) 2010 amber; RL1125 the Grange also included (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 adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.	Orange

Summary conclusion	A large scale development could have adverse recreational impacts on nearby Bryan's Wood SINC. Compensatory green infrastructure would be required on site. Existing trees should be retained. The corridor of the former railway should be strengthened with further native tree and shrub planting to enhance links between adjacent ancient woodlands and the well-treed corridor of the river Nidd (a regionally important green infrastructure corridor). Ecological survey required,

Settlement: Dacre Banks

Site: DB1 (Land to the west of Dacre Banks)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	There has been past flooding problems in this area due to blockages and capacity issues in local drains & watercourses. 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. Properties below this site have suffered from past flooding issues due to ground water surcharging from the application site. It is the owner developer's responsibility using NPPF as a guide to reduce flood risk where possible. 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: Dacre Banks

Site: DB3 (Abbots Garage and adjacent land, Dacre Banks)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site of garage adjacent to main road through the village. LCA13: Nidderdale Valley (Summerbridge to New Bridge, Birstwith)
Landscape description	Area description: Diverse character area with well wooded valley floors. Gently rising valley sides become more open with patches of rock outcrops and extensive views along the rim of the valley. Site Description: site of a garage/filling station with trees to the east boundary and a grass field to the south.
Existing urban edge	Site sandwiched between the main road and modern housing on Church Avenue. Trees on site contribute to the integration of the village with the countryside.
Trees and hedges	Mature trees and scrub on site. Large proportion of the site has a TPO.
Landscape and Green Belt designations	Nidderdale AONB TPO.
Description of proposal for the site	Residential (assume low density)
Physical Sensitivity	Loss of trees would affect landscape character of the village and valley side. Built form on higher ground would increase extent of built form when viewed from across the valley.
Visual Sensitivity	Site is visible from the road and from across the valley. Currently trees on site break up the roof scape of the village when viewed from across the valley.
Anticipated landscape effects	Change of use from garage to housing result in an increase in built form and loss of trees.
Potential for mitigation and opportunities for enhancement	Limited due to the nature of the site. Existig trees should be retained and new planting of native trees would be needed.
Likely level of landscape effects	Medium to large scale adverse effect due to loss of trees and addition to the roof scape in views from the opposite site of the valley.
Adjacent sites/cumulative impacts/benefits	No other sites proposed adjacent. However there are 4 sites to consider in total in Dacre Banks which cumulatively would cause significant harm to the landscape of the Nidderdale AONB.

Conclusion

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

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

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

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

Summary conclusion	Site is within the village but is important due to the trees that are present. The village is also sensitive to change in character. Built development may be accommodated on this site but the loss of trees would be detrimental as would addition of built form that would be visible from across the valley.

Settlement: Dacre Banks

Site: DB3 (Abbots Garage and adjacent land, Dacre Banks)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	To the north is the grade II listed Church of the Holy Trinity.Gate Eel (or Hill) Farmhouse, a grade II listed building, is to the west.
Known non-designated heritage assets potentially affected by development of the site.	Gate Eel farmstead and historic houses to the west and to the south of the site.
Commentary on heritage assets.	Gate Eel Farmhouse and Weeton house are prominent buildings; their settings should be respected and new buildings should be of smaller scale.
Topography and views	The site is near the lowest part of Nidd valley, and falls substantially to east. The western part of the site has views to the south, further north the trees limit views.
Landscape context	In the AONB, the site lies between the core of Dacre Banks and the twentieth century development to the east, which is partly in the flood plain.
Grain of surrounding development	Traditional linear development is along and close to main road, featuring rows and detached buildings. In the farmstead buildings are set about the yard. The twentieth century development is a long cul-de-sac, which is not locally distinctive.
Local building design	Traditional buildings are two storey, although the farmhouse opposite is taller. Buildings have stone walls with stone slate or welsh slate roofs. The small window to wall ratio gives them a robust appearance, Bungalows are not locally distinctive.
Features on site, and land use or features off site having immediate impact.	The garage building and canopy on site detract from visual amenity. The trees on the steep slope at the back of the site are protected.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The demolition of the garage will enhance the setting of heritage assets, but design of new buildings must be sensitive to its context. Linear development along the road could be designed to promote local distinctiveness.

Settlement: Dacre Banks

Site: DB3 (Abbots Garage and adjacent land, Dacre Banks)

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)	Bryan's Wood 500m to the west. Not likely to be impacted
BAP Priority Habitats	Deciduous woodland,
Phase 1 Survey Target Notes	Quants 2014
Sward	Tall ruderal vegetation and rank semi-improved grassland
Trees and Hedges	Important Trees on site include potential veterans among developing broad-leaved woodland and scrub,
Presence of Trees that Merit TPO	Trees on site benefit from a woodland TPO
Water/Wetland	None on site
Slope and Aspect	The land falls gently towards the east
Buildings and Structures	Operational garage and petrol station
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... "and replacement of individual trees…”
Connectivity/Corridors	The site lies withiin the regionally important river Nidd corridor between the river and the disused railway track and contributes towards the mosaic of woodland and semi-natural habitats within this area
GI/SUDS Opportunities (for biodiversity)	Retain mature tree and developing deciduous woodland and sources of pollen and nectar on site
Protected Species	Bat recorded foraging over the site. Nesting birds likely to use trees, shrubs and buildings
BAP Priority Species	Not known
Invasive Species	Not known
Notes	current application 15/03868/FULMAJ see DC comments

Conclusion

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

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

Summary conclusion	Significant trees on site to be retained. Enhancement scheme including new planting required. See consultation response to 15/03868/FULMAJ

Settlement: Dacre Banks

Site: DB3 (Abbots Garage and adjacent land, Dacre Banks)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	The properties opposite the proposed development site on Cabin Lane have suffered from flooding incidents due to capacity issues and blockages in piped culverts and watercourses in the immediate area. It is the owner/developers responsibility using NPPF as a guide to reduce flood risk where possible. Consequently a full condition survey of the out falling culverts and waterways affecting the site should be undertaken. It should be demonstrated how any identified defects will be dealt with. We are also aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water outfall includes discharge to the River Nidd (either directly or non-directly) 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: Dacre Banks

Site: DB4 (Nidd Valley Saw Mills, Dacre Banks)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Located on the west bank of the River Nidd where the road crosses the river into Summerbridge. LCA13: Nidderdale Valley (Summerbridge to New Bridge, Birstwith)
Landscape description	Area description: Diverse character area with well wooded valley floors. Gently rising valley sides become more open with patches of rock outcrops and extensive views along the rim of the valley. Site Description: Working saw mill that comprises medium scale buildings and piles of timber. The site is visually prominent and an important remnent of the industrial past.
Existing urban edge	Site detached from the urban edge of Summberbridge by the River Nidd and from Dacre by grass fields and the church yard.
Trees and hedges	Few trees on the bank of the river.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of rural industry would impact on working character of the Nidderdale valley.
Visual Sensitivity	The site is prominent on the approach to Summerbridge from Dacre Banks and can be seen from the valley sides across the area. Therefore high visual sensitivity.
Anticipated landscape effects	Loss of small scale industry characterisitivc of the Nidderdale valley and introduction of residential property detached from the urban edge. Possible requirement to raise the site currently in flood plain making new building increasingly prominent.
Potential for mitigation and opportunities for enhancement	Limited due to the change in character of built form on site.
Likely level of landscape effects	Loss of a working site would impact on the working landscape of the Nidderdale AONB
Adjacent sites/cumulative impacts/benefits	SB1 is located south east of this site on the opposite side of the river.

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	Not possible to mitigate the loss of buildings and landuse that is a feature of the Nidderdale valley working landscape. Landscape character has low capacity to accept change to residential use.

Settlement: Dacre Banks

Site: DB4 (Nidd Valley Saw Mills, Dacre Banks)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Holy Trinity Church, Summer Bridge, Summerbridge House and railings.are all grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	On site: the historic mill buildings and mill race. Offsite: historic housing east of the river.
Commentary on heritage assets.	Historic buildings on site have all but subsumed by twentieth century buildings, and should be surveyed. The setting of off-site assets is sensitive.
Topography and views	The site is fairly flat, it is in the floodplain of the river Nidd. There are views along valley and to west.
Landscape context	The site is in the AONB and is visually isolated; it is on the other side of river from Summerbridge and is separated from Dacre Banks.
Grain of surrounding development	There is no immediate development surrounding the site; nearby development is linear along roadsides and the river.
Local building design	Traditional buildings are two storey in height; they have stone walls and stone slate or welsh slate roofs. The small window to wall ratio gives them a robust appearance.
Features on site, and land use or features off site having immediate impact.	The site is in floodplain so floor levels must be raised to prevent flooding. Historic buildings of interest should be retained. Stacks of logs are distinctive.

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	Unless it is limited to conversion with small scale additional buildings, development would detract from the setting of heritage assets, particularly the church and Summerbridge House. Also, development other than conversion with small scale additional building would detract from the strong sense of place, particularly because the site is set away from both Summerbridge and Dacre Banks. Note, conversion to residential would be constricted by requirements to lift floor levels to prevent flooding.

Settlement: Dacre Banks

Site: DB4 (Nidd Valley Saw Mills, Dacre Banks)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Flowing water (River Nidd)
Phase 1 Survey Target Notes	None
Sward	Groundspace mainly hard-standing, grassed riverside embankment
Trees and Hedges	Some trees along weirside and mill-race, hedgerow along river frontage
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	River Nidd bounds north and east of site, disused mill-leat; site forms part of river floodplain
Slope and Aspect	Generally flat except steepish river embankments
Buildings and Structures	Stone mill building and wooden 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. 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 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... "and replacement of individual trees…”
Connectivity/Corridors	Within immediate River Nidd strategic green infrastructure corridor
GI/SUDS Opportunities (for biodiversity)	Potential for some re-naturalisation of the flood plain in association with development.Opportunity for restoration of natural floodplain in association with some redevelopment
Protected Species	Buildings, trees and shrubs on may support bats and nesting birds. River and mill race may support ottersm white clawed crayfish, kingfisher etc. Possibility of common species of reptiles. Any lighting of riverside would require to be restricted.
BAP Priority Species	Potential for priority fish speces to utilise river and mill-race, which may also support amphibians
Invasive Species	Potential for Himalayan Balsam along the riverside
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	Opportunity for some re-naturalisation of the floodplain of the River Nidd Corridor in association with limitted re-development, which may restrict housing denisty accross the site. High potential for protected species requires full ecological survey.

Settlement: Dacre Banks

Site: DB4 (Nidd Valley Saw Mills, Dacre Banks)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, this site is situated wholly in flood zones 2 & 3. We are aware of numerous flooding events in the immediate area both upstream and downstream. Consequently, I would not recommend that the site is suitable for residential development

Conclusion

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

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

Settlement: Dacre Banks

Site: DB5 (Land to the west of Dacre Banks (smaller site))

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Located on higher valley slopes to the west side of Dacre Banks. LCA13: Nidderdale Valley (Summerbridge to New Bridge, Birstwith)
Landscape description	Area description: Diverse character area with well wooded valley floors. gently rising valley sides become more open with patches of rock outcrops and extensive views along the rim of the valley. Site description: Parliamentary enclosure grass field on hillside with stone wall field boundaries. To the east side of the site the strip of land linking Grange Lane to the B6451 is the former railway line which include a number of mature trees.
Existing urban edge	20th century low density residential development to south boundary. Generally single story property.
Trees and hedges	TPO'd trees to the east boundary. One mature tree on field boundaries may be worthy of TPO.
Landscape and Green Belt designations	Nidderdale AONB Open Countryside TPO'd trees on former railway line on east boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Fields with stone wall boundaries are the fabric of the landscape and the landscape is susceptible to the loss of these features to make way for built development.
Visual Sensitivity	The site is highly visible site and its development would extend built form into open countryside in the AONB and increase prominence of settlement.
Anticipated landscape effects	Loss of field on open valley side and introduciton of development out of scale with existing settlement.
Potential for mitigation and opportunities for enhancement	Retention of existing trees is essential. Lower housing densitywoudl allow for inclusion of large trees within the development and appropriate buffer to boundaries (which could comprise gardens) would provide some mitigation.
Likely level of landscape effects	Large scale adverse effect could be reduced slightly with mitigation.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

Rationale	Rating
Sensitivity Rating: High – 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 high quality valued landscape is susceptible to change as a result of the proposed development on the hillside and therefore has high sensitivity. Landscape capacity is generally low but appropriate mitigation could help to reduce the adverse effects in part.

Settlement: Dacre Banks

Site: DB5 (Land to the west of Dacre Banks (smaller site))

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.	Adjacent to the site are traditional farmbuildings, The Grange, Prospect House, Overdale and Station House
Commentary on heritage assets.	The southern aspect of the Grange overlooks the site; the setting of The Grange is sensitive.
Topography and views	The site is on valley side and falls to northeast. There are views across site from School Lane and over part of the site from the Grange.
Landscape context	The site, in the AONB, is on the edge of the settlement on valley side of Nidd.
Grain of surrounding development	Traditionally the settlement developed in a linear manner along the main road and around the small green. Twentieth century development is often in culs-de-sac. Terraces, rows and detached houses feature in the settlement.
Local building design	Housing is two storey, and there are some bungalows. Most walls are of stone, there is some render. Roofs are generally of Welsh slate, there are some roofs finished in stone slate or concrete tiles.
Features on site, and land use or features off site having immediate impact.	Most of the site is a field with drystone boundaries. The eastern part of the site was a railway embankment and falls steeply to Grange Road. School Road to the west is very narrow, however it appears that it should be possible to access the site from the Main Road at the southeast corner. Any development should respect the amenity of residents to the south. The northern part of the site contributes to the setting of the 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	Development should be set well away from the Grange to protect its setting. The eastern part of the site is steep and not appropriate for development. Density of built form should reduce at the north and west of the site. These constraints will affect overall dwelling density.

Settlement: Dacre Banks

Site: DB5 (Land to the west of Dacre Banks (smaller site))

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	North Pennine Moors SAC and SPA 2.5 km to west
Sites of Special Scientific Interest (SSSI)	West Nidderdale, Barden and Blubberhouses Moors SSSI 2.5 km to west
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Bryan's Wood (North Wood) is 300m NW
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Fields all improved pasture (P1HS 1992).
Trees and Hedges	There is a line of significant mature trees along the eastern boundary, with occasional other trees e.g. within field boundary walls.
Presence of Trees that Merit TPO	Trees along eastern boundary already have TPOs but 1 or 2 mature field boundary trees may also benefit from protection.
Water/Wetland	None on site
Slope and Aspect	land slopes west to east (down towards river)
Buildings and Structures	Field boundaries are 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. 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 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The well-treed former railway line provides an important habitat corridor which links ancient woodlands such as Low Hall Wood (SINC) via Lead Wath Wood to Guisecliffe Wood (SSSI) and the well-treed corridor of the River Nidd (a regionally important green infrastructure corridor).
GI/SUDS Opportunities (for biodiversity)	The former railway line could be enhanced with additional native tree and shrub planting both on and offsite to the north.
Protected Species	Nesting birds and possibly bats may be associated with the mature trees on site.
BAP Priority Species	Potenial for presence of ground nesting birds e.g. lapwing
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 trees should be retained; any lost to obtain access should be fully compensated for. The corridor of the former railway should be strengthened with further native tree and shrub planting to enhance links between adjacent ancient woodlands and the well-treed corridor of the river Nidd (a regionally important green infrastructure corridor). Ecological survey required,

Settlement: Dacre Banks

Site: DB5 (Land to the west of Dacre Banks (smaller site))

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. There has been past flooding problems in this area due to blockages and capacity issues in local drains, watercourses & overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Properties below this site have suffered from past flooding issues due to ground water surcharging from the application site. It is the owner developer's responsibility using NPPF as a guide to reduce flood risk where possible. 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: Darley

Site: DR1 (Land at Stumps Lane, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located at the south-east end of Darley village. Stumps Lane forms the site's eastern boundary LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of a rectangular field in pastoral use bounded by a dry stone wall along all boundaries with a field gated access onto Stumps Lane. The site gently slopes down from south-west to north-east..
Existing urban edge	The site is situated betwen the urban edge of Darley to the north and a Caravan Park to the south with the site boundaries contained by rear gardens to the west and north
Trees and hedges	There is one TPO'd ask tree along the north east site boundary with an avenue of TPO'd trees present within the Caravan Park running east-west alongside the dry stone walled boundary
Landscape and Green Belt designations	Nidderdale AONB Individual TPO'd tree at the north-east corner of the site
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site contributes to the agricultural landscape at the edge of the settlement . However the landscape is not particularly sensitive to this loss as this pasture land is separated from surrounding pastoral fields by intervening built form, roads and drystone walls
Visual Sensitivity	Gently sloping site which is locally well contained but with long distance views likely from the north along the south facing slopes of the Nidd Valley and the B6165 highway
Anticipated landscape effects	Loss of pastoral field at the village edge and new access onto a narrow country lane
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd tree should be retained. Any development must respect the proximity of adjoining residential development and medium to long distance views from the north
Likely level of landscape effects	There would be medium scale adverse effects, However with adequate woodland planting and trees in and amongst the devleopment negative visual effects could be reduced
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR2 and DR3 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Medium to long distance views of the site likely from the north with view from the Stumps Lane and Moke Hill Farm to the east. Views from the north would however be of a site contained by existing development and would not be seen as extending the settlement into open countryside. The landscape has some capacity to accept development on this site providing mitigation measures are taken into consideration

Settlement: Darley

Site: DR1 (Land at Stumps Lane, Darley)

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 immediately affected
Commentary on heritage assets.	Not applicable.
Topography and views	Land is falling to the northeast. There are views over the site from the adjacent caravan park. There are views to east and west from the site.
Landscape context	The site is on the north side of Nidd Valley in the AONB. It lies between the settlement and the caravan park and a small employment estate.
Grain of surrounding development	Traditionally the settlement developed in a linear fashion along the main road, but here there is backland development to the north of site.
Local building design	The industrial units are low in height. They have brick walls and sheeted roofs. Houses are two storey stone dwellings, roofs are concrete tiles near the site, others are of stone or welsh slate.
Features on site, and land use or features off site having immediate impact.	The site has dry stone walls to the boundaries. There is a row of protected trees to the south, which overhang the site. They have been crown lifted and so offer limited screening. There is a stone outbuilding against the west side and a protected tree in the northeast corner.

Conclusion

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

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

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

Rationale	Rating
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	The site is very constrained due to overlooking of caravans and housing. The site could accept a few houses facing Stumps Lane that would link the industrial units with the village.

Settlement: Darley

Site: DR1 (Land at Stumps Lane, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS)
Trees and Hedges	Significant belt of trees to south of site; single mature ash along roadside
Presence of Trees that Merit TPO	Trees above already have TPOs
Water/Wetland	None
Slope and Aspect	Very gentle slope to north
Buildings and Structures	Drystone wals to alll boundaries
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland,
LCA and Relevant Guidance (for biodiversity)	LCA 13 Lower Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	This field forms part of small scale field pattern around the linear village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	Additional native tree-planting along roadside
Protected Species	None known. Nesting birds and bats may utilise mature ash and trees around site
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	.No significant adverse ecological impacts are anticipated. Mature trees require to be retained and protected; including given sufficient space for their long-term retention without causing disamenityTree planting with locally native species along boundaries would help restore the well-treed landscape that characterised lower Nidderdale villages. Opportunity for offsite Suds wetland downslope should be explored.

Settlement: Darley

Site: DR1 (Land at Stumps Lane, Darley)

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: Darley

Site: DR2 (Land at Stumps Lane / South View, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated at the south-eastern end of Darley village located at the Main Street/Stumps Lane junction, LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site comprises of an irregular shaped field in pastoral use bounded by a dry stone wall along all boundaries. A field gated access is situated at the south-west corner of the site onto Stumps Lane. There are a number of tall native trees bordering the access track that lies to the east.which provides a wooded backdrop to views from the south and west. The site gently slopes down from south to north.
Existing urban edge	The site is situated at the eastern limits of Darley and forms part of a continuous network of pastoral fields to the south and east. Moke Hill Farm and House are situated to the south-east set within this pastoral landscape
Trees and hedges	There are no trees and hedgerows within the site with mature trees bordering the site to the east
Landscape and Green Belt designations	Nidderdale AONB R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site forms part of a continuous pastoral landscape at the edge of the village extending up the valley side to the south and along the floor of the valley to the east. and is considered of high value and high susceptibility to change.
Visual Sensitivity	Gently sloping site which is highly visible from the adjoining road network and public footpath with medium and long distance views likely from the south facing slopes of the Nidd Valley and the B6165 to the north.
Anticipated landscape effects	Development of the site would extend the urban edge of the village further along the Main Street. There would be loss of an open grassland field which currently alllows for mid-distance veiws out from the Main Street to the crest of the valley to the south
Potential for mitigation and opportunities for enhancement	Some site integration is provided by existing built form along the Main Steet to the north and tree screening to the east. New tree planting would be essential along roadside boundaries of the site.
Likely level of landscape effects	There would be large to medium scale adverse effects. Development of the site would extend built form to the east into a pastoral landscape setting
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR1 and DR3 could result in significant cumulative effects.

Conclusion

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

Rationale	Rating
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	Views from public footpath to the east with medium to long distance views of the site likely from the north. Views to the south from Main Street would be interrupted with loss of pastoral setting to village The landscape has a very limited capacity to accept development on this site extending the edge of the settlement into open countryside to the east

Settlement: Darley

Site: DR2 (Land at Stumps Lane / South View, Darley)

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.	New Row and Nidd Lane Villas to the north. The buildings of Moke Hill to east.
Commentary on heritage assets.	Alterations have reduced the architectural significance of the historic buildings, but they none the less contribute to character of Darley.
Topography and views	The site is on the valley side of Nidd. The land falls to north. There are views to north from the site. There is a key view from road over site as designated in the Village Design Statement.
Landscape context	The site is on open land in the AONB, development here would impact on the approach to the village.
Grain of surrounding development	Traditionally development took place in a linear fashion along the main road. The buildings of Mokes Hill are arranged to suit their function and maximise southern orientation where appropriate.
Local building design	Building design varies near the site. Traditional houses are two storey. The buildings, which contribute to local distinctiveness have stone walls and stone slate or welsh slate roofs, and; their small window to wall ratio results in a robust character.
Features on site, and land use or features off site having immediate impact.	The site has dry stone boundary walls. There are springs on the site. There are a few protected trees along part of east boundary.

Conclusion

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

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

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

Rationale	Rating
Development is 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	Darley is a rural village, and open fields contribute to local distinctiveness. Some of the site must be left open.If sensitively designed, a few dwellings along the main road that would be seen against the backdrop of trees with some open frontage to respect the key view would be appropriate.

Settlement: Darley

Site: DR2 (Land at Stumps Lane / South View, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland (white – species poor) P1HS 1992
Trees and Hedges	Some tall native trees border the access track that to the east, a few small bushes along roadside wall.
Presence of Trees that Merit TPO	Trees along access track have TPOs
Water/Wetland	None - but possible storm-ditch runs downhill through centre of site
Slope and Aspect	northern aspect; moderate N-S slope towards river
Buildings and Structures	Drystone wall boundaries
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The field forms part of small scale field pattern around the linear village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	The roadside frontage was tree-lined according to first edition OS maps. It may be possible to enhance tree cover with locally native species, around the edges of the site. May be potential to create Suds wetland downslope.
Protected Species	None known. Nestiing birds and bats may utilise adjecent trees
BAP Priority Species	possibility of ground-nesting birds
Invasive Species	none known
Notes	RL99a 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	No significant adverse ecological impacts are anticipated. Tree planting with locally native species along boundaries would help restore the well-treed landscape that characterised lower Nidderdale villages. Opportunity for Suds wetland downslope should be explored.

Settlement: Darley

Site: DR2 (Land at Stumps Lane / South View, Darley)

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: Darley

Site: DR3 (Land off Main Street, Darley)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated at the eastern end of Darley village to the north of Main Street LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site comprises a rectangular part of a larger arable field at the village edge with the northern boundary un-defined. Dry stone walls border the western and southern site boundaries with a grassed verge side avenue of trees along Main Street. Trees consist of birch, cherry and sycamore. The eastern site boundary is formed by a low hedgerow with Southfield Farm beyond. An electricity distribution line crosses the site running parallel with High Street
Existing urban edge	Development of the site would extend the urban edge of the village further along the Main Street. There would be loss of an open arable field which alllows for long distance veiws out from the Main Street to the north.
Trees and hedges	A managed hedgerow forms the site's eastern boundary
Landscape and Green Belt designations	Nidderdale AONB R11 Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is part of a continuous pastoral landscape at the edge of the village extending up the valley side to the north and along the floor of the valley to the east. The value of the landscape is considered to be high, set within the AONB and having a high susceptibility to change due to the openness of the site.
Visual Sensitivity	Gently sloping site to the north which is highly visible from the adjacent bridleway and adjoining road network. Long distance views likely from the south facing slopes of the Nidd Valley and the B6165 to the north.
Anticipated landscape effects	Development of the site would extend the urban edge of the village further to the east along Main Street. There would be loss of an open gap in the settlement edge
Potential for mitigation and opportunities for enhancement	Tree planting would be essential along road and track/PRoW bordering the site
Likely level of landscape effects	Large scale adverse effects. Development of the site would extend built form to the east of the village into a pastoral landscape setting
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR1 and DR3 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Views from public bridleway to the west with medium to long distance views of the site likely from the north. Views to the north from Main Street would be interrupted with loss of pastoral setting to village. The landscape has a very limited capacity to accept development on this site extending the edge of the settlement into open countryside to the east

Settlement: Darley

Site: DR3 (Land off Main Street, Darley)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Southfield Farm House is a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Nidd Lane Villas.
Commentary on heritage assets.	Nidd Lane Villas, to the west, overlook the site, whilst some alterations have been made, they are of some significance and their setting and amenity should be respected.The listed farmhouse is close to the east boundary, development here would impact detrimentally on its setting.
Topography and views	The land falls north towards the river. Views to south over the site contribute to the approach to village.
Landscape context	The site is on the south valley side of the river Nidd in the AONB. The site is the field seperating South Farm from the settlement.
Grain of surrounding development	Traditionally there was linear development along and close to the main road. There are terraces local to the site, and detached housing further west.
Local building design	Traditional houses are two storey. Buildings have stone walls and stone slate or welsh slate roofs. The small window to wall ratio results in a robust appearance.
Features on site, and land use or features off site having immediate impact.	The site is bounded by dry stone walls. The Village Design Statement shows a key view across site from road. There are trees on the verge.

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	It is suggested that the site can accommodate only a few sensitively designed houses, which should be parallel to the road and set away from the southwest corner and listed farmhouse. Trees on the verge should be retained where possible.

Settlement: Darley

Site: DR3 (Land off Main Street, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Flowing water (but only a small beck)
Phase 1 Survey Target Notes	None
Sward	Improved pasture [P1HS 1992]
Trees and Hedges	The eastern boundary is a hedge beyond which is the trred curtilage of Southfield Farm. The other boundaries are drystone walled. There are several trees on the verge along the roadside.
Presence of Trees that Merit TPO	Roadside trees may merit TPO protection.
Water/Wetland	None on site; a small beck runs from south to north just beyond the easterrn boundary within the curtilage of Southfield Farm.
Slope and Aspect	The land slopes gently downwards to the north towards the River Nidd.
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	A small well-treed beck runs from Moke Hill towards the River Nidd and cuts through the south-eastern corner of the site. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	It may be possible to enhance tree cover in keeping with extent shown in first edition OS maps. May be the opportunity for some small scale SUDS wetland habitat creation to the north - where the beck flows towards the Nidd (or unculverting beck through field to north).
Protected Species	Nesting birds and foraging bats may utilise the roadside and neighbouring trees
BAP Priority Species	Not known
Invasive Species	None known
Notes	RL113 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	Adjacent to River Nidd corridor; sensitive development may offer some potential for enhancement. Planting of scattered trees along the proposed northern boundary would be in keeping with well treed historic landscape. There may be the opportunity for some small scale SUDS wetland habitat creation to the north-east in association with the existing beck.

Settlement: Darley

Site: DR3 (Land off Main Street, Darley)

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: Darley

Site: DR4 (Land west of Darley House, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the west of Darley House, Main Street, Darley LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site comprises a broadly rectangular field sandwiched between other housing that forms the typical linear development along Main Street. The land is grazed with an undefined boundary to the south. Landform also gently rises to the south continuing, un-interrupted by built form, up the valley side.
Existing urban edge	Development of the site would infill a gap in the village edge which allows prominent views of the valley side to the south
Trees and hedges	There are no hedgerows or hedgerow trees within the site with hedgerows and hedgerow trees framing views beyond.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is part of a continuous pastoral landscape on the southern edge of the village extending up the valley side to the south. Landscape condition is good and of high value and is considered highly susceptible to change.
Visual Sensitivity	The site provides an open break in the linear development pattern of the village and is visible from the Main Street and from higher areas along Darley Carr Road. The site is identified as providing an important view from the Main Street in the Village Design Statement.
Anticipated landscape effects	Development of the site would result in the loss of an attractive open field within the developed part of the village
Potential for mitigation and opportunities for enhancement	Retention of dry stone walls along the east, west and road frontage boundaries would afford some mitigation, however loss of open character that the field provides would be difficult to mitigate.
Likely level of landscape effects	Medium scale adverse effects through loss of openness and loss of attractive view
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR10, DR11 and D12 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Loss of open character with infilling of built development and loss of attractive view The landscape has a limited capacity to accept development without impacting on the setting of the village

Settlement: Darley

Site: DR4 (Land west of Darley House, Darley)

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.	Darley House to the east and historic buildings to the north.
Commentary on heritage assets.	Darley House, which is Victorian, benefits from a generous setting. Its two storey outbuilding is against the site boundary. The context of the historic buildings to the north should be respected.
Topography and views	The land falls gently to the north, land rises more steeply to south of the site. The Village Design Statement shows a key view from road across site to the south.
Landscape context	The site is on the valley side to south of River Nidd and is in the AONB. Open fields, such as this site, contribute to rural village character.
Grain of surrounding development	Traditionally development has occurred in a linear fashion along the main road, and is interspersed with occasional gaps that allow views out and contribute to the rural character of the village. Locally houses are set well back. There is a converted building to the north that is hard against the footway.
Local building design	Traditional houses are two storey in height. Buildings have stone walls and stone slate or welsh slate roofs. The small window to wall ratio gives a robust appearance, the more generous windows of Darley House contribute to its visual prominence. Bungalows are atypical of the vernacular.
Features on site, and land use or features off site having immediate impact.	There is a dry stone boundary wall. Protected trees overhang the east boundary, and one to the northeast overhangs the site. There are outbuildings against site to the east and west. The Village Design Statement notes a key view from the main road over the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Whilst it is possible for modest development to respect the setting of Darley House, development of this site, one of the few open fields running up to the main road, and which contributes to local distinctiveness, would be harmful.

Settlement: Darley

Site: DR4 (Land west of Darley House, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture, verge is horticulturally managed
Trees and Hedges	None on site but substantial boundary trees to the west and (especially the east)
Presence of Trees that Merit TPO	Any boundary trees not already covered may benefit from TPO protection
Water/Wetland	Non
Slope and Aspect	Generally flat
Buildings and Structures	Drystone wall to road frontage
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	Network of grassland fields links the Nidd Valley with the surrounding uplands
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for hay meadow restoration in association with limited development
Protected Species	There may be some potential for ground nesting birds
BAP Priority Species	Not knowm
Invasive Species	None known
Notes	RL4 2010 (green)

Conclusion

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

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

Summary conclusion	No ecological objections to development of this site, providing existing neighbouring trees are protected and granted sufficient space within any development . The network of small open pasture fields links the Nidd Valley with the surrounding uplands. There may be some opportunity for hay meadow restoration and native tree planting in association with limited development of the site.

Settlement: Darley

Site: DR4 (Land west of Darley House, Darley)

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, watercourses and overland flows from adjacent fields to the rear of the properties. 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 explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

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

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

Settlement: Darley

Site: DR5 (Land at Silverdale Farm, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Silverdale Farm to the north of Main Street LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: The site comprises of two pastoral fields to the west of Fringill Beck. The fields are separated by the road access to Silverdale Farm which is also a PRoW. This linear site gently slopes down towards the River Nidd from Main Street with the river approximately 200metres away.
Existing urban edge	Development of the site could result in built form coalescence of the village edge wiith the loss of pastoral fields which currently allows for long distance veiws out from the Main Street to the valley side limits to the north.
Trees and hedges	Boundary hedgerows to residential curtilages in the west. Mature tree block within the site protected by post and rail fencing
Landscape and Green Belt designations	Nidderdale AONB R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is part of a continuous pastoral landscape situated at the centre of the village. This pastoral settting extends to the north to the River Nidd with valley side pastoral and wooded landscape beyond
Visual Sensitivity	The site is highly visible from the Main Street and adjacent PRoWs. An important view across the site from Main Street is identified in the Darley Design Statement. Long distance views likely from the south facing slopes of the Nidd Valley and the B6165 to the north.
Anticipated landscape effects	Development of the site could result in built form coalescence of the village with the loss of gently sloping pastral fields adjacent to Fringill Beck
Potential for mitigation and opportunities for enhancement	Mitigation could be possible by ensuring adequate separation distances are maintained along the beck corridor to maintain views together with additional screen planting
Likely level of landscape effects	There would be large to medium scale adverse effects. Development of the site could result in built form coalescence with loss of an important gap in the settlement edge
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR7 and DR8 could result in cumulative effects.

Conclusion

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

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

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

Rationale	Rating
Development 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	Views from the PRoW crossing the site and along Fringill Beck with medium to long distance views of the site likely from the north . Views to the north from Main Street would be interrupted with loss of an important pastoral gap in the centre of the village Development of the site could result in built form coalescence of the village with the loss of gently sloping pastoral fields

Settlement: Darley

Site: DR5 (Land at Silverdale Farm, Darley)

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.	Silverdale Farm House, Bridge House, School, Post Office and attached building, School House.
Commentary on heritage assets.	The farm house is east of the site has been extended, but still reflects local distinctiveness. The schoolhouse is separated from the site from Silverdale Close. The other historic buildings are south of the site on the other side of Main Street. Although development of the site would affect their outlook, it is unlikely that sensitive development would harm their significance.
Topography and views	The land falls generally to the northeast towards the river, and local to the site more steeply towards Fringill Beck. The site is lower than Main Street, particularly the northern part. Views from the Main Street of and over the site are important as indicated in the Village Design Statement. The north of the site enjoys views out to the north, views in other directions are restricted by housing and trees.
Landscape context	The site is in the village, which is in the AONB, and comprises an important open field that contributes to rural character.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over recent decades by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. There is a row opposite the site and some terraces and semi-detached houses on Low Green and to its north on Main Street. Otherwise dwellings are detached set behind small front gardens and set quite closely side by side. Silverdale Close is characterised by larger houses set in more generous plots, however the topography reduces the visual impact of the rear dwellings from the main road.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses, barns and lower outbuildings with stone walls having low window ratio, and stone slate roofs. Windows are in the main of vertical proportions and most roofs are of Welsh slate. Very little of the twentieth century development reflects local distinctiveness. The housing of Low Green are constructed of orange bricks, so these and other buildings that are not of stone and have grey roof colour, stand out from the traditional buildings of the village.
Features on site, and land use or features off site having immediate impact.	A public footpath runs from Main Street alongside Fringill Beck. There are trees alongside the beck. The boundary to the Main Street is a stone wall. Development should protect the amenity of adjacent dwellings on Silverdale Close. The key view from Main Street should be protected.

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 can accommodate only low density development in the southwest corner. Development of the southeast or northern part of the site would not preserve the key view.

Settlement: Darley

Site: DR5 (Land at Silverdale Farm, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow, Flowing water (adjacent beck)
Phase 1 Survey Target Notes	None but see Envirotech survey of southern half of the site.
Sward	Improved pasture
Trees and Hedges	Mixed plantation
Presence of Trees that Merit TPO	Woodland to the east of the site may merit TPO protection
Water/Wetland	Fringill Dike runs just offsite to the east
Slope and Aspect	The land falls down towards the River Nidd in the north
Buildings and Structures	Drystone walls forms southern roadside boundary and boundaries to the northern field
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	Fringilll Dike links ponds at Fringill dam to the River Nidd
GI/SUDS Opportunities (for biodiversity)	Maintain habitat connectivity along Fringill Dike through buffering and habitat creation along the stream. Unculvert the Dike at Silverdale Farm
Protected Species	Nesting birds and foraging bats are likely to utilise adjacent woodland and shrubs
BAP Priority Species	Not known
Invasive Species	None known
Notes	current application: 15/02994/FUL

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 corridor of Fringill Dike is a sensitve feature, linking the river valley with its upland catchment. It should be retained and enhanced (unculverted where possible) in assoication with any development

Settlement: Darley

Site: DR5 (Land at Silverdale Farm, Darley)

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 land is located within Flood Zone 1. We hold no recorded information of any flooding events on the site. However, the Environment Agency flood maps do identify that the eastern part of the site could be susceptible to isolated flooding adjacent from Fringill Dike. The drainage strategy/FRA should identify how the development etc. will be protected from this potential source of flooding. We are also aware of flooding incidents in the general area due to capacity issues in local sewers & 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: Darley

Site: DR6 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the east Sheepcote Lane, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of a single broadly rectilinear field in pastoral use which steeply falls to the north from about 142m down to 126m AOD abutting the site curtilage of Darley Memorial Hall. All field boundaries comprise of dry stone walls. Sheepcote Lane, which forms the western boundary of the site, has a number of residential properties accross from and facing the site
Existing urban edge	The site faces residential properties across Sheepcote Lane and community buildings to the north with the village core beyond
Trees and hedges	There are no hedgerows or trees within the site
Landscape and Green Belt designations	Nidderdale AONB.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The field is of medium scale and contributes to the agricultural landscape character at the edge of the village and would be highly susceptible to change
Visual Sensitivity	Site is highly visible due to its elevated and exposed location to the south of the village
Anticipated landscape effects	Loss of pastoral field at the village edge and modifications to drystone walls and new access
Potential for mitigation and opportunities for enhancement	All drystone walls should be retained. Built development would however be difficult to mitigate on a steeply sloping landform
Likely level of landscape effects	There would be large scale adverse effects, Woodland planting along site boundaries and within the development would filter views but to a limited extent
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR7,DR8 and DR9 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Medium to long distance views of the site likely from the north and with views from Sheepcote Lane to the west. Views from the north would be of a site extending the urban footprint of Darley to the south of the village into an open valley-side setting The landscape has little capacity to accept development on this site with mitigation measures unlikely to have any meaningful effect

Settlement: Darley

Site: DR6 (Land north of Sheepcote Lane, Darley)

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 Methodist Chapel opposite the site, converted barn north of the site, barn southwest of site and house at Sheepcote Grange.
Commentary on heritage assets.	These nineteenth century buildings contribute to the character and quality of the AONB. They are of historic interest, but their architectural interest has been reduced by alteration, so their significance overall is not high. The chapel is additionally of communal significance, and because non-conformist chapels tended to be sited away from the core of villages, to extend the village here would impact on its significance.
Topography and views	The land rises to the southeast. The site is highly visible from Walker Lane and Sheepcote Lane. The south of the site has the better views due to ground levels, and the east of the site is afforded views across the fields to the east.
Landscape context	In the AONB, and although opposite the chapel and a couple of twentieth century dwellings, the site is outside the village.
Grain of surrounding development	In the immediate context of the site, the chapel is set close to the road at the junction and forms a row with two small attached buildings. This row is separated from two detached dwellings by a covered reservoir. The dwellings are set back from Sheepcote Lane behind small front gardens. East of these dwellings, a converted barn is set well back from the lane. Northeast of the site is the village hall, larger on plan than traditional farm buildings, and set behind an area of car parking. This building marks the end of the main part of the village.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. The buildings have stone walls featuring low window ratio, and stone slate roofs. The chapel has been reroofed, and the adjacent building is roofed in Welsh slate. The large roof of the hall with its eaves above the ground floor windows signals its use as a communal building.
Features on site, and land use or features off site having immediate impact.	The field boundaries are drystone walls. There is a spring close to Sheepcote Lane, and a tree at the southeast corner.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the site, particularly the southern end, would impact on the pattern of the settlement and the setting of the heritage assets, especially the former methodist chapel. Consequently any development should be modest and located to minimise harm to these assets.

Settlement: Darley

Site: DR6 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture P1HS 1992 - may require further assessment
Trees and Hedges	Occassional boundary tree
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	A spring is mapped on the boundary of Sheepcote Lane
Slope and Aspect	The land falls northwards towards the River Nidd
Buildings and Structures	Drystone wall boundaries
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	Network of fields links the Nidd Valley with the uplands
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for hay meadow restoration in association with limited development
Protected Species	There may be some potential for ground nesting birds
BAP Priority Species	Not known
Invasive Species	None known
Notes	RL2005 2010 - not assessed

Conclusion

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

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

Summary conclusion	The network of small open pasture fields links the Nidd Valley with the uplands. There may be some opportunity for hay meadow restoration in association with limited development of the site.

Settlement: Darley

Site: DR6 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR7 (Land adjoining Meadow Lane, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land adjoining Meadow Lane, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of a smaller part of an irregular shaped pastoral field situated to the rear of properties along Low Green. Field boundaries comprise of dry stone walls, ditch and adjoining hedgerow. There are a number of TPO'd trees along the southern site boundary. The site gently slopes down from south to north at an average elevation of 112m AOD
Existing urban edge	The site borders residential properties along Meadow Lane and Low Green connecting with the urban edge of the village
Trees and hedges	There are several TPO'd trees along the site boundary and an established tree belt running along a watercourse which forms part of the southern boundary of the site.
Landscape and Green Belt designations	Nidderdale AONB. Several TPO'd trees along site's southern boundary
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The pastoral field is medium scale and bordered for the most part by dry stone walls. Residential properties adjoin the site along two sides.
Visual Sensitivity	The site occupies the lower valley side where views are channelled by housing and woodland/individual trees. Walker Lane and Sheepcote Lane situated to the south west and south east respectively is where the site it is mostly viewed in the context of other housing at the edge of the village. Existing built form is mostly un-screened and forms an abrupt edge to the village.
Anticipated landscape effects	Loss of pastoral field at the village edge and modifications to drystone walls and new access
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd trees should be retained. Any development must respect the proximity of adjoining residential development and medium distance views into the site.
Likely level of landscape effects	There would be medium scale adverse effects, Woodland planting along the south-west and southern boundary and trees in and amongst the development could mitigate negative visual effects to some extent
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR8 and DR9 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Views of the site likely from Walker Lane and Sheepcote Lane to the south-west and south-east respectively. Views from the north would however not be seen as significantly extending built form out into the open countryside. The landscape has some capacity to accept development on this site provided that mitigation measures are taken into consideration with development restricted to lower slopes to the north adjoining the settlement edge.

Settlement: Darley

Site: DR7 (Land adjoining Meadow Lane, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	There is a belt of trees associated with the drain on the southern boundary (some protected by TPO 05/1970 G38 1ash1syc). All should be retained.
Presence of Trees that Merit TPO	Some trees are protected by TPO 05/1970 (G38 1ash1syc). All should be retained.
Water/Wetland	Drain on south-east boundary of site.
Slope and Aspect	The site slopes gently northwards
Buildings and Structures	The north-east and north-western site boundaries are formed by stone walls
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The drain joins Fringill Dyke to the north of the village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	The tree-lined drain close to the south-eastern boundary might enable the creation of a small wetland/wet woodland corridor, possibly in association with SUDS. Epoch 1 OS maps show the area was better treed in the past so additional planting of locally native species would be appropriate.
Protected Species	None known. Nestiing birds and bats may utilise adjecent trees
BAP Priority Species	None known
Invasive Species	None known
Notes	RL98(1) 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	The tree-lined drain should be retained, protected buffered and enhanced as a wetland/wet woodland corridor,

Settlement: Darley

Site: DR7 (Land adjoining Meadow Lane, Darley)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR8 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the north of Sheepcote Lane, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, Away from the valley floor the landscape is more open with extensive views. Site description: The site consists of three fields in pastoral use together with the curtilage of Prospect View Farm which adjoins Main Street to the north. All field boundaries comprise of dry stone walls along which are a number of TPO'd trees and an established tree belt that forms part of the western site boundary. The site gently slopes down from south to north with the most southerly field consisting of a narrow area of pasture which backs onto scattered residential development along Sheepcote Lane.
Existing urban edge	The site borders residential and community buildings along Sheepcote Lane and connecting with urban form along the village Main street
Trees and hedges	There are several TPO'd trees withing the site and an established tree belt running along a watercourse which forms part of the western boundary of the site.
Landscape and Green Belt designations	Nidderdale AONB. Several TPO'd trees along site boundaries and within curtilage of Prospect View Farm
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The three fields are all small scale and contribute to the agricultural landscape character at the edge of the village. They would be sensitive to change by built development as they extend un-interrupted to the west.
Visual Sensitivity	Gently sloping site which is locally well contained to the east but visible from the west and south-west with long distance views likely from the north along the south facing slopes of the Nidd Valley. The Darley Village Design Statement Map shows an important view on Main Street at the edge of the site looking west.
Anticipated landscape effects	Loss of pastoral fields at the village edge and modifications to drystone walls and new access
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd trees and woodland belts should be retained. Any development must respect the proximity of adjoining residential development and medium to long distance views from the west, south-west and north. Viewline corridor identified on the Darley Village Statement map should also be retained
Likely level of landscape effects	There would be large to medium scale adverse effects, Woodland planting along the western boundary and trees in and amongst the development could partly mitigate some negative visual effects
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR6,DR7 and DR9 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Medium to long distance views of the site likely from the north with views from Walker Lane and Crake Lane to the west and south-west respectively. Views from the north would be of a site extending the urban footprint of Darley into open countryside impacting on openness and setting. The landscape has some capacity to accept development on this site provided that mitigation measures are taken into consideration with development restricted to lower slopes to the north

Settlement: Darley

Site: DR8 (Land north of Sheepcote Lane, Darley)

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 Methodist Chapel just outside the southern edge of the site, converted barn outside the central area of the site and Schoolhouse north of Main Street.
Commentary on heritage assets.	These nineteenth century buildings contribute to the character and quality of the AONB. They are of historic interest, but their architectural interest has been reduced by alteration, so significance is not high. The chapel is additionally of communal significance, and because non-conformist chapels tended to be sited away from the core of villages, to extend the village would impact on its significance.
Topography and views	The land rises to the southeast. The site is highly visible from Walker Lane and Sheepcote Lane. The south of the site has the better views due to ground levels, and the west of the site is afforded views across the fields. There are views from the village street noted in Darley Village Design Statement.
Landscape context	In the AONB, the northern part of the site is within the village,but the other areas are outside the village, even though close to housing, because the small enclave of buildings is separated from the village by the central fields of the site.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over recent decades by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. There is a row of buildings on Main Street east of the site and some terraces and semi-detached houses on Low Green and to its north on Main Street. Otherwise dwellings are detached set behind small front gardens and set quite closely side by side. Silverdale Close is characterised by larger houses set in more generous plots, however the topography reduces the visual impact of the rear dwellings from the main road. At the south of the site, the chapel is set close to the road at the junction and forms a row with two small attached buildings. The row is separated from two detached dwellings by a covered reservoir. The dwellings are set back from Sheepcote Lane behind small front gardens. Near the centre of the site, a converted barn is set well back from the lane. East of the site is the village hall, larger on plan than traditional farm buildings, and set behind an area of car parking. This building marks the end of the main part of the village.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. Buildings have stone walls with a low window ratio, and stone slate roofs. The chapel has been reroofed, and the adjacent building roofed in Welsh slate. Very little of the twentieth century development reflects local distinctiveness. The houses of Low Green are constructed of orange bricks, so these and other buildings that are not of stone and have grey roof colour, stand out from the traditional buildings of the village. The large roof of the hall with its eaves above the ground floor windows signals its use as a communal building.

Features on site, and land use or features off site having immediate impact.	The site comprises several fields, the boundaries of which are drystone walls. Providence View at the north end is now screened by hedges inside the boundary wall. The house appears to be newbuild, or at very least have undergone a recent major refurbishment. Whilst its materials, form and general external design reflect local buildings, certain elements of the fenestration do not. There would be no objection to its demolition. The central area of the site provides the setting to the converted barn, which is just outside the site. Development here would affect the setting of the barn, and the amenity of its occupants should be protected. The south part of the site is behind the converted chapel and dwellings on Sheepcote Lane, any development here would affect the setting of the chapel. The amenity of the occupants of these dwellings should be protected. The northwestern boundary of the site is a drain; there are two protected small groups of trees along the drain.

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 central area of the site would be detrimental to the setting of the barn and would cause the loss of the key view from the Main Street. Development of the southern end of the site would be detrimental to the setting of the chapel, and would impact on settlement pattern contrary to local distinctiveness. To conclude only a small area of the site is appropriate for development.

Settlement: Darley

Site: DR8 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	There is a line of trees along the drain which forms the north western boundary of the site. Occassional other trees along the stone wall boundaries
Presence of Trees that Merit TPO	Trees on site benefit from TPO protection.
Water/Wetland	A drain forms the north western boundary of the site.
Slope and Aspect	Site slopes gently northwards
Buildings and Structures	Recently reconstructed dwelling in eastern corner. Dry stone walls bound the fields. Powerlines cross the site.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 13 Lower Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The drain joins Fringill Dyke to the north of the village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	The tree-lined drain close to the south-eastern boundary might enable the creation of a small wetland/wet woodland corridor, possibly in association with SUDS. Epoch 1 OS maps show the area was better treed in the past so additional planting of locally native species would be appropriate.
Protected Species	Nesting birds and bats may utilise adjecent trees. Some potential for ground-nesting birds
BAP Priority Species	None known.
Invasive Species	None known.
Notes	RL98 (part) 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	The tree-lined drain should be retained, protected, buffered and enhanced to create a wetland/wet woodland habitat corriodor, Other mature trees should be retained. Some potential for protected species in the existing building.

Settlement: Darley

Site: DR8 (Land north of Sheepcote Lane, Darley)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR9 (Land off Walker Lane, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land off Walker Lane, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of two rectilinear fields in pastoral use extending out to the south-west from the residential edge of Darley. Field boundaries mainly comprise of dry stone walls with a ditch and hedgerow forming part of the site's eastern boundary. There are a number of TPO'd tree groups scattered around field margins. The site gently slopes down from Walker Lane in the southwest to properties along Stocks and Meadow Lane to the north with site levels ranging from 128m down to 114mAOD
Existing urban edge	The site borders residential properties along Stocks and Meadow Lane
Trees and hedges	There are several TPO'd tree groups within the site and an established tree belt running along a watercourse which forms part of the eastern boundary of the site.
Landscape and Green Belt designations	Nidderdale AONB. Several TPO'd trees along field boundaries
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The two pastoral fields are medium scale and contribute to valley landscape character at the edge of the village. They would be highly sensitive to change extending development into upper valley sides
Visual Sensitivity	Visible from Walker and Crake Lane with long distance views likely from the north along the south facing slopes of the Nidd Valley
Anticipated landscape effects	Loss of pastoral fields at the village edge and modifications to drystone walls and new access
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd trees and woodland belts should be retained. Any development must respect the proximity of adjoining residential development and views from surrounding areas. Mitigation in the form of screen planting along site boundaries and limiting development to lower valley areas adoining existing built form
Likely level of landscape effects	There would be large to medium scale adverse effects, Woodland planting along site boundaries and trees in and amongst the development could mitigate negative visual effects.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR7 and DR8 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	Medium to long distance views of the site likely from the north with close to medium views from Walker Lane and Crake Lane respectively to the south-west. The landscape has limited capacity to accept development, built form would significantly impact on openness of the countryside and settlement edge.

Settlement: Darley

Site: DR9 (Land off Walker Lane, Darley)

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.	Chapel south of the site and barn off Sheepcote Lane.
Commentary on heritage assets.	These nineteenth century buildings contribute to the character and quality of the AONB. They are of historic interest, although their architectural interest has been reduced by alteration. The chapel is additionally of communal significance, and because non-conformist chapels tended to be sited away from the core of villages, to extend the village would impact on its significance.
Topography and views	The land rises to the southeast. The site is highly visible from Walker Lane and Sheepcote Lane. The south of the site has the better views due to ground levels.
Landscape context	The north of the site is against an existing housing estate, however the land could not accessed through it from the Main Street, there are fields to the east and west, and open countryside to the south.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over the twentieth century by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. There are some terraces and semi-detached houses on Low Green and to its north on Main Street. Otherwise dwellings are detached set behind small front gardens and quite closely side by side. South of the site,chapel is set close to the road at the junction and forms a row with two small attached buildings. This row is separated from two detached dwellings by a covered reservoir. The dwellings are set back from Sheepcote Lane behind small front gardens. East of these dwellings, a converted barn is set well back from the lane.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. Buildings have stone walls with a low window ratio, and stone slate roofs. The chapel has been reroofed, and the adjacent building roofed in Welsh slate. Very little of the twentieth century development reflects local distinctiveness. The two storey houses of Low Green are constructed of orange bricks, so these and other buildings that are not of stone and have grey roof colour, stand out from the traditional buildings of the village.
Features on site, and land use or features off site having immediate impact.	The fields are bounded by drystone walls, and there are three tree protection orders on the site, each against a field boundary. The southeast boundary is a drain.

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	Some development set well away from the barn and chapel would preserve their setting, however development of this whole site would be contrary to settlement pattern, particularly due to topography.

Settlement: Darley

Site: DR9 (Land off Walker Lane, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture P1HS 1992
Trees and Hedges	Occasional mature trees on field boundaries, including a line of trees following the drain on the NE boundary
Presence of Trees that Merit TPO	There are several mature trees around the site, which are subject to TPO's
Water/Wetland	There is a drain on the NE site boundary
Slope and Aspect	Very gentle northwards slope
Buildings and Structures	Drystone wall boundaries
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 13 Lower Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The drain joins Fringill Dyke to the north of the village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	The drain should be enhanced as a green corridor using Suds to create wetland/wet woodland habitats. Additional boundary trees should be planted to retore historic high levels of boundary trees in lower Nidderdale,
Protected Species	Nesting birds and bats may utilise adjecent trees. Some potential for ground-nesting birds
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	If this site is developed, the drain should be enhanced as a green corridor using Suds to create wetland/wet woodland habitats (possibly in association with adacent development sites. Additional boundary trees should be planted to retore historic high levels in lower Nidderdale, Green infrastructure should include restoration of wildflower meadows.

Settlement: Darley

Site: DR9 (Land off Walker Lane, Darley)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR10 (Land at Stocks Green, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Stocks Green, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site comprises part of one field in pastoral use situated to the rear of nine residential properties fronting onto Main Street. Field boundaries consist of one dry stone wall and two hedgerows. There is a small group of TPO'd trees along the northern boundary of the site. The site lies at an average elevation of approximately 116m AOD and gradually falls away to the north towards the River Nidd 0.5km away
Existing urban edge	The site borders residential properties fronting Main Street with agricultural buildings along the northeastern boundary of the site.
Trees and hedges	There is a group of TPO'd trees within the site.
Landscape and Green Belt designations	Nidderdale AONB. Several TPO'd trees along site boundaries and within the curtilage of Prospect View Farm
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The field is of medium scale and is an integral part or the pastoral lowland valley character abuttng the settlement edge. The site would be sensitive to change replacing an open area of pasture wiith built form
Visual Sensitivity	A generally flat site which is locally visually contained to the south but likely to be visible from the PRoW, 100m to the east. Long distance views are also likely from the north along the south facing slopes of the Nidd Valley. The Darley Village Design Statement Map shows an important view on Main Street at the gated site access looking north.
Anticipated landscape effects	Loss of pastoral field at the village edge and new metalled site access
Potential for mitigation and opportunities for enhancement	Drystone wall and TPO'd trees should be retained. Any development must respect the proximity of adjoining residential development and medium to long distance views from the east and north. Viewline corridor identified on the Darley Village Statement map should be retained
Likely level of landscape effects	There would be medium scale adverse effects, Woodland planting along the northern boundary and trees in and amongst the development could mitigate negative visual effects
Adjacent sites/cumulative impacts/benefits	N/A

Conclusion

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

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

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

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

Summary conclusion	Close to long distance views of the site are likely from the east and north. Views from the north would however not be significant with development likely to assimilate into the backcloth of existing built form The landscape has some capacity to accept development on this site provided that mitigation measures are taken into consideration

Settlement: Darley

Site: DR10 (Land at Stocks Green, Darley)

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.	Walker House and Ivy Cottage. Also nearby Walker Barn, Christchurch and the Vicarage.
Commentary on heritage assets.	These mainly nineteenth century buildings contribute to the character and quality of the AONB. Walker House and Ivy Cottage are of architectural and historic significance. Walker Barn is of historic interest, although its architectural interest has been reduced by alteration. The church is of high communal value and some historic value, although its architectural value is not high.The settings of Walker House and Ivy Cottage would be affected by development of the site. The other heritage assets would not be affected unless development were of a large scale.
Topography and views	The land falls to the north down to the river. The site enjoys views to the north. The Village Design Statement shows the views down the accesses to the site as key views. Additionally there are views to the north that can be glimpsed between the properties on Main Street south of the site.
Landscape context	In the AONB, the site is adjacent to the settlement edge. Development here would constitute backland development.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated south in the vicinity of the site. The character of the village has changed dramatically over the twentieth century by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. To the south of the site between accesses there are seven bungalows set well back and down from the main road, and they are generously spaced. To the west, Ivy Cottage enjoys a southeast aspect and its main garden is at the front with its east boundary against the site access. Opposite the east entrance is open land adjacent to Walker Barn.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. Buildings have stone walls and a low window ratio, and stone or Welsh slate roofs. Very little of the twentieth century development reflects local distinctiveness. The bungalows south of the site are of stone and some render and have grey tiled roofs, so the colour of materials is not discordant, however their form and fenestration does not respect the vernacular.
Features on site, and land use or features off site having immediate impact.	The two access points are restricted in width. Alongside the east access is a group of Scots pine protected by order. There are two protected trees against the boundary of the west access, and the one nearest the street would limit any potential for alteration. There is a small group of trees at the corner of the north boundary 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	Backland development would cause some further harm to settlement pattern. Alterations to the accesses will cause harm to visual amenity. Development north of Walker House and altering the character of the west access would cause some harm to their setting. Only very modest development off a private drive would be acceptable.

Settlement: Darley

Site: DR10 (Land at Stocks Green, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Semi-improved grassland (species poor) (P1HS 1992)
Trees and Hedges	Significant mature trees near either access, small copse to NW boundary, garden hedges and shrubs along southern boundary
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPOs
Water/Wetland	None on site
Slope and Aspect	The land falls away gently to the north
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	Network of grassland fields links the Nidd Valley with the surrounding uplands
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for hay meadow restoration and native tree planting in association with limited development
Protected Species	Nesting birds and bats may be asssociated with the boundary trees and shrubs. There may be some potential for ground nesting birds
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Boundary trees should be protected and retained. The network of small open pasture fields links the Nidd Valley with the surrounding uplands. There may be some opportunity for hay meadow restoration and native tree planting in association with limited development of the site.

Settlement: Darley

Site: DR10 (Land at Stocks Green, Darley)

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: Darley

Site: DR12 (Land adjacent to Walker Barn, Darley)

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.	Christ Church and Walkers Barn.
Commentary on heritage assets.	Walker Barn is of historic interest, although its architectural interest has been reduced by alteration. The church is of high communal value and some historic value, although its architectural value is not high.The settings of these heritage assets would be affected by development of the site, although it is acknowledged that Churchfields, a recent house, has caused some harm to the setting of the church.
Topography and views	The land rises to the south. From the rear of the site there are views to the east and west, views to the south are more limited by the hillside. The site is viewed from Walker Lane and the view from Main Street is shown as a key view in the Village Design Statement.
Landscape context	In the AONB, the north of the site is within the village and is important open space that contributes to the rural character of the village.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over the twentieth century by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. Local to the site twentieth century bungalows are set well back from Main Street and have modest gaps side to side. In the immediate context of the site, the gap between the church and vicarage is generous. A recent house, Churchfields, is placed close to the side of the church, but fortunately it is set well back from the road, so has less impact on the streetscene than it would otherwise. Walker barn is set apart from the housing, its yard was against Walker Lane.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. Buildings have stone walls with a low window ratio, and stone, and occasional Welsh, slate roofs. Very little of the twentieth century development reflects local distinctiveness. The walling and roofing materials of the bungalows and Churchfields reduce their discordant impact. However the form of the bungalows and the fenestration of all these relatively recent buildings do not reflect local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The field is long and has a narrow frontage. Development would impact on the key view from Main Street.As land rises to the south, development would have greater visual impact there.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the site would cause harm to the setting of the converted barn, and to a lesser extent the church. Development of the site would be detrimental to settlement pattern and cause the loss of the key view and open space that contributes to the character of the village

Settlement: Darley

Site: DR12 (Land adjacent to Walker Barn, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Semi-mature trees along western boundary
Presence of Trees that Merit TPO	None
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Drystone wall boundary to north and west
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The network of open grass fields links the Nidd Valley with the uplands
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for hay meadow restoration in association with limited development
Protected Species	There may be some potential for ground nesting birds
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The network of small open pasture fields links the Nidd Valley with the surrounding uplands. There may be some opportunity for hay meadow restoration and native tree planting in association with limited development of the site.

Settlement: Darley

Site: DR12 (Land adjacent to Walker Barn, Darley)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR13 (Land at Cherry Tree Farm, Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Cherry Tree Farm, Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of one rectilinear field in pastoral use extending out to the south-west from Main street Darley.The site surrounds White House a property fronting Main Street. Field boundaries mainly comprise of dry stone walls with occasional trees.There are a number of TPO'd tree along the site boundary with White House. The site gently slopes down from Walker Lane in the south west to Main Street in the north east
Existing urban edge	The north western, northern and and eastern boundaries of the site adjoin rear property boundaries frontng Main Street and Stocks Lane
Trees and hedges	There are several TPO'd tree groups within the site and an established tree belt running along a watercourse which forms part of the eastern boundary of the site.
Landscape and Green Belt designations	Nidderdale AONB. Several TPO'd trees along field boundaries
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	This single pastoral field is of medium scale and contribute to valley landscape character at the edge of the village. this field would be highly sensitive to change extending development into upper valley sides
Visual Sensitivity	Visible from Walker and Crake Lane with long distance views likely from the north along the south facing slopes of the Nidd Valley. An important view is shown from Main Street to the south in the Village Design Statement
Anticipated landscape effects	Loss of pastoral field at the village edge and modifications to drystone walls and new access
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd trees should be retained. Any development must respect the proximity of adjoining residential development and views from surrounding areas. Mitigation in the form of screen planting along site boundaries and limiting development to lower valley areas adoining Main Street and existing built form
Likely level of landscape effects	There would be large to medium scale adverse effects, Woodland planting along site boundaries and trees in and amongst the development could mitigate negative visual effects.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with DR9 and DR12 could result in significant cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	This single pastoral field is of medium scale and contribute to valley landscape character at the edge of the village. This field would be highly sensitive to change extending development into upper valley sides The landscape has limited capacity to accept development on this site which if allowed should be restricted to lower slopes to the north adjacent to the urban edge. Important view line from Main Street shoud be retained

Settlement: Darley

Site: DR13 (Land at Cherry Tree Farm, Darley)

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.	Walker Barn, Walker House and properties north of Main Street at Stocks Green. Former police station immediately north of the site.
Commentary on heritage assets.	These mainly nineteenth century buildings contribute to the character and quality of the AONB. They are of historic interest, although their architectural interest has been reduced by alteration.
Topography and views	The land rises to the southeast. The site is highly visible from Walker Lane and Main Street. The south of the site has the better views due to land levels. The Village Design Statement shows that the view from the main street over the site is a key view, and there is a seat at Stocks Green located to enjoy this aspect.
Landscape context	The site is within the AONB. The northern part of the site is within the village, and it provides open land important to the character of this rural village, as evidenced by the designation of the key view.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over the twentieth century by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. There are some terraces and semi-detached houses on Low Green and to its north on Main Street. Otherwise dwellings are detached set behind small front gardens and quite closely side by side. Immediately north of the site on main street, the former police station is set close to the road, but has a generous side garden. The spaces either side reflect the historic grain of Darley. To the west are three bungalows and a house all set behind modest front gardens and spaced relatively generously side to side. The bungalows have particularly long rear gardens.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings, with stone walls having low window ratio, and stone or Welsh slate roofs. Very little of the twentieth century development reflects local distinctiveness, particularly the chalet bungalows east of the site. The housing of Low Green are constructed of orange bricks, so these and other buildings that are not of stone and have grey roof colour, stand out from the traditional buildings of the village.
Features on site, and land use or features off site having immediate impact.	The field boundaries are drystone walls. There is a small group of protected trees against the east boundary. The northern part of the site is bounded by dwellings, and the amenity of occupants should be protected. The site contributes to the rural character of the village as illustrated by the key view from Main Street on the map in the Village Design Statement.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the southern part of the site would impact on settlement pattern particularly due to topography, however the main issue would be the loss of the open land, which contributes to the rural character of this village in the AONB.

Settlement: Darley

Site: DR13 (Land at Cherry Tree Farm, Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Occassional small boundary trees
Presence of Trees that Merit TPO	None
Water/Wetland	Two springs are mapped on the northern boundary
Slope and Aspect	The site slopes downwards very gently to the south towards the Nidd
Buildings and Structures	Drystone wall boundaries
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants...
LCA and Relevant Guidance (for biodiversity)	LCA 13 Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	Network of grassland fields links the Nidd Valley with the surrounding uplands
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity for hay meadow restoration and native tree planting in association with limited development
Protected Species	There may be some potential for ground nesting birds
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The network of small open pasture fields links the Nidd Valley with the surrounding uplands. There may be some opportunity for hay meadow restoration and native tree planting in association with limited development of the site.

Settlement: Darley

Site: DR13 (Land at Cherry Tree Farm, Darley)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: DR14 (Land at Sheepcote Lane (combined site), Darley)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the south of Stocks Lane, Meadow Lane, Low Green and to the east of Sheepcote Lane,Darley. LCA13: Lower Nidderdale Valley
Landscape description	Area description: The valley floors are well wooded creating a sense of enclosure and channelling views, away from the valley floor the landscape is more open with extensive views. Site description: Site consists of two irregular shaped pastoral fields together with two part fields and the curtilage of Prospect View Farm. Field boundaries comprise mainly of dry stone walls, hedgerow and a tree bordered ditch flowing through the site. There are several TPO'd trees and tree groups scattered throughout the site. The site gently slopes down from south to north from about 122m down to 112mAOD at Prospect View Farm
Existing urban edge	The site borders residential properties along the southern edge of Darley and across from development along the eastern edge of Sheepcote Lane.
Trees and hedges	There are several individual TPO'd trees and TPO'd tree groups within the site along field boundaries
Landscape and Green Belt designations	Nidderdale AONB.TPO'd trees
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 with the landscape in good conditon and the components generally well maintained. There is some reference to the type and context of the development proposed along the northern edge of the site which suggests that the site has a medium level of susceptibility to change. Overall sensitivity is therefore judged to be high
Visual Sensitivity	The site occupies the lower valley side where views are channelled by housing and woodland/individual trees. Walker Lane and Sheepcote Lane situated to the south west and south east respectively is from where the site it is mostly viewed in the context of other housing at the edge of the village. Existing built form is mostly un-screened and forms an abrupt edge to the village.
Anticipated landscape effects	Loss of pastoral fields at the village edge and modifications to drystone walls and new site access
Potential for mitigation and opportunities for enhancement	All drystone walls and TPO'd trees should be retained. Any development must respect the proximity of adjoining residential development and medium distance views into the site.
Likely level of landscape effects	There would be medium scale adverse effects, Woodland buffer/ screem planting should be carried oout along the western and southern site boundary and trees in and amongst the development could mitigate negative visual effects to some extent
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	The landscape has some capacity to accept development on this site provided that mitigation measures are taken fully into consideration with development restricted to lower slopes to the north bordering the settlement edge. Substantial areas of screen planting will be required along site boundaries particularly to the west set behing the existing drystone wall and to the south.

Settlement: Darley

Site: DR14 (Land at Sheepcote Lane (combined site), Darley)	
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 Methodist Chapel to the south of the site, converted barn touching the southern boundary of the site and Schoolhouse north of Main Street.
Commentary on heritage assets.	These nineteenth century buildings contribute to the character and quality of the AONB. They are of historic interest, but their architectural interest has been reduced by alteration, so significance is not high. The chapel is additionally of communal significance, and because non-conformist chapels tended to be sited away from the core of villages, to extend the village would impact on its significance.
Topography and views	The land rises to the southeast. The site is highly visible from Walker Lane and Sheepcote Lane. The south of the site has the better views out due to ground levels, and the west of the site is afforded views across the fields. There are views from the main street from the east and near White House to the north of the site that are noted as important in Darley Village Design Statement.
Landscape context	The site is in the AONB, the eastern part is within the village,but the other areas are next to the village.
Grain of surrounding development	Historically buildings of Darley were sporadically arranged along Main Street. Small farmsteads were close to the main road and houses located closer to the road, generally orientated southwest in the vicinity of the site. The character of the village has changed dramatically over recent decades by the construction of a number of modest housing estates, mainly in the form of culs-de-sac and also infill development along the Main Street. There is a row of buildings on Main Street east of the site and some terraces and semi-detached houses on Low Green and to its north on Main Street. Otherwise dwellings are detached set behind small front gardens and set quite closely side by side. Silverdale Close is characterised by larger houses set in more generous plots, however the topography reduces the visual impact of the rear dwellings from the main road. At the south of the site is a small enclave of buildings separated from the village by fields. Here the chapel is set close to the road at the junction and forms a row with two small attached buildings. The row is separated from two detached dwellings by a covered reservoir. The dwellings are set back from Sheepcote Lane behind small front gardens. At the south edge of the site, a converted barn is set well back from the lane. East of the site is the village hall, larger on plan than traditional farm buildings, and set behind an area of car parking. This building marks the end of the main part of the village.
Local building design	The vernacular in the dale is robust and is characterised by two storey houses and barns, and lower outbuildings. Buildings have stone walls with a low window ratio, and stone slate roofs. The chapel has been reroofed, and the adjacent building roofed in Welsh slate. Very little of the twentieth century development reflects local distinctiveness. The houses of Low Green are constructed of orange bricks, so these and other buildings that are not of stone and have grey roof colour, stand out from the traditional buildings of the village. The large roof of the hall with its eaves above the ground floor windows signals its use as a communal building.

Features on site, and land use or features off site having immediate impact.	The site comprises parts of several fields, the boundaries of which are drystone walls. Providence View at the east end of the site is now screened by hedges inside the boundary wall. The house appears to be newbuild, or at very least have undergone a recent major refurbishment. Whilst its materials, form and general external design reflect local buildings, certain elements of the fenestration do not. There would be no objection to its demolition. Part of the site provides the setting to the converted barn, which is just outside the southern boundary. Development here would affect the setting of the barn, and the amenity of its occupants should be protected. There is a drain running across the site; there are two protected small groups of trees along the drain.

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 central southern area of the site around the barn would be detrimental to its setting and would cause the loss of one of the key views from the Main Street. Additionally it is important to ensure that buildings are not set too close to the western edge to minimise harm to the other key view from main street, and also the southern boundary towards the west to bring buildings away from higher land and to allow long gardens to mitigate their impact on the landscape.

Settlement: Darley

Site: DR14 (Land at Sheepcote Lane (combined site), Darley)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	None
Phase 1 Survey Target Notes	None
Sward	Improved Pasture
Trees and Hedges	There is a line of trees along the drain which forms the north western boundary of the site. Occassional other trees along the stone wall boundaries
Presence of Trees that Merit TPO	Trees on site benefit from TPO protection.
Water/Wetland	A drain crosses the centre of the site.
Slope and Aspect	Site slopes gently northwards
Buildings and Structures	Recently reconstructed dwelling in eastern corner. Dry stone walls bound the fields. Powerlines cross the site.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 13 Lower Nidderdale Valley • “Protect natural and semi-natural habitats: promote creation of appropriate new habitats and management of existing ones…” • “Promote repair and maintenance of stone walls and hedges…” • “Encourage woodland, tree and forestry management to respect and enhance landscape pattern and landform”... “ and replacement of individual trees…”
Connectivity/Corridors	The drain joins Fringill Dyke to the north of the village. The River Nidd which lies 2-3 fields to the north of the village is a regionally important green infrastructure corridor.
GI/SUDS Opportunities (for biodiversity)	The tree-lined drain through the site should enable the creation of a small wetland/wet woodland corridor, possibly in association with SUDS. Epoch 1 OS maps show the area was better treed in the past so additional planting of locally native species would be appropriate.
Protected Species	Nesting birds and bats may utilise adjecent trees. Some potential for ground-nesting birds
BAP Priority Species	None known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	The tree-lined drain should be retained, protected, buffered and enhanced to create a wetland/wet woodland habitat corriodor, Other mature trees should be retained. Some potential for protected species in the existing building.

Settlement: Darley

Site: DR14 (Land at Sheepcote Lane (combined site), Darley)

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 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

Settlement: Dishforth

Site: DF1 (West Heads, Back Lane, Dishforth)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Landscape description	Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: The site comprises a small rectangular parcel of land consisting of an open grassland field used for grazing. There is a modern detached property within a large garden bordering the northern boundary. To the south the site is enclosed by a tall outgrown hedgerow beyond which lies a collection of barns and outbuildings serving West Heads Farm. The boundary to Back Lane is defined by a post and rail fence. The field is contained by hedgerows in various condition along the northern and southern boundaries, otherwise there are no distinctive features worthy of retention.
Existing urban edge	The site is located to the west side of Back Lane where there is already sporadic development, however despite the presence of nearby housing the site remains distinctly rural in character and offers views out towards open countryside (albeit short distant views constrained by the rising land) from Back Lane.
Trees and hedges	Hedgrow boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Low susceptibility as a result of the proposals because of the small scale of the scheme and the robust characteristics at the village edge.
Visual Sensitivity	The field gradually rises to in the southwest towards West Heads Hill and Moor Lane. The site is visible at the edge of village from higher land to the west.
Anticipated landscape effects	Loss of small field on the village edge to built form.
Potential for mitigation and opportunities for enhancement	There is potential to improve hedgerows to all boundaries and provide new hedgerows and native planting where possible, especially along Back Lane, and to the west boundary to soften views towards the edge of the village.
Likely level of landscape effects	Small scale effects resulting from the increase in built form on the village edge.
Adjacent sites/cumulative impacts/benefits	DF5 is a larger site located south of this site. Increasing the extent of higher density development on the village edge woudl increase adverse landscape effects.
Location/HBC Landscape Character Area	Site located west of village centre, off Back Lane. LCA81 Dishforth and surrounding farmland

Conclusion

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

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

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

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

Summary conclusion	Small site at the village edge would not significantly affect landscape character of the area. The landscape has capacity to accept development proposed on this site as it fits well with the existing village edge.

Settlement: Dishforth

Site: DF1 (West Heads, Back Lane, Dishforth)

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.	A stone interlaced with cobble barn with pantile roof adjacent to the SE boundary, which forms site DF5. The stone barn is a characterful barn and should be retained.
Commentary on heritage assets.	None.
Topography and views	Views are curtailed by a belt of Poplar trees and hedging to the south west beyond the site boundary. The site is fairly flat with a slight incline from road level.
Landscape context	Important trees and hedges in fields and gardens add to the rural character of the settlement. Paddock providing open aspect to countryside beyond to the west and break in continuous frontage. Belt of Poplar trees to the south west beyond the site boundary. Trees and hedges in fields and gardens provide enclosure and add to the rural character of the Back Lane.
Grain of surrounding development	Predominantly linear development with buildings with continuous frontages flanking Back Lane- the exception being Grange Close, a former local authority housing estate, further north. Mix of bungalows and two storey properties, mainly detached. Set back from the road by front gardens and driveways. Open countryside beyond to the west. Mixed house types. Hedges and walls enclose properties. Trees intersperse the skyline.
Local building design	Mix of brick built, two storey properties and bungalows, detached and semi-detached. Some former Local Authority housing. Properties are characteristically set back from the road by walled front gardens to the south of the site and hedges to the north. Varied building line. Any development should include frontage properties onto Back Lane. Tree planting. Buildings should utilise materials that are common to the area i.e brick and pantiles. Development should include a mix of building types.
Features on site, and land use or features off site having immediate impact.	The site is to the south of 'Stumps Croft' and borders Back Lane to the east. It is an open paddock used for horses, surrounded by a wooden post and rail fence. The site slopes up from Back Lane and is separated from the lane by a narrow grass bank.To the south east the site is bordered by a small stone barn with a pantile roof. The site borders existing dwellings to the north and 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	The paddock is an important open space, which serves to relieve the continuous frontage along Back Lane and provides a vista out to open countryside to the west. The paddock is integral to the rural character of Back Lane. If the development proposal maintained views from Back Lane through the site to open countryside beyond, the harm resulting from the loss of this open field could be mitigated.

Settlement: Dishforth

Site: DF1 (West Heads, Back Lane, Dishforth)

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	None on site. The property to the north features boundary hedges
Presence of Trees that Merit TPO	None
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None on site but adjacent to stone and cobble barn with a pantile roof on SE corner.
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	This field is a remnant of the village’s strip field system, which historically had more trees along the boundaries (OS Epoch 1). The remnants of small-scale fields and hedges with trees, in the immediate vicinity of the village with its domestic gardens, are valuable for wildlife in the context of the surrounding large scale arable field-systems.
GI/SUDS Opportunities (for biodiversity)	There would be the opportunity to create new perimeter native hedges with trees to west and east to enhance connectivity for wildlife.
Protected Species	Birds are likely to nest in boundary hedges and birds and bats may use the barn adjacent to this site.
BAP Priority Species	Not known
Invasive Species	Not known
Notes	RL48 2010 (Green)

Conclusion

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

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

Summary conclusion	Existing boundary hedges should be retained and there is the opportunity to create new perimeter native hedges with trees to west and east to enhance connectivity for wildlife.

Settlement: Dishforth

Site: DF1 (West Heads, Back Lane, Dishforth)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will potentially affect the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area and downstream of the site due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

Conclusion

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

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

Settlement: Dishforth

Site: DF2 (Land at North End, Dishforth)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located to the north end of the village. LCA81: Dishforth and surrounding farmland.
Landscape description	Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: Arable field characterisitic of the area with hedgerow boundaries. Row of semi mature trees in verge to the north.
Existing urban edge	Site extends from the urban edge that comprises a mix of residential building styles and a school building.
Trees and hedges	Hedgerow field boundaries with some trees.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open landscape is sensitive to the loss of characteristic fields on the urban edge to built form.
Visual Sensitivity	The site is seen on the approach to the village and contributes to the setting in the open arable landscape.
Anticipated landscape effects	Loss of characterisitic open field.
Potential for mitigation and opportunities for enhancement	Mitigation comprising hedgerow planting and open space to integrate development with the countryside. Housing density should match village densities.
Likely level of landscape effects	Medium scale effects due to the loss of a field on the village edge and the change in the appearance of the built edge.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	There is capacity for the landscape to accept some development on this site assuming appropriate mitigation.

Settlement: Dishforth

Site: DF2 (Land at North End, Dishforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None (but see Smeeden Foremen Ecology report March 2016)
Sward	Improved pasture [P1HS 1992]
Trees and Hedges	Hedges bound the field with some roadside tree-planting along the northern boundary
Presence of Trees that Merit TPO	None
Water/Wetland	A small area of ephemeral standing water occurs in the SE corner of the site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	This field is a remnant of the village’s strip field system, which historically had more trees along the boundaries (OS Epoch 1). The remnants of small-scale fields and hedges with trees, in the immediate vicinity of the village with its domestic gardens, are valuable for wildlife in the context of the surrounding large scale arable field-systems.
GI/SUDS Opportunities (for biodiversity)	There would be the opportunity strenghten and enhance perimeter hedges with nativre planting to enhance connectivity for wildlife. Potential to enhance the small wetland on site using Suds.
Protected Species	Birds are likely to nest in boundary hedges and birds and bats may use the barn adjacent to this site. A protected species was found to occur along the western site boundary (Smeeden Foreman) which will require to be mitigated for
BAP Priority Species	Not known
Invasive Species	Not known
Notes	permitted application for eastern part of site15/05489/OUTMAJ

Conclusion

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

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

Summary conclusion	Existing boundary hedges should be retained and strenghtened with new native planting to to enhance connectivity for wildlife. Potential to enhance the small wetland on site using Suds.

Settlement: Dishforth

Site: DF2 (Land at North End, Dishforth)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Dishforth

Site: DF3 (West End Farm, Dishforth)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the rural edge, north of village centre. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: The site comprises a medium sized site at the village edge currently occupied by West End Farm and includes the farmhouse and some large-scale agricultural buildings. There is some tree planting to the A168 boundary, otherwise there are few landscape features of note.
Existing urban edge	The site forms part of the urban edge and is already a partially developed site directly adjacent to the A168 road corridor.
Trees and hedges	Roadside boundary vegetation to the north.
Landscape and Green Belt designations	Open countryside to north side and within development limit to the south.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape character of the area has low susceptibility to the loss of the field and farm buildings to residential development provided mitigation is appropriate.
Visual Sensitivity	The site is generally only visible from the main village street and from the A168.
Anticipated landscape effects	There are noise impacts from A168 motorway, which detract from the rural character of the site.
Potential for mitigation and opportunities for enhancement	The site forms part of the urban edge and is already a partially developed site directly adjacent to the motorway corridor.
Likely level of landscape effects	Small scale adverse effects providing appropriate landscape mitigation is implemented.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	Development of this site would appear as a natural extension to the built form of the village and would not encroach significantly on open countryside

Settlement: Dishforth

Site: DF3 (West End Farm, Dishforth)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Westcott is a Grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Historic properties such as Vine House (ungraded) front the Main street.
Commentary on heritage assets.	Westcott: C18th brick house with stone dressings and stone slate roof. Classical style symmetrical front elevation with decorative stonework to eaves. Simple gabled form. Locally distinctive. Westcott Barn: C19th threshing barn. Brick with corrugated roof. Blind elevations save for square central door and small ventilators. Locally distinctive. The older buildings (such as Westcott and Vine House) are only slightly set back from the road behind walled front gardens. These houses have principal elevations facing the street and have presence in the street scene. Vine House: Three storey classical style house with symmetrical three bay elevation. Ashlar with slate roofs. Decorative eaves and reveals. Locally distinctive.
Topography and views	Flat topography. Tree line and embankments of A168 screen the site from view from the north and north east. Development, trees and hedges at Main Street and Clarke's Croft screen views from the south and east. Limited views into site due to position of Westcott & barn.
Landscape context	Much of the land around the eastern/north-eastern fringe of the village is paddock. The site in question is all but cut off from adjoining fields by agricultural sheds on site, plus buildings / kennels and West End and The Haven. A168 cuts through the landscape and divorces the site from the agricultural land to the north.
Grain of surrounding development	Main Street is lined by well spaced detached buildings. The older buildings (such as Westcott and Vine House) are only slightly set back from the road behind walled front gardens. These houses have principal elevations facing the street and have presence in the street scene. Other (frequently C20th) houses are set well back from the street behind lines of trees and/or high hedges, obscuring the dwellings from views from the street. Plenty of space around buildings, high occurrence of hedges and garden trees. Clarke's Croft is more densely built with semi detached houses presenting principal elevations to the street behind small walled front gardens. Much more enclosed street scene, fewer trees.
Local building design	Westcott: C18th brick house with stone dressings and stone slate roof. Classical style symmetrical front elevation with decorative stonework to eaves. Simple gabled form. Locally distinctive. Westcott Barn: C19th threshing barn. Brick with corrugated roof. Blind elevations save for square central door and small ventilators. Locally distinctive. Clarke's Croft: recent brick built 2 and 1 ½ storey houses. Imitation of local vernacular. Simple gabled forms, pantile roofs. Broad catslide dormers to lower houses. Not locally distinctive. West End & The Haven: 1950s detached houses. Brick with slate and pantile roofs. Mix of hipped and gabled roof forms. Use of full height projecting feature gables. Two storey. Not locally distinctive. Westlands, Town End & The Old Rectory: 1970s suburban houses. Very broad gabled and hipped forms, brick, artificial pantile roofs. Two of the houses are bungalows, the other is two storey, with asymmetrical roof. Not locally distinctive. Vine House: Three storey classical style house with symmetrical three bay elevation. Ashlar with slate roofs. Decorative eaves and reveals. Locally distinctive.

Features on site, and land use or features off site having immediate impact.	Site is fronted by Westcott (a grade II Listed farmhouse) with a small brick barn to the rear. These stand in a low-walled enclosure with a hedge along the east side. Behind this enclose is a large area of hardstanding which serves a number of block work and corrugated sheet agricultural sheds of various sizes. This area takes up approx. half the site. The remaining area is a paddock with a hedge boundary and tree line along its north edge. Good trees in south east corner of site, 3-4 trees along boundary to West End. Broad vehicular access from Main Street. Intrusive road noise is a detractor.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Westcott and its barn should remain as a single property. The listed building and its barn form an important group in the street scene and are heritage assets. The house would be difficult to extend / provide garaging for without substantial harm, thus keeping the barn as a garage / annex is a practical solution. Buildings apart from Westcott and its barn are of no consequence and could be redeveloped in a manner which respects the setting of the listed building. Paddock space is well-enclosed and could be developed without harm the setting of the village. A decent landscape / noise buffer would be needed alongside the A168.

Settlement: Dishforth

Site: DF3 (West End Farm, Dishforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerow
Phase 1 Survey Target Notes	None
Sward	About half the site is a paddock [Improved pasture P1HS 1992] plus farmyard hard-standing and buildings.
Trees and Hedges	Hedge with some tree planting exists to north alongside A168. Hedge and some good trees in SE corner of site, 3-4 trees along boundary to West End.
Presence of Trees that Merit TPO	None
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Site is fronted by pan-tiled farmhouse with a small brick barn to the rear with a number of block work and corrugated sheet agricultural sheds and yard make up around half the site.
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	The A168 effectively severs connectivity to the north for much wildlife, although the verges and associated tree-planting in themselves do form a corridor along the roadside. The smaller scale pasture fields in the environs of the village and its domestic gardens help link this habitat with the sparse hedgerow network of the large-scale arable fields in the surrounding landscape.
GI/SUDS Opportunities (for biodiversity)	Opportunities for new native planting to buffer the housing from the A168.
Protected Species	Birds and possibly bats utilised the trees, hedgerows and farm buildings.
BAP Priority Species	
Invasive Species	
Notes	RL1088 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 new native planting.

Settlement: Dishforth

Site: DF3 (West End Farm, Dishforth)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially affect the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. 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: Dishforth

Site: DF4 (Land north east of Thornfield Avenue, Dishforth)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north east of settlement LCA81: Dishforth and Surrounding Farmland
Landscape description	Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: The site comprises three medium sized narrow fields at the village edge. There are tall distinctive hedgerows dividing the fields and although gappy in parts they contribute to the diverse landscape pattern that is found at this edge of settlement.
Existing urban edge	The site is an arable field with good hedgerows around all boundaries and appears rural in character since the proximity of the urban edge is hardly apparent. However, the A168 lies in close proximity to the north and although there is separation by screen planting and an intervening field the traffic noise is a significant detractor.
Trees and hedges	Hedgerow boundaries
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (30+ dwellings per ha)
Physical Sensitivity	Landscape has some susceptibility to the loss of fields that contribute to the landscape setting of the village.
Visual Sensitivity	The site is well contained by housing to the southwest and the boundary hedgerows and surrounding woodland provide further screening and enclosure.
Anticipated landscape effects	Loss of two attractive grassland fields that form part of the historical small-scale field pattern at the edge of the settlement.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and hedgerow trees is critical. The site provides an opportunity to reinstate hedgerows and hedgerow trees.
Likely level of landscape effects	Medium scale adverse effects. Loss of the traditional settlement field system should be resisted, however some adverse visual effects could be mitigated.
Adjacent sites/cumulative impacts/benefits	DF6 to the south is a larger site and would increase the adverse effects on landscape and the setting of the village as well as village character,

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 capacity to accept some development on this site assuming appropriate mitigation to integrate the extended built form.

Settlement: Dishforth

Site: DF4 (Land north east of Thornfield Avenue, Dishforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows (woodland, flowing water adjacent)
Phase 1 Survey Target Notes	None
Sward	Improved pasture [P1HS 1992]
Trees and Hedges	There is a wooded corridor along Soppa Gutter to the north of the site. There are good hedges to the NW and SE and a good (though slightly gappy central hedge) There are a few trees on the borders to the domestic gardens to the SW.
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	Soppa Gutter forms the northern boundary of the site
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	The remnants of small scale fields and hedges with trees in the immediate vicinity in the village are valuable for wildlife in the context of the surrounding large scale arable field-systems. Soppa Gutter forms a locally important corridor in the context of the surrounding large-scale arable field system. The lane to the north and link under the A168 plus the lane to the east offer access to the footpath network around the village.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance habitat along floodplain of Soppa Gutter which should be buffered against development.
Protected Species	Bats and nesting birds may be associated with trees and hedges There is potential for water vole, otter and kingfisher along Soppa Gutter.
BAP Priority Species	Not known
Invasive Species	Potential for Himalayan Balsam and American Mink along Soppa Gutter.
Notes	RL1152 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 remnants of the small scale fields and hedges with trees in the immediate vicinity in the village are valuable for wildlife, as are the hedges and trees around the two fields (including the dividing hedge between the two). There may be an opportunity to enhance habitat along floodplain of Soppa Gutter which should be buffered against development. A full ecological survey and assessment will be required.

Settlement: Dishforth

Site: DF4 (Land north east of Thornfield Avenue, Dishforth)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Dishforth

Site: DF6 (Crown Farm, Dishforth)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the east side of Dishforth south of the sewage works. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: site comprises fields on the east side of the village that provide the setting for the village.
Existing urban edge	The site comprises fields with good hedgerows on boundaries and appears rural in character since the proximity of the village edge is hardly apparent. However, the A168 lies in close proximity to the north and although there is separation by screen planting and an intervening field the traffic noise is a significant detractor.
Trees and hedges	Hedgerow field boundaries with few trees.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape has some susceptibility to the loss of fields that contribute to the landscape setting of the village. Extension of builtform into open countryside would also affect chatracter.
Visual Sensitivity	Site is reasonably well screened from views.
Anticipated landscape effects	Loss of fields that provide the setting for historic Dishforth.
Potential for mitigation and opportunities for enhancement	Retention of all hedgerows and hedgerow trees is critical. The site provides an opportunity to reinstate hedgerows and hedgerow trees. However the loss of these fields to built form is not possible to mitigate.
Likely level of landscape effects	Large scale adverse effects due to scale of development on the village edge in open countryside.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	The area does not have the capacity to accept development of this site without significant detrimental effects on landscape and village character.

Settlement: Dishforth

Site: DF6 (Crown Farm, Dishforth)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Former Christ Church, now the village hall and Crown Farm house, both of which are grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	Traditional stone and brick barns and outbuildings associated with Crown Farm.
Commentary on heritage assets.	Site is within the setting of the former Christ Church, now the village hall, and Crown Farm house, both of which are grade II listed buildings. Access to the site off the village street passes between the former Christ Church and Crown Farm. Buildings in the south west part of the site form part of the historic core of the village and are integral to its rural agricultural character.
Topography and views	Large open field with views of open countryside and neighbouring farms to the east. Land rises slightly to the south.
Landscape context	Open grazing/agricultural land. Large/amalgamated field.
Grain of surrounding development	Main Street is lined by well spaced detached buildings. The older buildings (such as Crown Farm, Westcott and Vine House) are only slightly set back from the road behind walled front gardens. These houses have principal elevations facing the street and have presence in the street scene. Other (frequently C20th) houses are set well back from the street behind lines of trees and/or high hedges, obscuring the dwellings from views from the street. Plenty of space around buildings, high occurrence of hedges and garden trees. Forest Drive, Thornfield Avenue and Clarke's Croft are more densely built with detached, semi detached and terraced houses presenting principal elevations to the street behind small walled front gardens. Much more enclosed street scene, fewer trees.
Local building design	Brick, stone and pantile predominate.
Features on site, and land use or features off site having immediate impact.	The site extends from Crown Farm in the centre of the historic village to include fields to the east of the village and north to the Soppa Gutter. To the north east is the sewage treatment works. The site includes arable and grazing land together with significant farm buildings to the south of the site. There are extensive views out of the site across open countryside to the north. Site boundaries and field boundaries within the site are predominantly hedgerows with some trees. The site is generally above the level of the road to the north east where there is an existing access. Public Rights of Way cross the site in the north east corner and from west to east across the middle of the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Buildings in the south west part of the site form part of the historic core of the village and are integral to its rural agricultural character, as such these buildings should be retained. The site is disproportionate to the settlement and fails to reflect the established grain.

Settlement: Dishforth

Site: DF6 (Crown Farm, Dishforth)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Strong roadside and boundary hedges with some mature trees
Presence of Trees that Merit TPO	Boundary trees may benefit from TPO protection
Water/Wetland	Soppa gutter forms the northern site boundary
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Soppa gutter and hedgerows provide connectivity through the larrge-scale landscape
GI/SUDS Opportunities (for biodiversity)	Enhance and strengthen boundaries, especially the corridor of Soppa gutter.
Protected Species	Nesting birds and bats likley to utilise the trees and hedgerows
BAP Priority Species	May be priority species such as ground-nesting birds and brown hare
Invasive Species	Not known. Liklihood of Himalayan balsam along Soppa Gutter
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	Opportunitity to enhance and strengthen boundaries, especially the corridor of Soppa gutter, potentially utilising Suds as part of multifunctional green infrastructure.

Settlement: Dishforth

Site: DF6 (Crown Farm, Dishforth)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Dishforth

Site: DF7 (Land at Dishforth Airfield)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located south of Dishforth on the airfield. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises a large-scale arable area that extends along the A1 corridor from Kirkby Hill north of Boroughbridge to Leeming Lane Farm at the edge of the District. Scattered diverse development punctuates the uniform and open agricultural landscape. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse in the east and to Nidderdale Moors in the west. Site description: Large area of mown grass with three runways and associated aprons east of the A1. The site is open and exposed. Large scale airfield buildings tio the south outsid ethe site boundary.
Existing urban edge	Site is located in open countryside and does not relate to existing urban edge.
Trees and hedges	Open site with little vegetation present.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Mixed use.
Physical Sensitivity	Open landscape includes detractors (A1 and MOD buildings) and continued addition of built form on a large scale would affect the landscape character.
Visual Sensitivity	Site is widely seen in the landscape due to the lack of trees and openess. Distant views likely from further afield for large scale development
Anticipated landscape effects	Loss of openess and introduction of further uncharacterisitic built form.
Potential for mitigation and opportunities for enhancement	Loss of open countryside not connected to existing settlement difficult to mitigate. If developed significant green infrastructure would be required with the aim of creating a new high quality landscape.
Likely level of landscape effects	Large scale adverse due to the loss of openess and introduction of uncharacterisitic built form adding to existing detractors.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	The landscape has low capacity to accept development without detriment to existing key characteristics and character. However, new high quality landscape could be created at the expense of existing landscape character.

Settlement: Dishforth

Site: DF7 (Land at Dishforth Airfield)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England 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	Lowland Haymeadow (potential)
Phase 1 Survey Target Notes	SE 367SE TN 12
Sward	Site mapped as species-rich semi-improved grassland (other than hardsurfacing) P1HS 1992 "within the confines of the airfield perimeter are large areas of semi-improved grassland but with low species diversity" Access was only obtained to a sample area
Trees and Hedges	low boundary hedges to west,
Presence of Trees that Merit TPO	Hedgerows bound the site externally, especially strong along the old A1. Hedgerows contain a few small trees but trees virtually absent from the site
Water/Wetland	Two small poonds near notherrn boundary (one inside one outside site). A drain runs just beyond the NE site boundary
Slope and Aspect	Flat
Buildings and Structures	airfield buildings
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows…
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape”. • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”.
Connectivity/Corridors	Large area of neutral grassland represents a rare resource within the surrounding landscape of large-scale arable agriculture
GI/SUDS Opportunities (for biodiversity)	Assessment, management and enhancement of neutral grassland
Protected Species	Possiibility of bats and nesting birds in buildings and boundary hedgerows. Some potential for GCN in adjacent ponds
BAP Priority Species	Possibility of ground-nesting birds e.g. lapwing; skylarks
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	Possibly the largest area of species-rich semi-improved neutral grassland in the District according to P1HS but "low species diversity" Orange score (rather than yellow) is precautionary - requires full ecological and botanical survey.

Settlement: Dishforth

Site: DF7 (Land at Dishforth Airfield)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially affect the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. 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 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: Dunkeswick

Site: DK1 (Land off Weeton Lane, Dunkeswick)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land off Weeton Lane Duneswick. LCA 62: Wharfe Valley Side Farmland
Landscape description	Area description: a moderate to large-scale area. Land use is simple and harmonious with medium sized grassland fields bounded by hedgerows and fences. Site description: a small tiangular shaped pastoral field situated at the western edge of the the settlement. A hedgerow forms the site boundary fronting Weeton Lane with a hedgerow and hedgerow trees forming the site's northern boundary. A stock frence separates the site from an arable field to the west. The site is flat with an elevation of 50mAOD
Existing urban edge	Prospect House Farm is situated to the north and cluster of farm buildings to the east across Weeton Lane
Trees and hedges	Hedgerrows wiith occasional hedgerow trees define two site boundaries
Landscape and Green Belt designations	The site is situated within Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered of high value with the site within an arable and pastoral settting within an area accessed by narrow hedge-lined lanes. Susceptibility to change is also considered to be high with any development adversely impacting on openness and setting of the settlement.
Visual Sensitivity	The site is visible from Weeton Lane and the north facing Wharfe Valley side to the south
Anticipated landscape effects	Loss of a pastoral field and intrusion of built form into open countryside at the western edge of the settlement
Potential for mitigation and opportunities for enhancement	Potential to adequately mitigate adverse effects of development through retention of hedgerows and trees within the site and along boundaries together with additional screen planting measures are limited
Likely level of landscape effects	Large scale adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	The landscape is considered of high value with the site within an and arable and pastoral settting within an area accessed by narrow hedge-lined lanes. Susceptibility to change is also considered to be high with any development adversley impacting on openness and setting of the settlement. Potential to adequately mitigate adverse effects of development though retention of hedgerows and trees within the site and along boundaries together with additional screen planting measures are limited

Settlement: Dunkeswick

Site: DK1 (Land off Weeton Lane, Dunkeswick)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Prospect Farm House plus associated farm buildings to its north. Converted farm buildings of Hawthorne House Farm to the east.
Commentary on heritage assets.	Prospect Farm House adjacent to the site – traditional stone farmhouse with stone slate roof, plus associated farm buildings to its north (appear to be in poor condition). Converted farm buildings of Hawthorne House Farm to the east, on the other side of the road (variety of traditional stone farm buildings).
Topography and views	Site appears higher in level than adjacent farmhouse and also rises at its south side (rising east to west), giving it an exposed location on the edge of village. Site visible in views when exiting village, heading west, part of the rural setting.
Landscape context	Open countryside of grassland fields bounded by hedgerows and fences.
Grain of surrounding development	Small village / hamlet set along Weeton Lane. Small number of buildings including cottages and farm buildings / farmhouses with paddocks or gardens between. Cottages face road with only very small front gardens with low stone walls and / or hedge, also, are set slightly higher than road level on the north side. Cottages in rows. Farm buildings can be gable or principal elevation onto road and can be set back much further from road (farms in courtyard form). Hedges and verges to road.
Local building design	Stone buildings of modest, traditional scale and form. Rows of small cottages or farmhouses and farm buildings (some converted to dwellings). Stone slate or slate roofs.
Features on site, and land use or features off site having immediate impact.	Site is a field on the west edge of settlement, triangular in shape. Hedge and verge to roadside / site divided in two with hedge between. Trees located at east corner and near to roadside. Other trees along northwest boundary. Site adjoins land of Prospect Farmhouse and house is located very close to north boundary.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The site is located in a prominent location of the edge of village where it adjoins open countryside. The rise in ground level means that development could contrast harmfully with Prospect Farmhouse, which is set lower than the site and set well back from the road with a paddock in front. It is hard to see that any development could be inserted here without harming the setting of the farmhouse and the other heritage assets present in the settlement, unless it comprised a very limited number of buildings and were designed to complement the scale and character of farm / outbuildings; development across the whole site would not be appropriate - even if lower than expected density could be achieved, development would still be contrary to established grain (which is very low density) and therefore harmful to local distinctiveness.

Settlement: Dunkeswick

Site: DK1 (Land off Weeton Lane, Dunkeswick)

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/arable.
Trees and Hedges	There are thick hedges on the site boundaries and between the fields which contain a number of trees. There is also a group of trees at the east of the site adjacent to the field access to the site from the road.
Presence of Trees that Merit TPO	Mature trees may merit TPO protection.
Water/Wetland	None on site; there is a pond within 200m to south.
Slope and Aspect	The land rises slightly from the east to the west.
Buildings and Structures	None on site.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 63 River Wharfe flat valley bottom.
Connectivity/Corridors	Small-scale field and hedgerows around the villlage link into the larger scale surrounding arable agriculture; hedgerows provide some connectivity into the strategically important River Wharfe corridor.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and boundary hedgerows.
Protected Species	Nesting birds and bats likely to utilise trees and hedgerows; some potential for great crested newt.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
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 retained and enhanced; some potential for the presence of protected species.

Settlement: Dunkeswick

Site: DK1 (Land off Weeton Lane, Dunkeswick)

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

Settlement: Dunkeswick

Site: DK2 (Land at Hawthorne House Farm, Dunkeswick)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Hawthorne House Duneswick. LCA 62: Wharfe Valley Side Farmland
Landscape description	Area description: a moderate to large-scale area. Land use is simple and harmonious with medium-sized grassland fields bounded by hedgerows and fences. Site description: the site consists of part of a small pastoral field situated behind The Chapel bordering its property boundary on three sites. Hedgerows form all boundaries with the exception of the southern boundary which is un-defined running east to west. The site is flat with an elevation of 42mAOD
Existing urban edge	The Old Chapeland cottages opposite the site to the north. Hawthorne House Farm, to the west of the site. A small farmstead (or former farmstead) located to the south of the site.
Trees and hedges	Hedgerows wiith occasional hedgerow trees define three site boundaries
Landscape and Green Belt designations	The site is situated within Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The landscape is considered of high value set within Green Belt. Susceptibility to change is also considered to be high with any development adversely impacting on openness and setting of the settlement.
Visual Sensitivity	The site is visible from Weeton Lane and the north facing Wharfe Valley side to the south
Anticipated landscape effects	Loss of a pastoral field and intrusion of built form into open countryside
Potential for mitigation and opportunities for enhancement	Potential to effectively mitigate adverse impacts are limited with any screening measures conflicting with landscape character and openness of setting
Likely level of landscape effects	Large scale adverse effects
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	The landscape is considered of high value set within Green Belt. Susceptibility to change is also considered to be high with any development adversley impacting on openness and setting of the settlement. Potential to effectively mitigate adverse impacts are limited with any screening measures conflicting with landscape character and openness of setting

Settlement: Dunkeswick

Site: DK2 (Land at Hawthorne House Farm, Dunkeswick)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The Old Chapel. Cottages opposite the site to the north. Hawthorne House Farm, to the west of the site. A small farmstead (or former farmstead) located to the south of the site.
Commentary on heritage assets.	The site is located within the setting of the heritage assets described above.
Topography and views	Views of site in context with Weeton Lane. Looking east, views of landscape beyond possible over site. Site is relatively flat but elevated above road level.
Landscape context	Open countryside of grassland fields bounded by hedgerows and fences.
Grain of surrounding development	Small village / hamlet set along Weeton Lane. Small number of buildings including cottages and farm buildings / farmhouses with paddocks or gardens between. Cottages face road with only very small front gardens with low stone walls and / or hedge, also, are set slightly higher than road level on the north side. Cottages in rows. Farm buildings can be gable or principal elevation onto road and can be set back much further from road (farms in courtyard form). Hedges and verges to road.
Local building design	Stone buildings of modest, traditional scale and form. Rows of small cottages or farmhouses and farm buildings (some converted to dwellings). Stone slate or slate roofs.
Features on site, and land use or features off site having immediate impact.	The site is a field that wraps around The Old Chapel. Verge and hedge boundary to Weeton Lane. Farm access lanes run along the west and east boundaries. No particular boundary to the south (a simple electric wire for the horse paddock).

Conclusion

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange

Summary conclusion	Development to standard density and form would be very harmful to both the setting of the heritage assets and also local distinctiveness / grain. Very limited provision of housing, for example, one traditionally scaled house either side of The Old Chapel could reflect grain and reduce harm (but development should not extend round to the rear of the Old Chapel); however, the impact on the setting and views down to the farmstead to the south need careful consideration (where the site is set at a higher level than the land to its south). Also, creation of accesses may be problematic as removal of hedgerow fronting the road would not be desirable.

Settlement: Dunkeswick

Site: DK2 (Land at Hawthorne House Farm, Dunkeswick)

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 (horse grazed).
Trees and Hedges	There are hedges on the road frontage (with occasional trees) and the boundaries to the east and west.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	Two ponds within c. 200m to SW and SE.
Slope and Aspect	Generally flat.
Buildings and Structures	Wooden stable block on western edge of field.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 63 River Wharfe flat valley bottom.
Connectivity/Corridors	Small-scale field and hedgerows around the village link into the larger scale surrounding arable agriculture; hedgerows provide some connectivity into the strategically important River Wharfe corridor.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance trees and boundary hedgerows.
Protected Species	Nesting birds and bats may utilise hedgerows and trees and buidings; some potential for great crested newt.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	Boundary hedges should be retained and reinforced with native tree planting with a new hedgerow planted to the southern boundary.

Settlement: Dunkeswick

Site: DK2 (Land at Hawthorne House Farm, Dunkeswick)

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