Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 7: Farnham – Follifoot

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:

- Farnham
- Ferrensby
- Flaxby
- Follifoot

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.

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

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

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

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

Results

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

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

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

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

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

Ecology

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

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

Table 3.6 Ecology: Screened Out Sites

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

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

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

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

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

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

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

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

3 Methodology

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

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

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

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

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

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

Results

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

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

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

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

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Land Drainage

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

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

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

3.50 Additionally, more site specific information was obtained from:

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

Results

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

4 Site Assessments

Farnham

Site Ref	Site Name	Site Area	Page
FH2	Land to the rear of The Old Crown, Farnham	2.2951	23
FH3	Land north of Farnham Lane, Farnham	24.1316	29

Table 4.1 Farnham Sites

Ferrensby

Site Ref	Site Name	Site Area	Page
FR1	Land west of Knaresborough Road, Ferrensby	0.7766	35
FR2	Land adjacent to the General Tarleton, Ferrensby	0.7856	41
FR3	Land off Moor Lane, Ferrensby	0.6421	47
FR5	Land at Hagworth Lane, Ferrensby	3.9537	52
FR6	Land at Sunnydale, Ferrensby	0.7289	58

Table 4.2 Ferrensby Sites

Flaxby

Site Ref	Site Name	Site Area		Page
FX1	New settlement at south of A59 and west of Junction 47 (A1M), Flaxby	166.9611		63
FX2	Martin's Farm, Flaxby	17.4924		70
FX3	New/expanded settlement to the north of the A59, Flaxby	196.623	Draft Option - new/expanded settlement	76
FX4	Employment site to the south of the A59, Flaxby Green Park	39.8396	Draft Allocation - employment	83

Table 4.3 Flaxby Sites

Follifoot

Site Ref	Site Name	Site Area	Page
FF1	Land north of Spofforth Lane, Follifoot	0.7729	89
FF2	Land between Moorfields and Bryden, Follifoot	0.3207	96
FF3	Former tennis courts and land at Plompton Road, Follifoot	1.6091	100
FF4	Land to the east of Woodside and west of Oak House, Follifoot	1.2898	106
FF5	Land at Spofforth Lane, Follifoot	1.8119	110
FF6	Follifoot Ridge Business Park, Follifoot	0.7228	116
FF7	Land at Duck's Nest Farm, Follifoot	12.1233	119
FF8	Land at Rudding Lane, Follifoot	3.8139	124

4 Site Assessments

Site Ref	Site Name	Site Area	Page
FF9	Land adjacent to Moorland House, Follifoot	4.228	129

Table 4.4 Follifoot Sites

Settlement: Farnham

Site: FH2 (Land to the rear of The Old Crown, Farnham)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land to the rear of the Old Crown Farnham LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. The northern and western part of the site falls within LCA69 which consists of a more moderate scale arable landscape with less woodland cover than LCA68 to the south. Site description:The site consists of a small rectangular pastoral field located to the rear of properties facing onto Stang Lane and also those along Main Street. The field opens up to an access point and short frontage on Main Street. A hedgerow borders most site boundaries wiith a number of hedgerow trees Mature trees are also present close to the northern edge of the site. The site falls from east to west from about 42m to 38m AOD. The Knaresbough Round PRoW is routed along Main Street to the east of the site. The eastern edge of the site falls within the Farnham Conservation Area
Existing urban edge	The site is situated to the rear of Main Street and Stang Lane
Trees and hedges	Hedgerow field boundaries and woodland belt along the western boundary
Landscape and Green Belt designations	Open countryside R11: Rights of Way HD3: Contol of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this pastoral field connected to the urban edge is likely to impact on the character of the Conservation Area
Visual Sensitivity	The site is likely to be visible from Farnham Lane travelling north together with glimpsed views from Main Street and PRoW
Anticipated landscape effects	Development of this site would result in the loss of an open pastoral field which would adversely affect the landscape pattern of the area as the site is likely to be visible from public vantage points. Develoment would be out of character with the rural qualities of the surrounding area without extensive planting as mitigation.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees would assist with some integration, But this would not be sufficient enough to reduce the harmful landscape and visual effects
Likely level of landscape effects	Medium to large scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area without extensive and appropriate planting as landscape mitigation.
Adjacent sites/cumulative impacts/benefits	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	This is a relativley small site that is important to the setting of Farnham with the eastern margins of the site within the village conservation area Therefore changes to the key characterisitics in this area would have some adverse impacts. The landscape has limited capacity to accept the type of development proposed due pricipally to its location

Settlement: Farnham

Site: FH2 (Land to the rear of The Old Crown, Farnham)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	The Farnham Conservation Area The Church of St. Oswald (grade I listed). The Old Manor House (grade II). Farnham Hall (grade II) - additional stable / granary, possibly curtilage listed structure to Farnham Hall located at the eastern edge of the site where it adjoins the road.
Known non-designated heritage assets potentially affected by development of the site.	Various historic buildings / dwellings located within the conservation area, particularly those on the south side of Stang Lane.
Commentary on heritage assets.	The site abuts the Farnham Conservation Area on its north and east edges and therefore is located within its setting. The site is within the setting of the grade I listed church of St. Oswald, The Old Manor House (grade II) and Farnham Hall (grade II) - additional possibly curtilage listed structure to Farnham Hall located at the eastern edge of the site where it adjoins the road - a stable / granary building. The site is within the setting of various historic buildings / dwellings located within the conservation area, particularly those on the south side of Stang Lane (to the north of the site).
Topography and views	Significant views of the site from the church (the church being set at a higher level). The site is seen in context with the dwellings on Stang Lane - views of the site possible between the gaps in buildings. Key view noted in the conservation area appraisal analysis maps, looking west over the open space present to the north of Farnham Hall - this space and the land of Farnham Hall is marked as 'important open space' on the analysis maps. Views possible of the site in context with surrounding buildings from further away e.g. when looking north west from the south east tip of the conservation area (on Farnham Lane). Views across the site from its eastern side, with well treed western boundary highly visible.
Landscape context	Rolling hills of farmland, with a large number of trees.
Grain of surrounding development	Buildings are broadly located along the three lanes of Farnham Lane, Stang Lane and Shaw Lane, in a linear fashion. Additional buildings (outside the conservation area) added to the eastern end of the village are set further back from the road / to the rear of frontage buildings e.g Beech Close.
Local building design	Stone predominates.
Features on site, and land use or features off site having immediate impact.	The site is a field located to the rear of properties facing onto Stang Lane and also those of Main Street. Mature trees are present close to or on the northern edge of the site (marked as 'important' on conservation area appraisal analysis maps). A stone wall (associated with Farnham Hall) forms part of the boundary on the eastern edge, this wall marked as an 'important boundary' on the analysis map. Also located there is the granary / stable building. Well treed boundary to the west side of the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The site comprises land that forms an important and attractive rural setting to the village. Development of the site will be contrary to established and historic grain and cause harm to the setting the conservation area, listed buildings and non-designated heritage assets. It is difficult to see how mitigation could be provided bearing in mind the sensitive nature of the site.

Settlement: Farnham

Site: FH2 (Land to the rear of The Old Crown, Farnham)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Farnham Mires SSSI 800m to west.
SSSI Risk Zone	Natural England require to be consulted on 'residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	Farnham Road Verge - 200m to eat; Decoy Fields 650m to SW.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture (1991 P1HS). Verge may have potential to be species-rich.
Trees and Hedges	Strong hedgerows bound the majority of the site with good numbers of mature trees. There is a confier hedge bounding the residence in the NE corner.
Presence of Trees that Merit TPO	Mature boundary trees are likley to merit TPO protection.
Water/Wetland	Ware end Beck originates (or unculverted) just to west of site.
Slope and Aspect	Generally flat.
Buildings and Structures	None except boundary walls.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	The site links into a suite of semi-natural habitats surrounding the former gravel pit to the south and west.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary trees and hedgerows; buffer with wildflower strips.
Protected Species	Bats and nesting birds are likley to utilise hedgerows and trees surrounding the site.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	The site has valuable boundary trees and hedgerows and is set in a rich landscape of semi-natural habitats. Development may have indirect impacts on nearby sites (e.g. increased recreational disturbance, cats etc.). Ecological assessment of the site should take such potential indirect impacts into account and provide generous onsite green infrastructure and habitat enhancement to offset this possibility.

Settlement: Farnham

Site: FH2 (Land to the rear of The Old Crown, Farnham)

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. This site is situated adjacent to a drainage area administered by the Swale & Ure Internal Drainage Board. Surface water flows could potentially discharge in to the drainage board district. Consequently, the drainage board should be consulted regarding any proposals to develop the land. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

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

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

Settlement: Farnham

Site: FH3 (Land north of Farnham Lane, Farnham)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land north of Farnham Lane Farnham LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. The northern and western part of the site falls within LCA69 which consists of a more moderate scale arable landscape with less woodland cover than LCA68 to the south. Site description:The site comprises of four large fields that adjoin Farnham Lane to the south and bounded by Copgrove Lane to the east. A tree belt bisects the site into two parts running east to west.separatng a single field adjoining Farnham Lane from the rest. The site is bounded by a combination of hedgerows with hedgerow trees and woodland blocks. There is an isolated woodland copse within the site at the junction of three intersecting fields to the north of the site with an absence of hedgerows separating fields. Site topography consists of a gently rolling valley form that first falls form the south west corner to the north west before rising again to a rounded knoll at the north west corner of the site. The valley slowly falls to the south west corner of the site. The Knaresborough Round PRoW runs along Farnham Lane to the south
Existing urban edge	The site is separated from the urban edge of Farnham within open countryside.
Trees and hedges	Hedgerow field boundaries and woodland belts and copses both wiithin and surrounding the site
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt R11: Rights of Way HD3: Control of Development in Conservation Areas
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of these undulating pastoral and arable fields isolated from the urban edge would have a significant impact on landscape character
Visual Sensitivity	This elevated site is likely to be visible from large parts of the surrounding landscape with long distance views out to Pennines and North York Moors. Near distance views from PRoW routed along Farnham Lane
Anticipated landscape effects	Development of this site would result in the loss of large open pastoral and arable fields which are highly visible in the landscape with the site remote from the urban edge. Development would adversely affect the landscape pattern of the area and be out of character with the rural qualities of the locality
Potential for mitigation and opportunities for enhancement	The retention of hedgerows and hedgerow trees and treed areas would assist with some integration, but this would not be sufficient enough to reduce harmful landscape and visual effects
Likely level of landscape effects	Large scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in high adverse effects on the rural landscape character of the area which has limited mitigation potential
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	This is large scale and elevated site is remote from the settlement edge and is highly visible in the landscape both from near, medium and long distance receptors. The landscape has limited capacity to accept the type of development proposed due pricipally to its location

Settlement: Farnham

Site: FH3 (Land north of Farnham Lane, Farnham)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Farnham Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Various historic buildings located within the conservation area. Other buildings present in the wider landscape.
Commentary on heritage assets.	The site is located in the setting of Farnham Conservation Area and also the various historic buildings located within the village. Other probably historic buildings are located outside of the village, in the wider landscape setting, for example, Occaney Farm, to the north and Low Hall, to the east of the site.
Topography and views	Extensive views across the site in the context of the wider landscape of the area. Views of the buildings of Farmham when looking west, over the site, though are sometimes more limited due to the high number of trees. Southern part of site adjacent to highway so present in views on approach to / from Farmham - this part having significantly undulating ground levels. Rise in land generally from west to east.
Landscape context	Rolling hills of farmland, with a significant number of trees.
Grain of surrounding development	Buildings are broadly located along the three lanes of Farnham Lane, Stang Lane and Shaw Lane, in a linear fashion. Additional buildings (outside the conservation area) added to the eastern end of the village are set further back from the road / to the rear of frontage buildings e.g Beech Close.
Local building design	Stone predominates in the village.
Features on site, and land use or features off site having immediate impact.	The site is large and comprises a number of fields. That to the south adjoins Farnham Lane and extends to Copgrove Lane (forming its eastern boundary). A tree belt then seperates the rest (larger) part of the site to the north. Copgrove Lane still forms the eastern boundary. To the west, the site terminates at field boundaries and also tapers between tree belts. Many trees present on the western edges.

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	This vast site would be a substantial extension to Farnham, or constitute a new settlement. In consideration of an extension to Farnham, development across the site would be wholly contrary to existing grain and it would detract from the significance of Farnham as a traditional, historic settlement, together with a negative impact on the setting of the heritage assets located both within Farnham and in the surrounding countryside. As a new settlement, development to standard density and form would be wholly inappropriate in this rural context and the form of settlement would be contrary to the established form and character of settlements in the area. A very limited number of additional buildings may be possible at the south western end of the site (on the edge of Farnham), if topography is not constraining and the positioning and number of dwellings is appropriate to the existing grain / context.

Settlement: Farnham

Site: FH3 (Land north of Farnham Lane, Farnham)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	Farnham Mires SSSI 1150m to west.
SSSI Risk Zone	Natural England require to be consulted on 'residential development of 100 units or more."
Sites of Importance for Nature Conservation (SINCs)	Farnham Road Verge SINC is within 50m to south; Staveley Pastures is within 1km to NW .
BAP Priority Habitats	Hedgerows, Arable Farmland.
Phase 1 Survey Target Notes	None.
Sward	Mostly arable or improved pasture.
Trees and Hedges	There are small two small woodlands within the development and a woodland belt effectively within the development running east-west. External boundary trees and hedges. Central field appears to have been wooded in the later C20th.
Presence of Trees that Merit TPO	Mature trees on site and boundary trees may merit TPOs.
Water/Wetland	There is a pond in woodland adjacent to the site boundary, Older OS maps show a pond on site.
Slope and Aspect	The land falls gradually to the east and the south from a hill to the north west of the site.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	The hedgerows and small woodands of the site, which now bound arable fields, link into a rich almost park-like countryside to the north east of Farnham.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to restore the park-like countryside around the site through additional planting of native trees and hedgerows and buffer these with recreated wildflower strips in keeping with the character of nearby species-rich SINCs.
Protected Species	Birds and bats likely to utilise bounadry trees and hedgrows, which may also be utilised by great crested newt.
BAP Priority Species	Priority bird species of arable farmland and brown hare may be present.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
Some potential 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	Major development may have adverse impacts on the rich network of habitats to the NE of Farnham. However, there may be an opportunity with more limited development, to retain existing trees, woodland and hedgerows and to reverse some of the impacts of recent agricultural intensification through habitat restoration using native planting in association with the provision of generous onsite green infrastructure.

Settlement: Farnham

Site: FH3 (Land north of Farnham Lane, Farnham)

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

Site: FR1 (Land west of Knaresborough Road, Ferrensby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land west of Harrogate Road Ferrensby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: This is a moderate to large-scale area with undulating and sloping landform. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Field size and scale becomes smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site consists of part of a large arable field located at the southern edge of the village to the west of Harrogate Road. One isolated property adjoins the southern edge of the site with properties continuing to the north and east. A hedgerow set-back behind a grass verge defines the roadside boundary with hedgerows along property boundaries to the south and north. The site is flat at an average elevation of 51mAOD witth the arable field gently rising to the west.
Existing urban edge	The site is situated in a gap between residential properties along the south western edge of the village
Trees and hedges	Hedgerow field boundary along roadside with boundary continuing between residential curtilages to the north and south
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of a part of a large arable field which forms an open gap in the built form edge of the village.
Visual Sensitivity	The site would be visible from Harrogate Road with views from Farnham Lane to the north along which the Knaresborough Round PRoW is routed. Views out to the west are filtered by woodland vegetation running along part of a disused railway line
Anticipated landscape effects	Development of this site would result in the loss of part of an arable field and open frontage land. Development would adversely affect views out from the setlement edge into open countryside
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration, but this would not be sufficient enough to reduce harmful landscape and visual effects
Likely level of landscape effects	Merium scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in moderate adverse effects on the rural landscape character of the area.
Adjacent sites/cumulative impacts/benefits	Potential adverse cumulative effects if FR5 to the east was also developed

Conclusion

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

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

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

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

Summary conclusion	This is small scale site which forms a gap in the settlement edge and is visible in the landscape both from near and mid distance receptors. The landscape has some capacity to accept the type of development proposed due principally to its location. Development should however be restricted with some frontage land retained to conserve views out from the edge of the settlement to the west

Settlement: Ferrensby

Site: FR1 (Land west of Knaresborough Road, Ferrensby)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Lake View Cottage, Lake View Farmhouse and Long Cottage (all grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	The Old Inn (former PH) and farm buildings of Providence Farm.
Commentary on heritage assets.	The site is located within the setting of Lake View Cottage / Lake View Farmhouse (grade II) and Long Cottage (grade II) - both located on the north side of the duck pond, to the north of the site. The site is located within the setting of The Old Inn (former PH), located close to the northern edge of the site, front elevation facing south, gable to road. Also, the farm buildings of Providence Farm are located on the opposite side of the road and to the north of the site.
Topography and views	Land rises slightly to the west and also to the north east corner (where it also sits slightly higher than road level). When looking north, it is possible to see the listed buildings in the distance. The Old Inn is highly visible in the context of the site, being located close to the road. The farm buildings of Providence Farm are also prominently located by the roadside on the corner (east side of the road) and can be seen in context with the site. Views over the site, which is open, to nearby hills / trees and also partial views to distant hills when looking over the site to the north.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east - west) and Harrogate Road (running north - south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is a part of a larger field located on the southern edge of the village. One dwelling is located to the south (property adjoining the southern edge with hedge) - this plot of land stands alone in the large field that surrounds it and FR1. Post war / later 20th century housing (mostly pairs of dwellings) located on the opposite site of the road to the site (dwellings facing the road, with front gardens, hedges and verge). Hedgerow and verge to the road (which forms the eastern boundary). To the north of the site is a modern, brick dwelling (hedge to boundary), located close to the boundary.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Standard housing density / layout / form would not be appropriate in terms of impact on grain / local distinctiveness and the setting of heritage assets; however, harm could be reduced with provision of appropriate forms of development - dwellings positioned facing the road, being linear to the road with no dwellings to the rear / hedgerow and verge to be retained / dwellings to be locally distinctive / scale to be appropriate for the context which includes the modestly scaled (and set down) form of the Old Inn, which is seen in close context with the site / the rise of the site at the north end to be addressed (where a dwelling positioned on the higher land would be overbearing on the modern dwelling to the north and appear overly prominent generally) / gaps retained between buildings to allow views through / buildings to be well set back from the road to reduce visual impact.

Settlement: Ferrensby

Site: FR1 (Land west of Knaresborough Road, Ferrensby)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable.
Trees and Hedges	Hedges to roadside and residential properties to north and south; latter include some boundary trees.
Presence of Trees that Merit TPO	Village pond 50m to NE.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate
Connectivity/Corridors	Roadside hedges and verges link wider large-scale arable landscape into village and surrounding more intimate network of fields. Disused railway to west forms significant corridor.
GI/SUDS Opportunities (for biodiversity)	New boundary planting.
Protected Species	Nesting birds likely to use hedgerow.
BAP Priority Species	Potential for priority bird species of arable farmland and brown hare; potential for GCN in village pond.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	Relatively low biodiverstiy value of intensive arable field; opportunities for enhancement e.g. planting of native trees and hedgerow along western boundary. Potential for GCN in village pond requires investigation.

Settlement: Ferrensby

Site: FR1 (Land west of Knaresborough Road, Ferrensby)

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 longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. 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. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site.

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: Ferrensby

Site: FR2 (Land adjacent to the General Tarleton, Ferrensby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land adjacent to the General Tarleton Ferrensby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: This is a moderate to large-scale area with unduating and sloping landform to the east of knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large fields bound by hedgerows. Field size and scale become smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site consists of a small rectangular pastoral field located at the northern edge of the village. Immediately to the south is the car park of the General Tarleton defined in part by a post and rail fence and hedgerow. Remaining field boundaries are bordered by hedgerows with occasional hedgerow trees. The site is generally flat at an elevation of 50m AOD. To the north is open arable land and to the west, long garden areas of properties fronting Farnham Lane.
Existing urban edge	The site is situated at the urban edge of the village on the western side of Harrogate Road with built form on the east extending further north
Trees and hedges	Hedgerow field boundaries with occasional hedgerow trees
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of a rectangular pastoral field at the edge of the village which is largely contained by rear garden areas to the west and built form to the east
Visual Sensitivity	Glimpsed views of the site would be likely from Harrogate Road travelling both north an south and from the PRoW routed 130metres to the north west
Anticipated landscape effects	Development of this site would result in the loss of a small pastoral field at the edge of the settlement restricting views into the open countryside to the north
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration,but would not be sufficient to reduce harmful landscape and visual effects. Additional screen planting should be carried out along the site's northern boundary
Likely level of landscape effects	Merium scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in moderate adverse effects on the rural landscape character of the area. Development could however serve to 'round-off' limits of development and implement screen planting to benefit the edge of the settlement generally
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	This is small scale site on the settlement edge and is visible from near distance views from the highway and nearby PRoW. Any development proposals should include significant mitgation screen planting along the site's northern boundary

Settlement: Ferrensby

Site: FR2 (Land adjacent to the General Tarleton, Ferrensby)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Lake View Cottage / Lake View Farmhouse and Long Cottage (all grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	The General Tarleton Public House. Possible former chapel building (altered, now dwelling).
Commentary on heritage assets.	The site is located in the wider setting of Lake View Cottage / Lake View Farmhouse and Long Cottage (both grade II) but the two sites are separated by several other buildings. The site is adjacent to the General Tarleton Public House and is therefore in its setting – said to be 18th century and comprising a three bay house (render and pan tiles with two storey bay windows to front), stone barn (now converted to form part of the inn and now attached via a linking two storey extension). Additional extensions to the rear (west side). Possible former later 19th century chapel building (altered, now a dwelling) located to the south of the pub, positioned facing the road but angled.
Topography and views	The site is seen in close context with the pub and is part of its rural setting. Views possible looking west over the site (at its northern end) with distant hills visible. Views looking north over the site from the car park of nearby hills and trees. Generally level site.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east-west and Harrogate Road, running north-south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is a field located on the north edge of village. To its south is the car park of the General Tarleton Public House (fence and partial hedge / trees on boundary). Harrogate Road forms the eastern boundary (hedge and post & rail fence, mature tree at the north east corner). Modern dwellings and a (former) car sales site (white rendered / painted flat roofed buildings) are located on the other side of Harrogate road. To the north is open countryside – an arable field to the immediate north (hedge and post & wire fence to boundary). To the west is located a series of gardens that stretch back from the dwellings fronting Farnham Lane (hedge, post & wire fence, with trees, to the boundary with the site).

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the whole site, to standard density and form would be contrary to grain, harmful to the rural setting the village and the setting of the heritage assets present (mostly the public house). Development that is appropriate to grain may be a limited number of dwellings facing onto the road (none to the rear); however, this would still likely impact harmfully on the rural setting of the village unless appropriate landscaping was incorporated into the scheme - the impact on the rural edge of the village should be taken into account. Any such dwellings would need to be carefully designed in terms of scale and form because of the close proximity of the traditionally scaled pub.

Settlement: Ferrensby

Site: FR2 (Land adjacent to the General Tarleton, Ferrensby)

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	Improved pasture (P1HS 1992).
Trees and Hedges	Good hedgerows around north, east and western boundaries; contain some trees including mature trees in north eastern corner.
Presence of Trees that Merit TPO	Mature tree in NE corner likely to merit TPO.
Water/Wetland	Village pond within 100m to SW; another within 300 NW.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	Part of network of small fields with trees and hedgres around the village; links into network of ponds and disused railway corridor. Valuable within context of surrounding large scale arable agriculture.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows with new native planting.
Protected Species	Nesting birds and bats may utilise mature trees and hedgerows; potential for GCN in nearby ponds.
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 should be retained and enhanced to maintain network of rich habitats around the village within wider setting of large-scale arable agriculture; opportunity for habitat enhancement may include native planting and pond or Suds wetland.

Settlement: Ferrensby

Site: FR2 (Land adjacent to the General Tarleton, Ferrensby)

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 longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. 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. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site.

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: Ferrensby

Site: FR3 (Land off Moor Lane, Ferrensby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land off Moor Lane Ferrensby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description:This is a moderate to large-scale area with unduating and sloping landform to the east of knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large fields bound by hedgerows. Field size and scale become smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site consists of a small rectangular paddock to the north of Moor Lane at the eastern edge of the settlement.The site is set-back from the road behind an access track which runs parallel to Moor Lane before running along the site's eastern boundary.The paddock is bounded by post and rail fencing and hedgerow. The site is generally flat at an elevation of about 49mAOD. The Knaresborough Round PRoW is routed along Moor Lane.
Existing urban edge	The site is situated at the eastern edge of the village on the north side of Moor Lane. Open countryside contunues to the north east, east and south.
Trees and hedges	Hedgerow field boundary
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of a rectangular pastoral field at the edge of the village which is of medium value but considered to have a high susceptibility to change due to its prominent location at the edge of the village. Physical sensitivity therefore judged to be high
Visual Sensitivity	Prominent views from motorists and PRoW users along Moor Lane
Anticipated landscape effects	Development of this site would result in the loss of small pastoral field at the edge of the settlement which is highly prominent in the landscape
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration, but this would not be sufficient enough to reduce harmful landscape and visual effects. Additional screen planting should be carried out along the site's southern and eastern boundaries
Likely level of landscape effects	Medium scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in moderate adverse effects on the rural landscape character of the area.
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	This is small scale site on the settlement edge and is highly visible and prominent in the landscape from near distance views from the highway/PRoW. The landscape has some capacity to accept the type of development proposed. Development proposals should however include significant mitgation screen planting along the site's southern and eastern boundaries

Settlement: Ferrensby

Site: FR3 (Land off Moor Lane, Ferrensby)

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.	Stone cottage and stone house, located on the south side of Moor Lane, to the south west of corner of the site.
Commentary on heritage assets.	The site is located in the setting of a stone cottage (extended to rear) and stone house (gable facing road), located on the south side of Moor Lane, to the south west of corner of the site.
Topography and views	The site is on the edge of the village and can be seen in context with fields to the south of Moor Lane and with partial views of fields beyond (partial, distant views of landscape possible when looking west and north east). The rear of the site is characterised by the presence of the few modern dwellings, with trees behind. Level site. On approach to the village along Moor Lane, the site is visible in context with the stone cottage on the south side of the lane.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east-west and Harrogate Road, running north-south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is a paddock on the east side of the village, set back from the road due to an access track that runs parallel with Moor Lane and then around the east edge of the site (within the site). Hedge and post & rail fence to boundaries. The western side of the site appears to be a garden associated with a dwelling to the rear - access drive runs through it, stone boundary wall (not historic) to the road and fence to the west boundary (bungalows to the west). Gated access into the field is located adjacent to the driveway access. To the east is a group of modern, buildings of agricultural appearance. There is a small, fenced enclosure within the site (on the treed boundary to the garden / driveway element) that is not included in the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site to standard density and form would be not be appropriate on this rural edge to the village, where heritage assets are present and contribute to character, but some form of limited, low density development could be possible if sensitive to the rural context.

Settlement: Ferrensby

Site: FR3 (Land off Moor Lane, Ferrensby)

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	Improved pasture (P1HS 1992).
Trees and Hedges	Well-grown mature hedgerow between western access road and paddock; low hedges to northern southern and eastern boundaries; these are garden hedges to north.
Presence of Trees that Merit TPO	Trees in western hedgerow may benefit from TPO protection.
Water/Wetland	There is a drain along the northern site boundary.
Slope and Aspect	Generally flat.
Buildings and Structures	Pump house (excluded from 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 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	Network of small fields with hedgerows and ditches surrounding the village valuable for bioidversiy in the context of surrounding large scale arable land.
GI/SUDS Opportunities (for biodiversity)	Enhance local network of hedges and ditches with plating of native trees and shrubs.
Protected Species	Nesting birds and bats likely to utilise hedgerows.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
Some potential 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 hedgerows and ditch should be retained, bufffered and enhanced with planting of native trees and shrubs.

Settlement: Ferrensby

Site: FR3 (Land off Moor Lane, Ferrensby)

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 longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. 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. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site.

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: Ferrensby

Site: FR5 (Land at Hagworth Lane, Ferrensby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Hagworth Lane Ferrensby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description:This is a moderate to large-scale area with unduating and sloping landform to the east of knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large fields bound by hedgerows. field size and scale become smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site comprises of one rectangular pastoral field and two part fields, one in permanet pasture and one arable. This large site is situated on the southern edge of the settlement adjoining Harrogate Road to the west. Hedgerows and hedgerow trees define field and site boundaries with the exception of the part fields included in the site. There is also a number of field trees and a pond area within the site wiht the landform generally flat at an elevation of about 51metres AOD
Existing urban edge	The site is situated at the southern edge of the village to the east of Harrogate Road with the northern part of the site situated behind allotments and residental properties fronting Harrogate Road. Open countryside contunues to the south.
Trees and hedges	Hedgerow field boundaries with frequent hedgerow trees and field trees
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of pastoral and arable fields at the edge of the village which is of high value and considered to have a high susceptibility to change due to its highly visible location at the edge of the village.
Visual Sensitivity	Prominent views from Harrogate Road and Knaresborough Round PRoW to the east and wider landscape to the south generally
Anticipated landscape effects	Development of this site would result in the loss of a large area of pastoral and arable land which is prominent in the landscape which would result in a significant extension into open countryside.
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration, but this would not be sufficient enough to reduce harmful landscape and visual effects. Additional screen planting should be carried out along the site's southern and eastern boundaries
Likely level of landscape effects	Large scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in large adverse effects on the rural landscape character of the area.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	This is a large scale site on the settlement edge and is highly visible and prominent. Large scale adverse landscape affects on a landscape with a combination of attractive features, such as hedgerows and woodland areas. Any new development would result in large adverse effects on the rural landscape character of the area.

Settlement: Ferrensby

Site: FR5 (Land at Hagworth Lane, Ferrensby)

Natural and Built Heritage Assessments **Type: Conservation and Design**

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Lake View Cottage, Lake View Farmhouse and Long Cottage (all grade II).
Known non-designated heritage assets potentially affected by development of the site.	The farmhouse and farm buildings of Providence Farm, Ferrensby Grange and The Old Inn
Commentary on heritage assets.	The site is located in the wider setting of Lake View Cottage / Lake View Farmhouse and Long Cottage (both grade II). The site is located in the setting of these non-designate heritage assets - The farmhouse and farm buildings of Providence Farm are located to the immediate north of the site (brick farmhouse, gable facing road, set at higher level / farm buildings including single storey range facing onto roadside). Ferrensby Grange, stone house, gable facing road, located to the east of the farmhouse. The Old Inn, located to the north west of the farm building, on the north side of the road.
Topography and views	Important view looking through the farmstead from the road, farm buildings and farmhouse seen in context with fields beyond (Ferrensby Grange also seen in close context here). Glimpse views of farm buildings (some modern) through gaps between the housing on Harrogate Road and then views of trees to their south.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east-west and Harrogate Road, running north-south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is located to the immediate south of the historic farmstead of Providence Farm with the northern part of the site also located immediately to the rear of the post war / later 20th century housing that faces onto Harrogate Road. This part of the site is a field / paddock bordered by hedgerows, trees on boundary and one within. Access is possible through the farmstead. The southern part of the site is part of a larger grazing field - no boundary to the south and east. To the north it adjoins a small area of allotments and then Harrogate Road forms part of the remaining boundary – mature trees adjacent to the allotments and along the roadside. Hagworth Lane forms the rest of the west facing boundary – hedgerow and trees on the boundary. A few mature trees within the site and also a pond.

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 setting of Providence farm would be harmed due to the encroachment of housing onto the adjoining field to the farmstead (where such land contributes to the setting of the traditional farmstead) - however, this harm could be reduced by avoiding development on that field (the northern part of the site, to the rear of the existing housing) – however, in any case, development in this backland location would be contrary to grain and this would have a negative impact on local distinctiveness. Further, development across the remaining site would also be contrary to established grain and result in a substantial encroachment into the rural context of the village that would be harmful to the character of settlement. If any future plans for redevelopment of the farmstead itself arose, then retention and conversion of the historic buildings should be secured (repair to the buildings would be welcomed) and in this case, a limited number of additional buildings of appropriate form and scale may be acceptable when designed to appear as a natural extension to a former farmstead rather than as a separate development.

Settlement: Ferrensby

Site: FR5 (Land at Hagworth Lane, Ferrensby)

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, pond.
Phase 1 Survey Target Notes	None.
Sward	Improved pasture- large field (northern toft not accessed) 1992 P1HS.
Trees and Hedges	Good hedgerows including many trees; there are a number of mature field trees.
Presence of Trees that Merit TPO	Mature boundary and field trees are likely to merit TPO status.
Water/Wetland	There is a pond with an island on site; another pond 50m to east.
Slope and Aspect	Generally flat.
Buildings and Structures	None.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	Toft-type field to north forms part of valuable system of small fields and hedgerows surrounding the village, set within a context of large-scale arable agriculture, boundaries and field trees of larger site contribute to landscape connectivity.
GI/SUDS Opportunities (for biodiversity)	Retain existing hedgerows and trees and enhance with additional native planting.
Protected Species	Nesting birds and bats may utilise trees and hedgerows; possibility of ground-nesting birds; potential for GCN in ponds.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	Field trees, hedges and pond on site are most important features; as part of wider habitat network around village; there may be opportunities for habitat enhancement in association with less intensive development of the site.

Settlement: Ferrensby

Site: FR5 (Land at Hagworth Lane, Ferrensby)

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 longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. 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. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge could potentially flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee).

Conclusion

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

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

Settlement: Ferrensby

Site: FR6 (Land at Sunnydale, Ferrensby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Sunnydale, Moor Lane Ferrensby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: A moderate to large-scale landscape with undulating and sloping landform consisting predominantly of arable land to the east of Knaresborough. Tree cover is moderate and patchy partially enclosing the landscape in places and maintaining extensive views elsewhere. Landscape pattern between settlements is organised with medium to large fields bound by hedgerows. field size and scale become smaller close to settlement and land use tends to be grassland for livestock and horses. Site Description:The site consists of a small rectangular paddock, built development known as 'Sunnydale' and access track to the north of Moor Lane at the eastern edge of the settlement.The paddock is defined by post and rail fencing and hedgerow. The site is generally flat at an elevation of about 49mAOD. The Knaresborough Round PRoW is routed along Moor Lane.
Existing urban edge	The site is situated at the eastern edge of the village on north side of Moor Lane. Open countryside contunues to the north east, east and south.
Trees and hedges	Hedgerow field boundary
Landscape and Green Belt designations	SG3: Settlememt Growth: Conservation of Countryside including Green Belt R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is of medium value as it is important to the setting of the village and considered to have a medium level of susceptibility to change due to its prominent location adjacent to the knaresborough Round PRoW. Physical sensitivity is therefore judged to be medium
Visual Sensitivity	Prominent views from motorists and PRoW users along Moor Lane
Anticipated landscape effects	Development of this site would result in the loss of small pastoral field at the edge of the settlement which is highly prominent in the landscape. A pastoral field would separate the development from the edge of the settlement to the west
Potential for mitigation and opportunities for enhancement	The retention of hedgerows would assist with some integration, but this would not be sufficient enough to reduce harmful landscape and visual effects. Additional screen planting should be carried out along the site's southern and eastern boundaries
Likely level of landscape effects	Medium scale adverse landscape affects in this moderate to large-scale landscape with a combination of attractive landscape features, such as hedgerows and woodland areas. Any new development would result in moderate adverse effects on the rural landscape character of the area.
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 would potentially result in the loss of some woodland or trees, but any loss is likely to be mitigated.	Yellow

Summary conclusion	The landscape has some capacity to accept the type of development proposed due to its small scale and inclusion of redevelopment of built form to the rear of the site connecting with the settlement edge. Development proposals should include mitgation screen planting along the site fronntage and eastern boundaries

Settlement: Ferrensby

Site: FR6 (Land at Sunnydale, Ferrensby)

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.	Stone cottage and stone house, located on the south side of Moor Lane, to the south west of corner of the site.
Commentary on heritage assets.	The site is located in the setting of a stone cottage (extended to rear) and stone house (gable facing road), located on the south side of Moor Lane, to the south west of corner of the site.
Topography and views	The field within the site is on the edge of the village and can be seen in context with fields to the south of Moor Lane and with partial views of fields beyond (partial, distant views of landscape possible when looking west and north east). The northern part of the site (where the existing dwelling is located), is viewed across the paddock to its south (site FR3) and also from the north (the group of dwellings there forming the well treed, built up edge to the village). On approach to the village along Moor Lane, the site is visible in context with the stone cottage on the south side of the lane. Paddock is lower than road level – road level rises and drops again to the east.
Landscape context	Open countryside / farmland with fields enclosed by hedgerows / trees, gently undulating hills.
Grain of surrounding development	Ferrensby is centred on the meeting of two roads (Moor Lane / Farnham lane, running east-west and Harrogate Road, running north-south). Buildings linear along the roads but with some dwellings positioned behind frontage buildings. Buildings tend to face the road with front gardens but also there are those with gables onto the road (examples tending to be historic buildings). Oldest buildings tending to be located in the vicinity of the duck pond.
Local building design	Traditional forms are two storey brick buildings but also those in stone. Pan tile and slate roofs present. Outbuildings, often single storey in brick / stone. Farmsteads / former farmsteads present. Modern dwellings tend to be in brick but also some bungalows in stone, brick or render.
Features on site, and land use or features off site having immediate impact.	The site is a paddock on the east side of the village with adjoining access lane and additional plot of land to the north, currently developed with a single, detached dwelling. Moor Lane forms the boundary to the south. Hedgerow / fenced boundaries. Modern, agricultural buildings located to the north and east of the paddock. Field located to the north of the northern part of the site.

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site to standard density and form would be not be appropriate on this rural edge to the village, where heritage assets are present and contribute to character, but some form of limited, low density development could be possible if designed to address the sensitivities of the rural context.

Settlement: Ferrensby

Site: FR6 (Land at Sunnydale, Ferrensby)

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	Improved pasture (P1HS 1992).
Trees and Hedges	Good hedgerow along Moor Lane; scrappy hedgerows along parts of other boundaries.
Presence of Trees that Merit TPO	Large ash along Moor Lane likely to benefit from TPO protection.
Water/Wetland	A drain close to the north-eastern boundary.
Slope and Aspect	Generally Flat.
Buildings and Structures	Sunnydale detached dwelling.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	Network of small fields with hedgerows and ditches surrounding the village valuable for bioidversiy in the context of surrounding large scale arable land.
GI/SUDS Opportunities (for biodiversity)	Enhance local network of hedges and ditches with planting of native trees and shrubs.
Protected Species	Nesting birds and bats may utilise trees hedgerows and buildings.
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 hedgerows and ditch should be retained, bufffered and enhanced with planting of native trees and shrubs.

Settlement: Ferrensby

Site: FR6 (Land at Sunnydale, Ferrensby)

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 longstanding flooding incidents in the immediate area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site in terms of sustainable urban drainage systems (SuDS). 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: Flaxby

Site: FX1 (New settlement at south of A59 and west of Junction 47 (A1M), Flaxby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	New settlement situated south of A59 and west of Junction 47(A1M Flaxby) LCA68: Hunsingore and Hopperton Farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. Site description: The site comprises of predominantly arable land with two large woodland blocks, Flaxby Covert and Green Dick Wood. There is a large wetland area within Flaxby Wood. A large industrial building accessed off the A59 is situated broadly within the centre of the site hidden by woodland with a large bund separating the building from the Harrogate to York railway line. This line bisects the site running north-west to east.. Fields are sub-divided by low managed hedgerows with few hedgerow trees. A narrow shelterbett woodland connects the boundary of the A1(M) corridor with Flaxby Covert woodland in the centre of the site. The site gently rises from the northern boundary at 36m to Bayram Hill in the centre of the site at 40m down to 30m AOD at the site's southern boundary. Two footpaths including the Harrogate Round run through the site from east to west and north to south respectively.
Existing urban edge	The site is remote from existing urban areas with the nearest settlement of Flaxby 0.5km to the north west The site has a mixed arable and wooded character extending out into the wider landscape to the south and west.
Trees and hedges	Mature woodland covers approximatley 30% of the site to the north of the railway line and 15% to the south. Managed hedgerows sub-divide arable fields with few hedgrow trees. A narrow shelterbelt woodland runs through the centre of the site
Landscape and Green Belt designations	R11 Right of Way TPO'd woodland
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considererd to be of medium value as it is a landscape in good condition with components generally well maintained. In terms of scusceptibility the site is considered to have a medium susceptibility to change due to the proximity of the A1(M) and the line of the railway bisecting the site which would result in a medium sensitivity with regard to landscape character.
Visual Sensitivity	The site is highly visible from the A59 and A1(M) corridor and from the two PRoWs routed through the site
Anticipated landscape effects	Development would result in a significant encroachment into open countryside with loss of arable land. The site is enjoyed by recreational users using the network of footpaths routed through the site and susceptible to change
Potential for mitigation and opportunities for enhancement	Extending areas of woodland and connected green infrastucture could form a wooded structure wiithin which new development could be accommodated
Likely level of landscape effects	There would be large adverse effects if the overall site was developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with FX2 and FX3 in particular 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 – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow

Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange
Will it increase the quality and quantity of tree or woodland cover? **Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**	
Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The large scale mixed arable and wooded landscape would be changed to that of urban/woodland affecting landscape character and views The landscape has some capacity to accept development on this site provided that significant woodland screening and green infrastructure initiatives are put in place.

Settlement: Flaxby

Site: FX1 (New settlement at south of A59 and west of Junction 47 (A1M), Flaxby)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Allerton Park (G1LB); Temple of Victory (G11*LB); Allerton Park Registered Historic Park and Garden.
Known non-designated heritage assets potentially affected by development of the site.	New Inn Farm is adjacent to the site in the east- this vernacular farmstead pre-dates the 1850s and is bordered by site FX1 on three sides. It is bound to the east by the A168 and the A1(M).
Commentary on heritage assets.	Setting of Allerton Park (G1LB) and the Temple of Victory (G11*LB). Setting of numerous heritage assets within the Allerton Estate that are individually listed inc. Allerton Park Registered Historic Park and Garden lies to the north east of the site. The gardens are mid C19 and provide a setting for the Grade I listed house with surrounding parkland that was laid out in the early C18. On a knoll in the Near Park to the north west of the main house stands the Temple of Victory (grade II* listed) from where there are expansive views over the parkland and surrounding countryside. The A1(M) defines the west boundary of the 205ha Registered Historic Park and Garden.
Topography and views	Higher ground, known as Bayram Hill, in the centre of the site. Parsonage woods to the west restricts intervisibility of the site to/from the historic settlement of Goldsborough further west.
Landscape context	Large fields and woodland blocks, such as Flaxby Covert and Green Dick Wood.
Grain of surrounding development	Isolated farmsteads, small- scale linear settlements. Any scheme of development should provide relief across the site to break up extensive dense built form with landscaping, green linkages, varied building heights and densities. Higher ground, such as that at Bayram Hill, should remain undeveloped.
Local building design	Vernacular farmsteads, and country dwellings. Mixed.
Features on site, and land use or features off site having immediate impact.	Large mixed site situated to the south of the A59 and west of Junction 47 (A1M) which is proposed for a new settlement. The railway line dissects the site from west to south east The northern part of the site fronts the A59. A large area of the northern part of the site is covered by a substantial area of woodland which is TPOd and currently houses a paintball facility. One section of the northern part of the site is located directly adjacent to the A1 and there is minimal screening with a small hedge forming the boundary between the site and the Junction 47 slip road. An area of agricultural land with hedges and trees throughout fronts the A59 at the north-west corner of the site An area of brownfield employment land is located to the west of the site adjacent to the railway and is occupied by a large industrial building and associated hardstanding and carparking. A large bund is located between the unit and the railway. A PROW (Knaresborough Round) crosses the north western corner of the site and follows outside the eastern boundary of the site. The area of land to the south of the railway is dominated by agricultural land and Green Dick Wood. A number of hedgerows and mature trees are scattered throughout the site and a tree belt forms the western boundary. The southern part of the site can be accessed via a track that runs under the A1 off the A168. An access track runs from New Inn Farm through the site to the railway. Bayram House a derelict former dwelling is adjacent to the railway line. The majority of the site is flat however an area to the north of the railway called Bayam Hill slopes from south west to north east.

Conclusion

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

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

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

Rationale	Rating
Development is likely to harm elements which contribute to the significance of a heritage asset but the harm is capable of mitigation.	Orange
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	The cumulative impact of development of this site in conjunction with FX2 and FX3 should be duly considered and mitigated as necessary. Development of the site should retain as much of the woodland intact as possible and should not result in urbanisation. Flaxby Covert and Green Dike Wood constitute significant woodland clumps that are important in the landscape and should be retained and enhanced. Tree planting should be integral to any scheme for development to mitigate impact. Higher ground, rising to Bayram Hill is highly visible and development of this land would assume undue prominence in the landscape- potentially to the detriment of the setting of designated heritage assets and the character and appearance of the landscape. Subject to achieving high quality design, appropriate layout, sufficient landscaping, including tree planting to assimilate the development into the landscape and woodland clumps. Subject to securing an appropriate density of built form across the site and avoiding parts of the site that are of increased sensitivity and visibility. Subject to due regard to the intervisibility with Allerton Park Estate and mitigation of harm to the significance and setting of the same.

Settlement: Flaxby

Site: FX1 (New settlement at south of A59 and west of Junction 47 (A1M), Flaxby)

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 most non-residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Old (though not ancient woodland) Woodland and wet woodland. Standing Water, hedgerows.
Phase 1 Survey Target Notes	P1HS 1922 SE45NW TNs 5,6 & 7.
Sward	Several large arable fields.
Trees and Hedges	Extensive areas of secondary woodland with some ancient woodland indicators recorded e.g. herb Paris. Screen planting along roadsides, hedges along some field boundaries some with mature trees (especially south of the railway).
Presence of Trees that Merit TPO	Flaxby Wood benefits from TPO protection. Green Dick wood and mature boundary trees likely to benefit from similar protection.
Water/Wetland	Theare are ponds in both woodlands (with some associated wetland) in the eastern half of the wood and a pond just off-site at New Inn Farm. White rail beck forms the eastern boundary to the north with a network of drains south of the railway.
Slope and Aspect	Generally Flat.
Buildings and Structures	The site includes a large industrial site and associated access road in the northern part of the site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 68 Hunsingore and Hopperton Farmland "Woodland Planting which,,,links the A1M corridor,,, with woodland and trees in the neighbouring countryside...links with hedgerows and new hedgerow planting may also help to link the corridor with its landscape setting"
Connectivity/Corridors	The woodland at Flaxby, which woud have once represented a very significant semi-natural woodland has been fragmented and degraded since the mid C20th. Impeded connectivity is still retained with woodland to the north, east and south.
GI/SUDS Opportunities (for biodiversity)	Possible opportunities to restore and enhance woodland and wetland and connectivity across the site through new planting and creation of Suds wetlands.
Protected Species	Woodland likley to support bats, badgers and nesting birds. eDNA evidence of Great crested newt in pond (also recorded to north of A59).
BAP Priority Species	Arable farmland may support priority bird species of arable farmland and brown hare.
Invasive Species	Himalayan balsam is pervasive in the woodland.
Notes	Some old data available for paint-ball area

Conclusion

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

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

Summary conclusion	Development of arable fields likely to be acceptable but development of the woodland and wet woodland which forms about 30% of site would be ecologically damaging. Ecological constraints may impact on development density achievable across site as a whole. Some opportunities to restore habitats and connectivity. Thorough ecological survey required.

Settlement: Flaxby

Site: FX1 (New settlement at south of A59 and west of Junction 47 (A1M), Flaxby)

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 situated mostly in flood zone 1. However, pockets of the site are in flood zones 2 & 3. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. 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. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

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

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

Settlement: Flaxby

Site: FX2 (Martin's Farm, Flaxby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Martin's Farm, west of York Road Flaxby LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: A moderate to large scale area with undulating and sloping landform. Tree cover is moderate and patchy particularly enclosing the landscape in places and maintaining extensive views elsewhere. Site description: The site comprises of four medium to small scale arable fields and one field consisting of rough grazing. York Road bounds the site's western boundary along with a number of residential properties which back onto the site wiihin the western edge of the village of Flaxby. Hedgerows with hedgerow trees sub-divide fields with a coniferous shelterbelt forming the site's western boundary . The site gently falls from 49m in the north to 40m AOD in the south.
Existing urban edge	The site adjoins Flaxby village to the east
Trees and hedges	Hedgerows and hedgerow trees along field boundaries. Plantation woodland along the site's western boundary
Landscape and Green Belt designations	N/A
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considererd to be of medium value as it is a landscape in good condition with components generally well maintained. In terms of scusceptibility the site is considered to have a medium susceptibility to change as the site is of relatviely small scale and adjoins the urban edge of the village. Landscape sensitivity as a onsequence is considered to be medium.
Visual Sensitivity	The site is visible from the village of Flaxby and York Road with medium to long distance views unlikely
Anticipated landscape effects	Development would result in an extension of built form into open countryside with the loss of arable land
Potential for mitigation and opportunities for enhancement	Extending areas of woodland could create a wooded structure within which built form could be accommodated
Likely level of landscape effects	There would be medium adverse effects if the site was developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with FX1and FX3 could result in significant cumulative effects potentially surrounding the village with new development

Conclusion

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

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

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

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

Summary conclusion	

Settlement: Flaxby

Site: FX2 (Martin's Farm, Flaxby)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Allerton Park (G1LB); Temple of Victory (G11*LB); Allerton Park Registered Historic Park and Garden.
Known non-designated heritage assets potentially affected by development of the site.	Some properties flanking the village street predate 1910.
Commentary on heritage assets.	Impact on the wider setting of Allerton Park, the Temple of Victory and the Historic Park and Garden. The A1(M) road is a detractor, but historically a principal thoroughfare predated the current A1(M). It should be noted that the setting of these heritage assets is not limited or defined by the road rather the rural character of the wider landscape with woodland patches, small scale settlements and isolated farmsteads and dwellings contribute positively to their setting.
Topography and views	Undulating and sloping site. Land falls to the west towards the beck. Tree belt bordering the beck provides a wooded backdrop to the houses on the west side of Shortsill Lane, when viewed from the west.
Landscape context	Western boundary of site follows the line of the beck, which is lined with a belt of trees and hedgerow that extends into the site. These trees are visible from Shortsill Lane looking west over the roof tops. Young tree plantation on triangular shaped plot bordering the south western boundaries of the site- possibly planting required as a condition to planning approval granted for the erection of the adjacent commercial/warehouse building. Knaresborough Round footpath runs along the village road for its length then to the north of the village this footpath runs parallel to but east of Shortsil Lane. Woodland to the north west of the site.
Grain of surrounding development	To the east is Flaxby Golf Course, contained by the A1(M) further east. Allerton Park (grade I LB) and The Temple Of Victory (grade II* LB) are located on higher ground to the north east of the site. Houses are orientated with eaves to the village street.
Local building design	Eclectic mix of house types and styles and materials- brick and pantile predominates, brick and cobble interlacing, some render.
Features on site, and land use or features off site having immediate impact.	Tree cover is moderate and patchy particularly enclosing the landscape in places and maintaining extensive views elsewhere. The site comprises arable fields and a plantation that is yet to reach maturity. York Road bounds the site's eastern boundary. Residential properties flank both sides of the road through the village and the houses on the west side of Shortsill Lane back onto the site. Hedgerows with hedgerow trees sub-divide fields with a coniferous shelterbelt forming the site's western boundary. In the eastern part of the site, a storage container is positioned on the and surrounded by Leylandii.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development of the site would fail to respect the linear form of the village. Existing trees within the site should be retained. The hedgerow that serves to delineate the northern boundary should be reinforced with tree planting to filter views of the development from Shortsilll Lane and beyond when approach the village from the north. The cumulative impact of developing this site in conjunction with FX1 and FX3 would be detrimental to the significance of heritage assets and their setting, the character, identity and significance of Flaxby village and the character and appearance of the landscape. The development would engulf Flaxby and result in coalescence.

Settlement: Flaxby

Site: FX2 (Martin's Farm, Flaxby)

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 most non- residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Pond, hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Species-poor semi-improved pasture (P1HS 1992) southern field; northern field arable.
Trees and Hedges	Broad coniferous woodland belt along western boundary; good hedgerows with mature trees also present.
Presence of Trees that Merit TPO	Woodland blocks and individual trees are likley to merit TPO protection.
Water/Wetland	There is a stream along the western boundary which may feed the pond/wetland in southern field.
Slope and Aspect	Generally flat, dips slightly to the SW corner.
Buildings and Structures	Agricultural building in centre of 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 69 East Knaresborough Arable Farmland • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”.
Connectivity/Corridors	The hedgerows, streams and woodlands provide an important element of connectivity through the large-scale arable landscape, supplementing the road and rail transport corridors.
GI/SUDS Opportunities (for biodiversity)	Possible opportunities to restore and buffer woodland and wetland, wildflower meadiows and enhance connectivity across the site.
Protected Species	Nesting birds and bats are likely to be associated with the woodland, trees, hedgerows and wetland and buildings on site. Potential for presence of great crested newt, which occurs in the locality.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	While development may be acceptable on arable land in northern and eastern parts of site, semi-natural wetland habitats appears to be present in the southern part of the site, which together with coniferous woodland may provide a constraint to development of this part of the site. This is likely to impact on the housing density achievable across the whole site. Protected species likely to be present. Full ecological surveys required.

Settlement: Flaxby

Site: FX2 (Martin's Farm, Flaxby)

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. 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 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. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee)

Conclusion

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

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

Settlement: Flaxby

Site: FX3 (New/expanded settlement to the north of the A59, Flaxby)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	New settlement situated to the north of A59 and north west of Junction 47(A1M Flaxby) LCA68: Hunsingore and Hopperton Farmland and LCA69: East Knaresborough Arable Farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. The northern and western part of the site falls within LCA69 which consists of a more moderate-scale arable landscape with less woodland cover than LCA68 to the south. Site description: The site comprises of a golf course and golf driving range together wiith a large woodland, Flaxby Covert is situated on the southern boundary of the site.There are also large swathes of woodland planting asssociated with the golf course layout together with several small wetland features. The village of Flaxby is situated along the site's western boundary with the A59 and A1(M) forming the site's southern and eastern boundaries respectively . The Harrogate Round PRoW is routed through the south west corner of the site. A large screen bund and associtated screen planting runs alongside the A1(M) with hedgerows along remaining boundares filtering views.To the east of the A1(M) is Allerton Park Registered Park and Garden. The site falls from 60m in the north to 36m AOD in the south.
Existing urban edge	The site adjoins Flaxby village to the west
Trees and hedges	Mature woodland covers large parts of the site with mounding and planting alongside the A1(M) being the most recent undertaking. Managed hedgerows form most of the site boundary with few hedgerow trees.
Landscape and Green Belt designations	HD7a Parks and Gardens of Historic Interest TPO'd woodland R11: Rights of Way
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is considererd to be of medium value as it is a landscape in good condition with components generally well maintained. In terms of scusceptibility the site is considered to have a high susceptibility to change due to the proximity of Allerton Park RPG which is reduced to some extent by the intervening A1(M) motorway. Landscape sensitivity is still however considered to be high.
Visual Sensitivity	The site is highly visible from Allerton Park RPG and likely to be glimpsed from the village of Flaxby and the A59
Anticipated landscape effects	Development would result in a significant extention of built form into open countryside with loss of open recreational land and loss of pastoral and wooded setting to Allerton Park RPG
Potential for mitigation and opportunities for enhancement	Extending areas of woodland and connected green infrastucture could form a wooded structure wiithin which new development could be accommodated
Likely level of landscape effects	There would be large adverse effects if the overall site was developed.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with FX1and FX2 in particular 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 – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow

Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange
Will it increase the quality and quantity of tree or woodland cover? **Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**	
Rationale	Rating
Development need not result in the loss of any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green
Summary conclusion	The open recreational and wooded landscape would be changed to that of urban/woodland affecting landscape character and views The landscape has some capacity to accept development on this site provided that significant woodland screening and green infrastructure initiatives are put in place.

Settlement: Flaxby

Site: FX3 (New/expanded settlement to the north of the A59, Flaxby)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Allerton Park (G1LB) and the Temple of Victory (G11*LB). Numerous heritage assets within the Allerton Estate that are individually listed inc.
Known non-designated heritage assets potentially affected by development of the site.	Properties in Flaxby village, which borders the site to the west, predate 1910.
Commentary on heritage assets.	Setting of Allerton Park (G1LB) and the Temple of Victory (G11*LB). Setting of numerous heritage assets within the Allerton Estate that are individually listed inc.
Topography and views	The site is highly prominent from the roundabout of the A1, the Temple of Victory, Allerton Park and the length of the A1 and the A59. Altered landscape with bunding associated with the golf course and the A1(M).
Landscape context	Rural, agricultural. The wider landscape is characterised by woodland patches, small scale settlements and isolated farmsteads and dwellings.
Grain of surrounding development	Isolated farmsteads, small- scale linear settlements. Any scheme of development should provide relief across the site to break up extensive dense built form with landscaping, green linkages, varied building heights and densities.
Local building design	Vernacular farmsteads, and country dwellings. Mixed.
Features on site, and land use or features off site having immediate impact.	Allerton Park Registered Historic Park and Garden lies to the east of the site. The gardens are mid C19 and provide a setting for the Grade I listed house with surrounding parkland that was laid out in the early C18. On a knoll in the Near Park to the north west of the main house stands the Temple of Victory (grade II* listed) from where there are expansive views over the parkland and surrounding countryside. The A1(M) defines the west boundary of the 205ha Registered Historic Park and Garden. Nearby Flaxby Village lies to the northwest of the site. The site, which is outside development limits, is located to the north west of Junction 47 of the A1 (M), which carries the A59 Harrogate to York road over the A1(M). The site currently consists of a golf course with clubhouse, associated carparking and bunding. York Road which runs through the village of Flaxby dissects the northern part of the site. Small areas of woodland and water associated with the golf course are scattered throughout the site. A substantial area of woodland extends into the site on the southern boundary. A bund separating the site from the A1 runs along the eastern boundary of the site. Intervisibility with Allerton Park Estate.

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 cumulative impact of development of this site in conjunction with FX2 and FX1 should be duly considered and mitigated as necessary. Extensive development of a very large scale in an otherwise generally rural, agricultural landscape, would fail to respect landscape character. The intervisibility between FX3 and Allerton Park needs to be carefully considered in order to ensure that the proposed development will not be detrimental to the setting of these listed buildings and the Registered Historic Park and Garden contrary to current legislation, policy and guidance. The significance and importance of the setting and status of the grade I listed Allerton Park and the grade II* Temple of Victory, together with the character and setting of the Registered Historic Park and Garden must not be underestimated. Furthermore, views of Allerton Park and the Temple of Victory can be seen from the A59 through the gap in the woodland. It is critical that important views of the Temple and Allerton Park from the A59 over the existing woodland are preserved. Also it is important that the setting of these listed buildings and the character and setting of the Registered Historic Park and Garden is not detrimentally affected by new development. Development of the site should retain as much of the woodland intact as possible and should not result in urbanisation. Ox Close Wood constitutes a significant woodland clump that is important in the landscape and should be retained and enhanced. Conversely, the golf course and driving range do not reflect the character of the general landscape in this area. Tree planting should be integral to any scheme for development to mitigate impact. The northern portion of FX3, to the north side of York Road (now blocked), is higher ground, rising to Mill Hill. As such this land is highly visible and development of this land would assume undue prominence in the landscape to the detriment of the setting of designated heritage assets and the character and appearance of the landscape. Impact on the village of Flaxby. The proposed development could potentially engulf Flaxby. The inter- relationship between Flaxby and the new development needs to be carefully considered to determine whether or not coalesence is appropriate, or whether Flaxby should retain its own identity, and the scheme of development should be appropriately designed- e.g. a modest landscape strip between Flaxby and the new development may appear insubstantial given the scale of new development and the topography in this part of the site. Consideration should be given to opening up views, forging green linkages and routes through from the site to Flaxby in the interests of connectivity- see the Council's Green Infrastructure Guide. In principle, there is potential to accommodate development in the west part of the site but development in the east should be resisted. A continuous swathe of urban development from the site to Knaresborough, Harrogate and beyond should be resisted. Landscaping should be integral to a well-designed scheme of development to provide relief to the otherwise dense built form.

Settlement: Flaxby

Site: FX3 (New/expanded settlement to the north of the A59, Flaxby)

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 most non-residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Old (though not ancient woodland) woodland and wet woodland. Standing water, arable farmland, hedgerows.
Phase 1 Survey Target Notes	Brooks P1HS for EIA scoping.
Sward	Arable and amenity grassland, There may be some areas of semi-improved grasland on the golf course.
Trees and Hedges	Old (though not ancient) woodland and wet woodland north of the A59. Plantation woodland blocks towards the north of the site and recent planting on the golf course. Good field boundary and roadside hedgerows some incudung mature trees.
Presence of Trees that Merit TPO	Woodland blocks and individual trees, not already covered, are likley to merit TPO protection.
Water/Wetland	Numerous ponds on the golf course some linked by a stream. White Rail Beck and a ditch on the eastern boundary occur south of the A59. Ponds in the woodland adjacent to the eastern boundary in the south.
Slope and Aspect	Relatively flat but the land rises gently towards Mill Hill in the north.
Buildings and Structures	Golf clubhouse, practice range and maintenance 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 69 East Knaresborough Arable Farmland (norrth) • “Encourage the maintenance and restoration of field hedgerows and hedgerow trees.” • “Explore opportunities for habitat diversity through changes in management practices in line with Harrogate District Biodiversity Action Plan”. LCA 68 Hunsingore and Hopperton Farmland (south) "Woodland Planting which,,,links the A1M corridor,,, with woodland and trees in the neighbouring countryside...links with hedgerows and new hedgerow planting may also help to link the corridor with its landscape setting"
Connectivity/Corridors	The woodland at Flaxby, which woud have once represented a very significant semi-natural woodland has been fragmented and degraded since the mid C20th. Impeded connectivity is still retained with woodland to the north and south. A1M provides a vergeside transport corridor but also a significant barrier to terrestrial species.
GI/SUDS Opportunities (for biodiversity)	Possible opportunities to restore and enhance woodland and wetland, wildflower meadiows and connectivity across the site.
Protected Species	Woodland, trees and hedgerows likley to support bats, badgers and nesting birds. Great crested newt recorded in ponds north of A59. Breeding birds in ponds includitng mute swan.
BAP Priority Species	Bird species of arable farmland and brown hare may occur.
Invasive Species	Himalayan balsam occurs in the woodlands.
Notes	Brooks P1HS for EIA scoping have undertaken ecological surveys for part of site. Pre-existing data for Hotel application.

Conclusion

Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?	
Rationale	Rating
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red
Summary conclusion	Significant remnants of existing woodland retain ecological value, supplememted by new planting on golf course. Extensive pond network likely to be of high biodiversity value including great crested newt. Limited development may be acceptable although ecological constraints would impact on housing density across the site as a whole. Thorough ecological surveys required

Settlement: Flaxby

Site: FX3 (New/expanded settlement to the north of the A59, Flaxby)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, a small proportion of the site towards the southern boundary is situated in flood zones 2 & 3. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. Whilst this site is situated just outside a drainage area administered by the Swale & Ure Internal Drainage Board, any surface water discharge will flow directly or indirectly into the drainage board district. Consequently the drainage board should be consulted regarding any proposals to develop this site. The proposed development land would be classed as major development due to the specified size of the site. As such, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy. (Statutory consultee).

Conclusion

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

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

Settlement: Flaxby

Site: FX4 (Employment site to the south of the A59, Flaxby Green Park)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	LCA68: Hunsingore and Hopperton Farmland
Landscape description	Area description: A moderate to large-scale landscape consisting of large fields and several woodland blocks creating a partially enclosed feel. A pleasant and attractive area but the presence of the A1(M) and its constant traffic noise is a major detractor. Site description: The site comprises of two arable arable fields, Flaxby Covert woodland access road and grassed surrounds to the north of an existing large scale factory unit. There is a large wetland area within Flaxby Wood to the east of the site access. The industrial building to the south west of the site is heavily screened by woodland with a large bund separating the building from the Harrogate to York railway line. This line forms the south west boundary of the site running north-west to south-east.. The two arable fields are sub-divided by a dyke flowing west and low managed hedgerows with few hedgerow trees. The A59 and A1(M) forms the site boundary to the north and west respectively with the highway intersection elevated above the low-lying fields which fall from east to west at an average elevation of 35mAOD
Existing urban edge	The site is remote from existing urban areas with the nearest settlement of Flaxby 0.5km to the north west The site has a mixed arable and wooded character extending out into the wider landscape to the south and west.
Trees and hedges	Mature woodland covers approximatley 50% of the site to the north of the railway line and factory unit. Managed hedgerows sub-divide and border arable fields with few hedgrow trees.
Landscape and Green Belt designations	SG3: Settlement Growth :Conservation of the Countryside including Green Belt R11 Right of Way TPO'd woodland
Description of proposal for the site	Employment use
Physical Sensitivity	The site is considererd to be of medium value as it is a landscape in good condition with components generally well maintained. In terms of scusceptibility the site is considered to have a medium susceptibility to change due to the proximity of the A1(M) and A59 which would result in a medium sensitivity with regard to landscape character.
Visual Sensitivity	The site is highly visible the A59 and A1(M) corridor and from the two PRoWs travelling through the site and bridleway to the south
Anticipated landscape effects	Development would result in a significant encroachment into open countryside with loss of arable land. The site is enjoyed by recreational users using the network of footpaths travelling through the site
Potential for mitigation and opportunities for enhancement	Extending areas of woodland and connected green infrastucture could form a wooded structure within which new development could be accommodated.
Likely level of landscape effects	There would be large adverse effects if the overall site was developed. Built form development should be limited to arable land to the east.
Adjacent sites/cumulative impacts/benefits	Development of this site in conjunction with FX1 in particular and FX3 to the north 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 – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium/low – the area is not able to accommodate development of the scale and type proposed without detriment to landscape character and visual amenity and the opportunities for appropriate mitigation are limited.	Orange

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

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

Summary conclusion	The landscape has some capacity to accept development on this site provided that existing woodland is retained and extended into open arable areas with new development contained within a wooded stucture taking into account Green Infrastructure and connected links

Settlement: Flaxby

Site: FX4 (Employment site to the south of the A59, Flaxby Green Park)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Allerton Park (G1LB); Temple of Victory (G11*LB); Allerton Park Registered Historic Park and Garden (GII).
Known non-designated heritage assets potentially affected by development of the site.	New Inn Farm is to the south east of the site, on the south side of Bayram Hill- this vernacular farmstead pre-dates the 1850s. It is bound to the east by the A168 and the A1(M).
Commentary on heritage assets.	Setting of Allerton Park (G1LB) and the Temple of Victory (G11*LB). Setting of numerous heritage assets within the Allerton Estate that are individually listed inc. Allerton Park Registered Historic Park and Garden (GII) lies to the north east of the site. The gardens are mid C19 and provide a setting for the Grade I listed house with surrounding parkland that was laid out in the early C18. On a knoll in the Near Park to the north west of the main house stands the Temple of Victory (grade II* listed) from where there are expansive views over the parkland and surrounding countryside. The A1(M) defines the west boundary of the 205ha Registered Historic Park and Garden.
Topography and views	Higher ground, known as Bayram Hill, to the south of the site. Parsonage woods to the south west restricts intervisibility of the site to/from the historic settlement of Goldsborough further west. Flaxby Covert in the north eastern part of the site and links with Ox Closes Wood on the north side of the A59. Views to the north east to Allerton Park. Bayram Hill to the south and Green Dick Wood beyond to the south east.
Landscape context	Large fields and woodland blocks, such as Flaxby Covert and Green Dick Wood.
Grain of surrounding development	Isolated farmsteads, small- scale linear settlements. Any scheme of development should provide relief across the site to break up extensive dense built form with landscaping, green linkages, varied building heights and densities. Higher ground, such as that at Bayram Hill, should remain undeveloped.
Local building design	Vernacular farmsteads, and country dwellings. Mixed.
Features on site, and land use or features off site having immediate impact.	Large greenfield and brownfield site which is located between the A1 and the A59 and is dissected by the railway running north west to east. The area of land to the south of the railway is dominated by agricultural land and Green Dick Wood. A number of hedgerows and mature trees are scattered throughout the site and a tree belt forms the western boundary. The northern part of the site is occupied by farmland (with hedges and trees throughout) and also the large manufacturing unit which is presently occupied by Donnellys. A large bund is located between the unit and the railway. A PROW (Knaresborough Round) crosses the north western corner of the site and follows outside the eastern 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
Site re-development provides an opportunity for high quality design.	Dark Green

Summary conclusion	The cumulative impact of development of this site in conjunction with FX1, FX2 and FX3 should be duly considered and mitigated as necessary. Development of the site should retain as much of the woodland intact as possible and should not result in urbanisation. Flaxby Covert constitutes a significant woodland clump that is important in the landscape and should be retained and enhanced. Tree planting should be integral to any scheme for development to mitigate impact. Higher ground, rising to Bayram Hill, is highly visible and development of this land would assume undue prominence in the landscape- potentially to the detriment of the setting of designated heritage assets and the character and appearance of the landscape. Subject to achieving high quality design, appropriate layout, sufficient landscaping, including tree planting to assimilate the development into the landscape and woodland clumps. Subject to securing an appropriate density of built form across the site and avoiding parts of the site that are of increased sensitivity and visibility. Subject to due regard to the intervisibility with Allerton Park Estate and mitigation of harm to the significance and setting of the same.

Settlement: Flaxby

Site: FX4 (Employment site to the south of the A59, Flaxby Green Park)

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 most non- residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Old (though not ancient woodland) Woodland and wet woodland. Standing Water, hedgerows.
Phase 1 Survey Target Notes	P1HS 1922 SE45NW TN 5,6 & 7.
Sward	3 large arable fields.
Trees and Hedges	Extensive areas of secondary woodland with some ancient woodland indicators recorded e.g. herb Paris. Screen planting along roadsides, hedge along white rail beck. Occasional hedgerow trees. Roadside screen planting to east and NE.
Presence of Trees that Merit TPO	Woodland benefits from TPO protection; hedgerow trees and screen planting may be worth consideration.
Water/Wetland	Theare are a couple of ponds and some wetland in the eastern half of the wood, white rail beck forms the eastern boundary.
Slope and Aspect	Generally Flat.
Buildings and Structures	Access road to the factory to the south bisects the woodland.
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 68 Hunsingore and Hopperton Farmland "Woodland Planting which,,,links the A1M corridor,,, with woodland and trees in the neighbouring countryside...links with hedgerows and new hedgerow planting may also help to link the corridor with its landscape setting"
Connectivity/Corridors	The woodland at Flaxby, which woud have once represented a very significant semi-natural woodland has been fragmented and degraded since the mid C20th. Impeded connectivity is still retained with woodland to the north and south.
GI/SUDS Opportunities (for biodiversity)	Possible opportunities to restore and enhance woodland and wetland and connectivity across the site.
Protected Species	Woodland likely to support bats, badgers and nesting birds. eDNA evidence of Great crested newt in pond (recorded to north of A59).
BAP Priority Species	Arable farmland may support priority bird species of arable farmland and brown hare.
Invasive Species	Himalayan balsam is pervasive in the woodland.
Notes	

Conclusion

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

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

Summary conclusion	Development of arable fields likely to be acceptable but development of the woodland and wet woodland which forms about 50% of the site would be ecologically damaging. Ecological constraints would impact on density of development achievable - therefore the score is provisionally red. A thorough ecological survey is required.

Settlement: Flaxby

Site: FX4 (Employment site to the south of the A59, Flaxby Green Park)

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. Drainage strategies for mixed or brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Follifoot

Site: FF1 (Land north of Spofforth Lane, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located southeast of village, off Main Street LCA65: South East Harrogate Farmland
Landscape description	Area description:The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: The site comprises an elongated grassland field at the village edge. A mature outgrown hedgerow that contains some distinctive trees, including a mature oak, defines the highway boundary. The course of Pond Beck also follows this boundary and provides an attractive feature at the road edge. The large trees, the hedgerow and watercourse form a prominent and distinctive group of landscape features at the approach to the village.
Existing urban edge	Residential development lies to the west, which is quite visible when looking across the site on approach to the village. Since the urban edge is already visible, some development of the site would not significantly harm these current views providing the highway boundary hedgerow, trees and watercourse remain protected.
Trees and hedges	Hedgerow boundaries to the south, east and north.
Landscape and Green Belt designations	Open countryside Greenbelt Public Right of Way Conservation area on boundary to the west.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the green belt is valued for its openess and is susceptible to the loss of fields to development. Sensitivity is reduced where development relates well to existing development and does not represent a significant extension.
Visual Sensitivity	The site comprises an elongated grassland field at the village edge. A mature outgrown hedgerow that contains some distinctive trees, including a mature oak, defines the highway boundary. The course of Pond Beck also follows this boundary and provides an attractive feature at the road edge. The large trees, the hedgerow and watercourse form a prominent and distinctive group of landscape features at the approach to the village.
Anticipated landscape effects	The site comprises an open field at a key approach to the village. The site is locally distinctive because of its landscape characteristics consisting of sloping topography, dense hedgerows, mature trees and the Pond Beck watercourse.
Potential for mitigation and opportunities for enhancement	The existing hedgerows along the east and south boundaries provide some softening but this would not be sufficient to reduce effects on the higher parts of the field.
Likely level of landscape effects	There would be some adverse effects since the site lies at a distinctive entrance to the village. However there is an opportunity to enhance the landscape setting of the village with sensitively designed housing and appropriate planting as mitigation.
Adjacent sites/cumulative impacts/benefits	FF5 would increase impact.

Conclusion

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

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

Will it increase the quality and quantity of tree or woodland cover? **Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?**	
Rationale	Rating
Development on the land would be likely to result in the loss of woodland or trees the impact of which cannot be fully mitigated.	Orange
Summary conclusion	The landscape has medium sensitivity to the development of this site due to its location in green belt and closely associated with existing settlement. The landscape ahs capacity to accept development on this site assuming mitigation measures are in place,.

Settlement: Follifoot

Site: FF1 (Land north of Spofforth Lane, Follifoot)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Follifoot Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Group of traditional buildings facing onto Main Street, located to the north of the bungalows at the south end of Main Street.
Commentary on heritage assets.	The site abuts the Follifoot Conservation Area on its eastern edge and therefore the impact on the setting of the conservation area is a relevant consideration. The site is in the setting of a group of non-designated heritage assets located to the north of the bungalows at the south end of Main Street (includes a row of cottages, gable facing road). However, the field links into a network of fields which contain a footpath and therefore provide connectivity along the eastern side of the village (therefore efffecting the wider setting of the properties located there).
Topography and views	Following the village topography, the site slope downs from north to south. Views available both looking up and down the site, both in close context on the footpath and also in relation to the adjacent road. A 'key view' is marked in the conservation area appraisal maps, looking north west from the roadside of the adjoining field (FF5), taking in the northern end of the site.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Historic maps show that the village developed as a ribbon development along Main Street before meeting the junction at the Rudding Gates. New housing has been predominantly built in small estates on the west side of the village at a right angle to Main Street bordered by historic footpaths and rights of ways to the village. Hillside, at the south of the village, is unusual, being a late 1940s development of substantial, well-proportioned, semi-detached and terraced rendered houses; however, the buildings are an integral part of the character of the village with mature gardens and a small public open space.
Local building design	Buildings are generally of very simple form. Houses are two storeys, with gabled roofs (gables are not very deep). Eaves tend to face onto the street but some examples of gables facing the road. The building material is gritstone and the majority of houses have stone slate roofs, but there are also pantiles, welsh slate and westmorland slate. The ratio of window to wall is low, giving the buildings a robust character. A former Methodist chapel is the only brick building. Render seen in the housing at the Hillside development.
Features on site, and land use or features off site having immediate impact.	The site is a long, rectangular grassed field at the edge of the village. Large hedgerow, with trees, fronts the road on the southern boundary, where there is also a beck. This boundary is noted as being 'important' in the conservation area appraisal document. Housing is located to the west of the site. To the west is another field (site FF5). To the north are gardens but also another field over which a footpath crosses and comes down through the adjoining FF5 field. The field boundaries to the east and north are noted as being 'significant' in the conservation area appraisal document.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Development across the site at standard form and densities would be harmful on this rural village edge and would harm the setting of the heritage assets that form part of the conservation area. This would also be contrary to the established pattern of extension to the eastern side of the settlement. However, as development on the existing eastern edge is relatively exposed and not of locally distinctive form, the site could offer an opportunity to improve / soften the village edge with buildings that are of high quality and locally distinctive design (with appropriate landscaping), with acceptance of low density housing. Development should take into account: - retention of mature oak tree on south boundary. - height of development in relation to low scale bungalows on corner of Spofforth Lane. - Possible site of Medieval pottery kiln, which may be of archaeological interest. - boundary hedgerows, trees and watercourse to be protected. The cumulative impact of adjoining site FF5 should be taken into account.

Settlement: Follifoot

Site: FF1 (Land north of Spofforth Lane, Follifoot)

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, Veteran Trees, Running water.
Phase 1 Survey Target Notes	Surveyed Lobo Ecology Nov. 2013.
Sward	[P1HS1992] Semi-improved pasture (species poor)
Trees and Hedges	The boundary to the south is formed by the tree-lined margins of Horse Pond Beck, including a significant mature Oak tree. There is woodland to the south on the opposite side of the road. The outgrown eastern boundary hedge appears to be a post-war feature. The western and northern boundaries are formed by garden hedges and fences, with some mature trees at the NW corner. All trees and hedges should be retained during the course of any development.
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPOs (unless already designated).
Water/Wetland	Horse Pond Beck runs along southern boundary.
Slope and Aspect	The land falls gentlty southwesterly towards the beck.
Buildings and Structures	Bridge over the stream at entry to the site in SE corner. Stone wall on the southern 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 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	Horse Pond Beck forms a mostly tree-lined corridor between the village and the river Crimple. Boundary hedges link into surrounding hedgerow network of medium sized fields around the village and larger arable fields beyond.
GI/SUDS Opportunities (for biodiversity)	Retain mature trees and hedgerows and buffer and enhance the beckside.
Protected Species	Bats & nesting birds likely to utilise trees and hedgerows. White clawed crayfish possible in the beck (potential for water vole?).
BAP Priority Species	Himalayan Balsam occurs along horse beck.
Invasive Species	
Notes	RL25a 2010 (Amber) see also 15/05490/FULMAJ (refused)

Conclusion

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

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

Summary conclusion	The tree-lined corridor of Horse Pond Beck should be retained (the mature oak tree is especially significant) and reinforced. Highways access through Spofforth Lane could be damaging in this respect. A key issue is retention of trees along frontage. Other boundary hedgerows could also be reinforced.

Settlement: Follifoot

Site: FF1 (Land north of Spofforth Lane, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items.

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: Follifoot

Site: FF2 (Land between Moorfields and Bryden, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located west of the village in open countryside. LCA65: South East Harrogate Farmland
Landscape description	Area description:The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: Small grass field on roadside between two residential properties.
Existing urban edge	Site is in a rural location detached from the village and adjacent to isoloated dwellings in open countryside.
Trees and hedges	Hedgerow boundaries. Two trees in hedgerow on north boundary possibly worthy of TPO
Landscape and Green Belt designations	Green Belt Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Rural area sensitive to introduction of built form that will impact on rural and open character of green belt.
Visual Sensitivity	Site is reasonably well enclosed by exisitng vegetation. However potential for views from the south if built form added to site.
Anticipated landscape effects	Loss of small field that currently separates two residential properties and contributes to openess of green belt.
Potential for mitigation and opportunities for enhancement	Not possible to mitigate the loss of openness in open countryside in a location detached from settlement.
Likely level of landscape effects	Small site but high density development would be uncharacteristic and not approprate to the location. Therefore large scale adverse effect.
Adjacent sites/cumulative impacts/benefits	FF4 nearby would result in significant cumulative effects as a reuslt of further extending built form..

Conclusion

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

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

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

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

Summary conclusion	The site does not relate to existing settlement pattern and there is little opportunity to mitigate the effects of development. In addition development would amalgamate built form that is currently separated by the field.

Settlement: Follifoot

Site: FF2 (Land between Moorfields and Bryden, Follifoot)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Follifoot Conservation Area. Rudding Park (grade II listed registered park and garden).
Known non-designated heritage assets potentially affected by development of the site.	Moorland House.
Commentary on heritage assets.	The site is located in the wider setting of the Follifoot Conservation Area, though is well distanced from its western boundary. The site is located close to the southern edge of Rudding Park, however, due to the location of the two roads and the tree belts present, it is difficult to say that development on the site will have a direct impact on its setting, but it can be said to be located within its wider setting (though comprises only a small part of it due to the large extent of Rudding Park). It should however be noted that Pannal Road once formed the southern boundary to Rudding Park, before the A658 was constructed, bisecting the 'Follifoot Belt' on that southern edge. The site is located in setting of Moorland House, a non-designated, stone house of at least mid/late 19th century origins with single storey, stone outbuildings – located to the west of the site but with two later dwellings between it and the site.
Topography and views	Relatively level site, possible slight drop to south. Views across the site, looking generally to the south, to open countryside.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Follifoot village is located further to the east but this site is located outside of the settlement, along Pannal Road which is characterised by a dispersed linear grain with a small number of buildings facing onto the road. Up until mid/later 20th century, only two dwellings were present along this stretch of road.
Local building design	On Pannal Road - Detached dwellings tending to be of rendered or half brick / half rendered form but also the traditional stone building of Moorland House. Otherwise, the village is strongly characterised by simple, stone buildings of traditional form.
Features on site, and land use or features off site having immediate impact.	The site is a small grass field located between two residential properties, frontage facing onto a section of Pannal Road that is a no-through road. Hedgerow boundaries with trees in hedgerow on north boundary. Ditch to 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 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 to standard density and form would be harmful to local character – any development on the site should reflect the very low density grain of Pannal Road, with detached, or semi-detached dwellings facing to the road, with rear gardens extending to the southern boundary. Spacing should be very generous and allow for views across the site, looking to the countryside beyond.

Settlement: Follifoot

Site: FF2 (Land between Moorfields and Bryden, Follifoot)

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	Not assessed P1HS 1992; appears improved pasture.
Trees and Hedges	Strong hedges bound most of the site. The hedge fronting the road includes mature trees. Opposite the site is a dense tree belt between the old road and the A658.
Presence of Trees that Merit TPO	Mature boundary trees likely to merit TPO protection.
Water/Wetland	Ditch to frontage generally dry.
Slope and Aspect	Flat.
Buildings and Structures	None.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	Boundary hedges link into surrounding hedgerow network of roadsides and large arable fields and woodland and parkland to the north.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows and trees.
Protected Species	Nesting birds are likely to use the hedgerows and mature hedgerow trees, which may also support bat roosts.
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 site forms part of a valuable network of pastures with hedgerows around the village which is surrounded on three sides by large-scale arable farmland with woodland and parkland to the north. Trees and hedgerows should be protected and retained during the course of any development.

Settlement: Follifoot

Site: FF2 (Land between Moorfields and Bryden, Follifoot)

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 & sewers. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

Conclusion

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

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

Settlement: Follifoot

Site: FF3 (Former tennis courts and land at Plompton Road, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north east side of Follifoot adjacent to the church. LCA65: Souteast Harrogate Farmland.
Landscape description	Area description:The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: Fields on the north side of Follifoot that were part of the designed landscape at Rudding Park but are now separated from the park by the A658.
Existing urban edge	Site is rural in character on the village edge adjacent to church and church yard. Village edge well integrated with surrounding countryside.
Trees and hedges	Trees and hedges to some boundaries particularly east and west.
Landscape and Green Belt designations	Green belt Open countryside Conservation area to south boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the green belt is valued for its openess and is susceptible to the loss of fields to development. Sensitivity is reduced where development relates well to existing development and does not represent a significant extension.
Visual Sensitivity	Views on the approach to Follifoot from the east and there are likely to be wider views from elevated parts of the surrounding landscape.
Anticipated landscape effects	Loss of fields on the urban edge and a significant change to the character of the urban edge due to the increase in desnsity of built form. Also loss of openess of green belt.
Potential for mitigation and opportunities for enhancement	Would not be possible to mitigate the loss of open countryside in green belt. In time with lower density housing the impact on the village edge may be reduced.
Likely level of landscape effects	Large scale adverse due to the effect on openess of green belt, the scale of the proposals and the potential impact on the character of the village which contributes to the characterisitics for the wider landscape.
Adjacent sites/cumulative impacts/benefits	F5 in particular on the south side of the conservation area would result in cumulative effects.

Conclusion

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

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

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

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

Summary conclusion	The area has high susceptibility to change as a result of built form particuarly where density is increased. The landscape is valued for its openess and also the village has a distinct sense of place that would be affected therefore no capacity for devleopment of this site without detriment.

Settlement: Follifoot

Site: FF3 (Former tennis courts and land at Plompton Road, Follifoot)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	Follifoot Conservation Area. Rudding Park (grade II listed registered park and garden. Church of Saint Joseph and Saint James (grade II listed). The Pound (grade II listed). Hunters Lodge (grade II listed). The Priory (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	The Chapel, Stonecroft and Brooklands.
Commentary on heritage assets.	The site is located in the setting of the Follifoot Conservation Area, directly adjoining its northern boundary and forming part of the rural context of the village. The site is located within the setting of the listed church, pound and Hunters Lodge, the site adjoining their curtilages. The Priory is located further away but nevertheless, the site can be said to be located within its wider setting. The site is located close to the southern edge of Rudding Park and views are possible looking to Rudding Park over the site. The site is therefore located within the setting of Rudding Park (though comprises only a very small part of this setting due to the large extent of the park). The site is located in the wider setting of three non-designated heritage assets – The Chapel (a former Wesleyan, built in brick, located to the east), Stonecroft (a two storey, stone house with additions to the south with the gable facing the road, located to the west, opposite The Priory and Brooklands (a two storey, stone house, set back from the road and facing it, located to the west, adjacent to Hunters Lodge).
Topography and views	The Follifoot Conservation Area Appraisal (CAA) identifies a key view looking north west over the church yard from its south east corner. Views are possible looking north over the eastern part of the site to countryside beyond. Land level drops away from the road, to the north.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Historic maps show that the village developed as a ribbon development along Main Street before meeting the junction at the Rudding Gates. New housing has been predominantly built in small estates on the west side of the village at a right angle to Main Street bordered by historical footpaths and rights of ways to the village. Hillside, at the south of the village, is unusual, being a late 1940s development of substantial, well-proportioned, semi-detached and terraced rendered houses; however, the buildings are an integral part of the character of the village with mature gardens and a small public open space.
Local building design	Buildings are generally of very simple form. Houses are two storeys, with gabled roofs (gables are not very deep). Eaves tend to face onto the street but some examples of gables facing the road. The building material is gritstone and the majority of houses have stone slate roofs, but there are also pantiles, welsh slate and westmorland slate. The ratio of window to wall is low, giving the buildings a robust character. A former Methodist chapel is the only brick building. Render seen in the housing at the Hillside development.

Features on site, and land use or features off site having immediate impact.	The site comprises fields (or parts of) that are located to the north of Plompton Road, on the northern edge of the village where it adjoins open countryside. The fields form an irregular shaped site adjoining the rear of the frontage properties. The eastern part of the site contains a modern farm building / open barn. Many elements of the site, or adjoining the site, are noted with the CAA: Church and the pound are 'landmark buildings' in CAA Wide verge in which the pound is located, adjoining the highway (but not within this site), is noted for an area of enhancement within the CAA – but it is simply grassed over now and it does not appear to detract from character greatly. Important boundary marked in CAA to front and sides of church site and also running through the eastern field of the site. Significant hedge to south boundary of site (to rear of pound) and running along eastern side of church site. 'Prominent woodland' located to the east of the track running on the eastern edge of the site (though this appears to have reduced in extent, or replanting has occurred). Hardstanding of tennis courts present to north west part of site – here, woodland adjoins the site on the western edge.

Conclusion

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

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

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

Rationale	Rating
Development is 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 will be harmful to local character in terms of being contrary to grain and contrary to the very low density, rural character of this location on the edge of the village. This would be harmful to the setting of the conservation area, which the site adjoins and harmful to the setting of the heritage assets present, particularly the church and the pound.

Settlement: Follifoot

Site: FF3 (Former tennis courts and land at Plompton Road, Follifoot)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Arable (in front of barn). Pasture behind church (former parkland). Verge along the pound may be species-rich.
Trees and Hedges	There is a wide screen belt to the east of the access to the barn which extends around the building. There is a mature hedge with many trees forming the west boundary of the eastern field.
Presence of Trees that Merit TPO	Large mature tree to east of the pound by the access to church farm.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	There is a modern steel and concrete barn set on concrete hardstanding within a cuttiing. Tennis court to the east.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	The site contributes to a valuable network of pastures with hedgerows around the village which links into the landscape of mature trees and pastures of Rudding Park to the north and large-scale arable farmland to the east.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows should be protected and retained; additional planting of field trees would enhance parkland to the north.
Protected Species	Nesting birds and bats likely to utilise the trees and hedgerows and possibly the building.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	The site contributes to a network of pastures with hedgerows around the village which links into the landscape of mature trees and pastures of Rudding Park to the north and large-scale arable farmland to the east. Trees and hedgerows should be protected and retained; additional planting of field trees would enhance parkland to the north.

Settlement: Follifoot

Site: FF3 (Former tennis courts and land at Plompton Road, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

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: Follifoot

Site: FF4 (Land to the east of Woodside and west of Oak House, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located to the west of the village outside the village edge. LCA65: South East Harrogate Farmland.
Landscape description	Area description:The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: linear field adjacent to Pannel road with hedgerow boundaries.
Existing urban edge	Site is in a rural location detached from the village and adjacent to isoloated dwellings in open countryside.
Trees and hedges	Hedgerow boundaries with some mature trees that may be worthy of TPO.
Landscape and Green Belt designations	Green belt Open countryside. Public Right of way through the site linking the village to Rudding Park.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Rural area sensitive to introduction of built form that will impact on rural and open character of green belt.
Visual Sensitivity	Site is reasonably well enclosed by existing vegetation. However potential for views from the south if built form added to site.
Anticipated landscape effects	Loss of field and in fill development on appraoch to Follifoot resulting in loss of openess of green belt.
Potential for mitigation and opportunities for enhancement	It is not possible to effectively mitigate the loss of openness in green belt particularly where the site is detached from existing settlement.
Likely level of landscape effects	Large scale adverse due to the sensitive location of the site and its prominence on the approach to Follifoot.
Adjacent sites/cumulative impacts/benefits	FF2 would result in further in filling on the approach to Follifoot from the west.

Conclusion

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

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

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

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

Summary conclusion	Site is detached from the village and relatively large in comparison to settlement in the area. The landscape has no capacity to accept development on this site without detriment to landscape character and openess of green belt due to the introduction of uncharacterisitic built form.

Settlement: Follifoot

Site: FF4 (Land to the east of Woodside and west of Oak House, Follifoot)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Follifoot Conservation Area. Rudding Park (grade II listed registered park and garden).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	The site is located in the setting of the Follifoot Conservation Area, being located close to its western boundary. The site is located close to the southern edge of Rudding Park and there is a visual connection because of the way in which Pannal Road leads south from the A658. The site can be said to be located within its setting (though comprises only a small part of it due to the large extent of Rudding Park). It should however be noted that Pannal Road once formed the southern boundary to Rudding Park, before the A658 was constructed bisecting 'Follifoot Belt' on that southern edge.
Topography and views	Relatively level site, possible slight drop to south. Views across the site, looking generally to the south, to open countryside.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Follifoot village is located further to the east but this site is located outside of the settlement, along Pannal Road which is characterised by a dispersed linear grain with a small number of buildings facing onto the road. Up until mid/later 20th century, only two dwellings were present along this stretch of road.
Local building design	On Pannal Road - Detached dwellings tending to be of rendered or half brick / half rendered form but also the traditional stone building of Moorland House. Otherwise, the village is strongly characterised by simple, stone buildings of traditional form.
Features on site, and land use or features off site having immediate impact.	The site is a field/s adjacent to Pannal road, with hedgerow boundaries containing mature trees. Dwellings present to the west and east of the site, fields and open countryside to the south, tree belt present to the north of Pannal Road. Gated access near junction between the two parts of Pannal Road.

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 of the site to standard density and form would be harmful to local character – any development on the site should reflect the very low density grain of Pannal Road, with detached, or semi-detached dwellings facing to the road, with rear gardens extending to the southern boundary. Spacing should be very generous and allow for views across the site, looking to the countryside beyond (consider retention of paddock between groups of buildings).

Settlement: Follifoot

Site: FF4 (Land to the east of Woodside and west of Oak House, Follifoot)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable, grass verge along Pannal Road.
Trees and Hedges	Hedges bound most of the site, supporting several mature trees at irregular intervals.
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection.
Water/Wetland	Ditch to road frontage (generally dry).
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	Boundary hedges link into surrounding hedgerow network of roadsides and large arable fields and woodland and parkland to the north.
GI/SUDS Opportunities (for biodiversity)	Retain and enhance hedgerows and trees. Field margins could be retained on the exterior margins of the hedgerows.
Protected Species	Nesting birds are likely to use the hedgerows and mature hedgerow trees, which may also support bat roosts.
BAP Priority Species	Potential for priority bird species of arable farmland and brown hare.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	The site forms part of a valuable network of smallish fields with treed hedgerows around the village which is surrounded on three sides by large-scale arable farmland. Trees and hedgerows should be protected and retained during the course of any development. Field margins could be retained on the exterior margins of the hedgerows.

Settlement: Follifoot

Site: FF4 (Land to the east of Woodside and west of Oak House, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

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: Follifoot

Site: FF5 (Land at Spofforth Lane, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located southeast of village, off Main Street LCA65: South East Harrogate Farmland
Landscape description	Area description:The wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: Grass field on the approach to the village. Site slopes up to the north.
Existing urban edge	Site is detached from the existing urban edge by FF1 and therefore is rural in character.
Trees and hedges	Hedgerow boundary to the site with some mature trees (possibly worthy of TPO.)
Landscape and Green Belt designations	Green belt Open Countryside Public right of way across the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape of the green belt is valued for its openess and is susceptible to the loss of fields to development. Sensitivity is reduced where development relates well to existing development and does not represent a significant extension.
Visual Sensitivity	Site is seen on the approach from the east and is likely to be visible in the wider landscape to the south due to its sloping topography.
Anticipated landscape effects	Loss of open countryside in green belt and extension of uncharacterisitic built form.
Potential for mitigation and opportunities for enhancement	Site detached from urban edge and loss of openness is not possible to mitigate.
Likely level of landscape effects	Large scale adverse due to scale of development, density of built form proposed and loss of field on a slope.
Adjacent sites/cumulative impacts/benefits	FF1 would link the site to the village and if developed in conjunction may offer greater mitigation opportunities.

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept the development of the whole site without detriment to character. However, if developed in conjuction with FF1 there would be greater opportunities for mitigation providing just part of the site were developed and the built form density is appropriate and green infrastructure is incorporated on the boundaries to integrate with the wider countryside.

Settlement: Follifoot

Site: FF5 (Land at Spofforth Lane, Follifoot)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Follifoot Conservation Area. The Priory (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Various traditional buildings located on Main Street and also on Plompton Road, to the east and north of the site.
Commentary on heritage assets.	The site is located within the setting of the Follifoot Conservation Area, adjoining it on part of the site's northern edge and also at its north west corner. The Priory is located to the north west of the site - the field links into a network of fields which contain a footpath and therefore provide connectivity along the eastern side of the village. This adds to the site being located in the setting of many of the heritage assets that are present on the eastern side of the village.
Topography and views	Following the village topography, the site slope downs relatively steeply from north to south. Views available both looking up and down the site, both in close context on the footpath and also in relation to the adjacent road. A 'key view' is marked in the conservation area appraisal maps, looking north west from the roadside.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Historic maps show that the village developed as a ribbon development along Main Street before meeting the junction at the Rudding Gates. New housing has been predominantly built in small estates on the west side of the village at a right angle to Main Street bordered by historic footpaths and rights of ways to the village. Hillside, at the south of the village, is unusual, being a late 1940s development of substantial, well-proportioned, semi-detached and terraced rendered houses; however, the buildings are an integral part of the character of the village with mature gardens and a small public open space.
Local building design	Generally, buildings are generally of very simple form. Houses are two storeys, with gabled roofs (gables are not very deep). Eaves tend to face onto the street but some examples of gables facing the road. The building material is gritstone and the majority of houses have stone slate roofs, but there are also pantiles, welsh slate and westmorland slate. The ratio of window to wall is low, giving the buildings a robust character. A former Methodist chapel is the only brick building. Render seen in the housing at the Hillside development.
Features on site, and land use or features off site having immediate impact.	The site is a rectangular grassed field on the edge of the village. Large hedgerow, with trees, fronts the road on the southern boundary, where there is also a beck. This boundary is noted as being 'important' in the conservation area appraisal document. The field that is site FF1 is located to the west (separating the site from the housing on the eastern edge of the village). To the west is open countryside. To the north are the large, paddock-like gardens of properties fronting onto Plompton Road. The field boundary to the east is noted as being 'significant' in the conservation area appraisal document. ‘Landmark Trees’ are noted as being on the east field boundary and one within the site also. Gated access from Spofforth Lane. A footpath runs diagonally across the site (to the north west).

Conclusion

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Developed in isolation, the site would be divorced from the village due to the presence of the adjoining field (FF1) and would be contrary to the established pattern of development. Development in conjunction with the adjoining site FF1 would avoid the isolated form; however, harm to local distinctiveness would still result from development at standard form and density of housing (which would be contrary to local form). Harm would also result from the loss of the field which contributes strongly to the rural setting of the conservation area and heritage assets present.

Settlement: Follifoot

Site: FF5 (Land at Spofforth Lane, Follifoot)

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, Veteran Trees, Running water.
Phase 1 Survey Target Notes	None.
Sward	[P1HS1992] Semi-improved pasture (white i.e. species poor.
Trees and Hedges	There are hedges containing trees to all four boundaries with the trees beyond the northern boundary covered by a TPO. There is also a prominent tree in the centre of the site.
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPOs (unless already designated).
Water/Wetland	Horse Pond Beck runs along southern boundary.
Slope and Aspect	The site slopes downwards towards the southeast.
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 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	Horse Pond Beck forms a mostly tree-lined corridor between the village and the river Crimple. Boundary hedges link into surrounding hedgerow network of medium sized fields around the village and larger arable fields beyond.
GI/SUDS Opportunities (for biodiversity)	Retain mature trees and hedgerows and buffer and enhance the beckside.
Protected Species	Bats & nesting birds likely to utilise trees and hedgerows. White clawed crayfish possible in the beck (potential for water vole?).
BAP Priority Species	Not known.
Invasive Species	Himalayan Balsam occurs along horse beck (recorded to west).
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 forms part of a valuable network of pastures with hedgerows around the village which is surrounded on three sides by large-scale arable farmland. The tree-lined corridor of Horse Pond Beck should be retained and buffered. Other boundary hedgerows could also be reinforced.

Settlement: Follifoot

Site: FF5 (Land at Spofforth Lane, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

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: Follifoot

Site: FF6 (Follifoot Ridge Business Park, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Follifoot Ridge Business Park Follifoot. LCA65: South East Harrogate Farmland.
Landscape description	Area description:the wider landscape is moderate in scale and gently rolling. Landscape pattern is random due to a diverse mix of land management and field pattern. The area is important in separating Harrogate from Wetherby and the Leeds conurbation. Site description: the site is a disused brownfield site within the Follifoot Business Park consisting of an open undeveloped grassed area and an elongated shed extending to the north, situated to the north west of occupied units within the business park. A hedgerow forms part ot the site's western boundary
Existing urban edge	Site lies within the curtilage of the business park situated along its western edge
Trees and hedges	Hedgerow and hedgerow trees along part of the site's western boundary
Landscape and Green Belt designations	Green Belt Open countryside.
Description of proposal for the site	Employment site
Physical Sensitivity	Rural area sensitive to introduction of additional built form that could impact on rural and open character of green belt.
Visual Sensitivity	Site is reasonably well enclosed by built form and Long Plantation woodland from the north, east and south. Views are however likely from the A658 travelling east
Anticipated landscape effects	Loss of small grassed area and infill development along the edge of the business park
Potential for mitigation and opportunities for enhancement	Additional hedgerow and hedgerow tree planting along western boundary would be of benefit
Likely level of landscape effects	Medium scale adverse due to the sensitivie location in a prominent location at the edge of the business park
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	Rural area sensitive to introduction of additional built form that could impact on rural and open character of Green Belt. Additional hedgerow and hedgerow tree planting along western boundary would be of benefit

Settlement: Follifoot

Site: FF6 (Follifoot Ridge Business Park, Follifoot)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Woodland (adjacent).
Phase 1 Survey Target Notes	None.
Sward	Mostly hardstanding, small areas of amenity grassland.
Trees and Hedges	Small amount of hedgerow and ornamental shrubberry on the western boundary, woodland adjacent to the north.
Presence of Trees that Merit TPO	None.
Water/Wetland	None.
Slope and Aspect	Generally flat.
Buildings and Structures	Low commercial sheds.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	The site links into a network of smalll woodlands and fields along the disused railway.
GI/SUDS Opportunities (for biodiversity)	Integrate opportunities for biodiversity into redevelopment of the site e.g. swifts and bat bricks. Avoid adverse impacts e.g. lighting on adjacent woodlands.
Protected Species	Nesting birds may utilise shrubs and buildings on site and adjacent woodland which may also support foraging bats. Bats are known to roost in the adjacent Prospect Tunnel. Woodland may support badgers.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

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

Summary conclusion	Some potential for the presence of protected species, which should be readily capable of mitigation. Integrate opportunities for biodiversity into redevelopment of the site.

Settlement: Follifoot

Site: FF6 (Follifoot Ridge Business Park, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 & downstream of the site due to capacity issues in local sewers and watercourses including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted.

Conclusion

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

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

Settlement: Follifoot

Site: FF7 (Land at Duck's Nest Farm, Follifoot)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Duck's Nest Farm Follifoot. LCA58: Middle Crimple Valley (Part) and Lower Crimple Valley
Landscape description	Area description: well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Rectilinear fields of improved grassland typical of parliamentary enclosure. The landscape has many features of historic and architectural interest including two railway viaducts. Site description: site consists of two irregular shaped pastoral fields separated by a drain, fields and part of a pastoral field and farm buildings to the north and access track. The site is situated to the south of the wooded Crimple Beck corridor and gently falls from south to north. Field boundaries consist principally of hedgerows together with stock fencing and drystone walls. There are two areas of woodland within the site. A PRoW is routed through the site linking Rudding Lane with the A661 and the Harrogate Ringway
Existing urban edge	Site is separated from the urban edge in open countryside to the north east of Rudding Park RPG
Trees and hedges	Hedgerows and hedgerow trees and two woodland blocks within the site
Landscape and Green Belt designations	Green Belt R11: Rights of Way
Description of proposal for the site	Employment use
Physical Sensitivity	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within the open countryside
Visual Sensitivity	The site is highly visible from Rudding Lane and PRoW routed through the site
Anticipated landscape effects	Loss of open fields to employment use.
Potential for mitigation and opportunities for enhancement	In addition to protection of existing trees and hedgerows additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness of the countryside
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact should FF8 to the west within Rudding Park RPG also be developed

Conclusion

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

Rationale	Rating
Sensitivity Rating: High – key distinctive characteristics are very vulnerable to change; typically a high valued landscape where landscape conditions is very good and where detracting features or major infrastructure is not present or where present has limited influence on the landscape resulting in a higher susceptibility to change.	Red
Capacity Rating: 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. Susceptibility to change is also considered to be high with few detracting features within the open countryside. In addition to protection of existing trees and hedgerows additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness of the countryside

Settlement: Follifoot

Site: FF7 (Land at Duck's Nest Farm, Follifoot)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Rudding Park (grade II listed registered park and garden). The Dower House (grade II listed). Gates, gate piers and flanking walls to Rudding Park (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	Ducks Nest Farm. Oak View Farm (now The Kestrel Public House).
Commentary on heritage assets.	The site is located within the setting of Rudding Park. The Dower House and the associated listed gates / gate piers are located to the south of the site and therefore the site forms part of the rural setting of these heritage assets. Ducks Nest Farm is located within the site and therefore it and its setting may both be affected by development upon the site. The Kestrel Public House is located further to the north east of the site – the site is located within its wider setting.
Topography and views	The site is highly visible from Rudding Lane (including views looking north to the church spire of Knaresborough), from the footpath running through the site and also is seen from the A661. The land gently falls from south to north, towards the beck.
Landscape context	Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Green Belt.
Grain of surrounding development	Minimal, dispersed grain due to the rural context. Farmsteads, or former farmsteads present. Urban edge of Harrogate is located further to the north / west.
Local building design	Traditional buildings are built from gritstone in this area.
Features on site, and land use or features off site having immediate impact.	The site comprises two irregular shaped pastoral fields. Field to the west borders Rudding Lane with the field to the east extending to the east to include Ducks Nest Farm. Access road to the farm present from Rudding Lane near to the edge of Rudding Park. The wooded Crimple Beck forms the north boundary to the site. Other trees present within the site. Field boundaries are generally hedgerows but also fencing and drystone walls. A golf course adjoins the site to its southern edge.

Conclusion

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

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

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

Rationale	Rating
Development is 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	Anything other than minimal redevelopment of the existing buildings located within the site (in a manner that is senstitive to their historic form) would be harmful to the setting of the heritage assets affected, where the rural quality of the landscape in this location makes a positive contribution to this setting

Settlement: Follifoot

Site: FF7 (Land at Duck's Nest Farm, Follifoot)

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.
Phase 1 Survey Target Notes	None.
Sward	Improved Pasture (P1HS, 1992).
Trees and Hedges	There are ribbons of woodland along Crimple Beck and other small patches along the drain which joins it. Much new planting around the farm, especially to the west of it. Other mature trees along boundaries; part hedged, part walled.
Presence of Trees that Merit TPO	Mature trees and woodlands are likely to merit TPO protection.
Water/Wetland	Crimple Beck forms northern boundary, drain runs east-west through site; there is a fish lake just across Crimple.
Slope and Aspect	The land falls north eastwards from Collins Hill towards Crimple Beck.
Buildings and Structures	Ducks Nest Farm (08/04005/FUL includes mitigation for bats).
Natural Area	Eastern part of site is NCA 22 Pennine Dales Fringe, majority of site is 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 58 Middle Crimple Valley (west) • ”All development proposals…must fully assess impacts on the landscape character and wildlife habitats of Crimple Valley and Stone Rings Beck…” • ”Encourage maintenance and management of woodland, the reinstatement of hedges and hedgerow trees…” • “Ensure the management and continuity of the wildlife corridor and recreational interest provided by the River Crimple” LCA 57: Crimple and Park Beck Corridor (east) • “Encourage woodland management and new planting, connecting isolated clumps of trees to create and enhance wildlife corridors”. • “Encourage reinstatement of riverside meadows along the valley floor to create buffer zone…”
Connectivity/Corridors	River Crimple flows west-east along the southern site boundary. This is a strategic green infrastructure corridor of district-wide importance.
GI/SUDS Opportunities (for biodiversity)	Potential for Suds creation in association with habitat enhancement of the corridor of the Crimple.
Protected Species	Tree, woodland, hedges and buildings on site likely to support nesting birds and bats; riparian species may include otter, water voles and kingfisher.
BAP Priority Species	Not known.
Invasive Species	Himalayan balsam occurs along the roadside at Collins Hill.
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 woodland should be protected retained and enhanced. Water courses should be buffered with corridors of semi-natural habitat; these constraints may impact on the overall housing density achievable. Potential for protected species - full ecological survey required.

Settlement: Follifoot

Site: FF7 (Land at Duck's Nest Farm, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. According to the Environment Agency flood maps, the proposed site is located partially within flood zone 1 & partially within flood zones 2 & 3 towards the northern boundary. I recommend that this area of the site remains undeveloped. We are however, aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. 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: Follifoot

Site: FF8 (Land at Rudding Lane, Follifoot)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Rudding Lane Follifoot.Site Site lies within Rudding Park Registered Park and Garden (RPG)
Landscape description	Area description: Rudding Park RPG lies on the outskirts of Harrogate, immediately to the north west of Follifoot village. It covers circa 107ha and is situated at the eastern edge of the Pennine Range with the land falling away to the east to Crimple Beck, beyond which are distant views to the Vale of York and York Minster. The A658 forms the south east boundary, Rudding Lane wraps around the south west and north west boundaries, whilst the north east faces onto farmland. The park is enclosed by a stone wall and shelter belts Site description: the site lies within the Rudding Park (RPG) to the north of the access road to Rudding Park Hotel and car park and associated golf course complex lies to the east. There is a stone wall along the road frontage behind "School belt", a 40m wide mature shelter belt. There are large areas of open grassland within the site along with a number of mature parkland trees and areas of woodland.
Existing urban edge	Site is separated from the urban edge in open countryside within Rudding Park RPG
Trees and hedges	Woodland belt of trees and parkland trees within the site
Landscape and Green Belt designations	Green Belt Rudding Park Registered Park and Garden
Description of proposal for the site	Employment use
Physical Sensitivity	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within a pastoral and wooded setting
Visual Sensitivity	The site is heavily filtered by surrounding vegetation
Anticipated landscape effects	Loss of open fields parkland trees and woodland to employment use.
Potential for mitigation and opportunities for enhancement	In addition to protection of existing parkland trees and woodland, additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	Potential cumulative impact should FF7 to the north east are also be developed

Conclusion

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

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

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

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

Summary conclusion	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within a pastoral and wooded setting. In addition to protection of existing parkland trees and woodland, additional mitigation measures would not off-set the adverse effects on landscape character, setting and loss of openness

Settlement: Follifoot

Site: FF8 (Land at Rudding Lane, Follifoot)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Rudding Park (grade II listed registered park and garden). Rudding Park House (grade I listed). Stables and linking wall to house (grade II listed). Rudding Park Chapel (grade II listed). The Dower House (grade II listed). Gates, gate piers and flanking walls to Rudding Park (grade II listed).
Known non-designated heritage assets potentially affected by development of the site.	West Winds. The Old Presbytery.
Commentary on heritage assets.	The site is located within Rudding Park (which comprises various leisure facilities such as a hotel and golf course) and so the registered park and garden will be affected. It is located within the setting of the heritage assets stated above, particularly the listed assets which have high significance in respect of their relationship with the park. The site is located in the setting of West Winds, a former school building built of stone with steeply pitched roof (located on the north side of Rudding Lane, opposite the site). The site is located in the setting of The Old Presbytery, a brick house with stone detailing (located further to the south west, on the north side of Rudding Lane). For these non-designated heritage assets, if the tree belt is not affected by development, impact on their setting will be significantly reduced.
Topography and views	As seen from outside Rudding Park, the site is characterised by the existing tree belt. From Rudding Lane, on the north west edge of the site, views are possible looking over the crimple valley towards Harrogate. Within the site, views are characterised by the woodland context and presence of buildings.
Landscape context	Well-wooded valley landscape of Crimple Beck with gently undulating valley sides. Green Belt.
Grain of surrounding development	Outside of Rudding Park is minimal, dispersed grain due to the rural context. Atypical grain within the park with a mix of traditional buildings set in a country house estate form but with later development added to form leisure facilities.
Local building design	Traditional buildings are built from gritstone in this area, with some exceptions.
Features on site, and land use or features off site having immediate impact.	The site lies within the Rudding Park and is a triangular area of land running along the north boundary to the park where a wide tree belt (the 'School Belt') is located. A stone wall and wide verge also forms the boundary. The main access into the hotel runs along the south edge of the site and the car park is located to the south corner. Rudding Park House, the stables and chapel are located to the south of the site and The Dower House is located close to its northern tip. There are large areas of open grassland within the site along with a number of mature parkland trees and areas of woodland.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	This is a cautious orange score on the assumption that development would not involve removal of trees or a substantial amount of other trees from the site - in which case the amount of development feasible would have to be very minimal and in this case, some form of development may be possible without harming the designated heritage assets. High quality design required in this very sensitive location.

Settlement: Follifoot

Site: FF8 (Land at Rudding Lane, Follifoot)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Woodland, parkland and veteran trees.
Phase 1 Survey Target Notes	None.
Sward	Amenity grassland.
Trees and Hedges	Woodland belt to Rudding Lane, numerous scattered mature parkland type trees.
Presence of Trees that Merit TPO	Mature trees and woodland likely to merit TPO protection.
Water/Wetland	Golf course ponds in close proximity.
Slope and Aspect	Land falls gently towards the north east.
Buildings and Structures	Park boundary wall.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland (technically excluded as historic park) • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	The wooded boundaries and well-treed grounds of Rudding Park link into the valley of the River Crimple to the north east.
GI/SUDS Opportunities (for biodiversity)	Retain all woodland and mature trees with adequate space so that they would not conflict with any proposed development. Re-create wildflower meadows.
Protected Species	Nesting birds and bats likely to utilise trees and woodland onsite. Badger may occur in the locality. Great crested newt may occur in adjacent ponds.
BAP Priority Species	Not known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	Trees and woodland should be protected, retained, granted adequate space and enhanced in association with any limited development. These constraints would impact on the overall housing density achievable across the extent of the site which is therefore scored 'red', although small scale development may be ecologically acceptable. Potential for protected species.

Settlement: Follifoot

Site: FF8 (Land at Rudding Lane, Follifoot)

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 including Horse Beck Pond, which is controlled by the drainage board. Consequently, the drainage board should be consulted regarding any proposals to develop this site. The development could also affect Crimple Beck, which is classed as main river. 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 including Crimple Beck. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

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: Follifoot

Site: FF9 (Land adjacent to Moorland House, Follifoot)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Land at Rudding Lane Follifoot.Site Site lies within Rudding Park Registered Park and Garden (RPG)
Landscape description	Area description: Rudding Park RPG lies on the outskirts of Harrogate, immediately to the north west of Follifoot village. It covers circa 107ha and stands at the eastern edge of the Pennine Range, with the land falling away to the east to Crimple Beck, beyond which are distant views to the Vale of York and York Minster. The A658 forms the south east boundary, Rudding Lane wraps around the south west and north west boundaries, whilst the north east faces onto farmland. The park is enclosed by a stone wall and shelter belts. Site description: the site is situated at the south west corner of Rudding Park within the RPG boundary. It lies to the south of Rudding Lane and to the north of the access road to Rudding Park Hotel and its car park. The golf course lies to the east. There is a stone wall along the road frontage behind which lies a belt of trees. There are large areas of open grassland within the site along with a number of mature trees and areas of woodland.
Existing urban edge	Site is separated from the urban edge in open countryside within Rudding Park RPG
Trees and hedges	Woodland belt of trees and parkland trees within the site
Landscape and Green Belt designations	Green Belt Rudding Park Registered Park and Garden
Description of proposal for the site	Employment use
Physical Sensitivity	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within a pastoral and wooded setting
Visual Sensitivity	The site is heavily filtered by surrounding vegetation
Anticipated landscape effects	Loss of open fields parkland trees and woodland to employment use.
Potential for mitigation and opportunities for enhancement	In addition to protection of existing parkland trees and woodland, additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	None

Conclusion

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

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

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

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

Summary conclusion	The landscape is considered of high value. Susceptibility to change is also considered to be high with few detracting features within a pastoral and wooded setting. In addition to protection of existing parkland trees and woodland, additional mitigation measures would not off-set the adverse effects on landscape character and loss of openness

Settlement: Follifoot

Site: FF9 (Land adjacent to Moorland House, Follifoot)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Rudding Park (grade II listed registered park and garden).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	The site is located within Rudding Park (which comprises various leisure facilities such as a hotel and golf course) and so the registered park and garden will be affected.
Topography and views	The site, in terms of its tree belt boundary, is highly visible from the surrounding roads and also the wider area. Within the park, the site forms the edge of the defined area of the park and is seen in context with the golf course and other leisure facilities at the southern edge of the park.
Landscape context	Gently rolling hills with a diverse mix of land use and field pattern. The countryside here separates Harrogate from Wetherby and the Leeds area.
Grain of surrounding development	Outside of Rudding Park is very low density, dispersed grain due to the rural context but with the village of Follifoot located close by. Atypical grain within the park with a mix of traditional buildings set in a country house estate form but with later development added to form leisure facilities.
Local building design	Traditional buildings are typically gritstone.
Features on site, and land use or features off site having immediate impact.	The site forms the south western tip of Rudding Park, part of the golf course facility. The A658 and Rudding Lane form the external boundaries with tree belts present. Within the site (on the north side), there is no boundary with the site being adjacent to the driving range building and forming part of an area of golf course. Additional golf course and also holiday accommodation is located to the north 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	This is a cautious orange score on the assumption that development would not involve removal of trees or a substantial amount of other trees from the site so that development would be visually contained within Rudding Park. Otherwise, in this location, which is positioned well away from the listed buildings of Rudding Park, some form of development of appropriate form and scale may be possible if designed in such a manner as to preserve the registered park and garden and to avoid any harmful impact on the setting of the heritage assets present, both within and outside the park.

Settlement: Follifoot

Site: FF9 (Land adjacent to Moorland House, Follifoot)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted.
Sites of Special Scientific Interest (SSSI)	None likely to be impacted.
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Woodland, parkland and wood pasture.
Phase 1 Survey Target Notes	None.
Sward	Amenity grassland includes 'rough' and bunkers.
Trees and Hedges	Woodland belts along park boundaries; scattered mature and more recently planted parkland trees.
Presence of Trees that Merit TPO	Mature trees and woodland are likely to merit TPO protection.
Water/Wetland	Stream forms the northern site boundary. Golf course ponds in close proximity. There is a small drain near the southern boundary.
Slope and Aspect	Highly undulating landform of golf course.
Buildings and Structures	Park boundary walls.
Natural Area	NCA 22: Pennines Dales Fringe.
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 65: South East Harrogate Farmland (technically excluded as historic park) • “Encourage the continued maintenance of hedgerows and hedgerow trees and restoration in area of neglect and fragmentation”. • “Protect and manage all woodland especially registered Ancient Semi-Natural Woodland” • “Promote the management of roadside tree planting and links with woodland in the wider countryside…” • “Encourage the management and replacement of parkland trees outside the designated parkland…”
Connectivity/Corridors	The wooded boundaries and well-treed grounds of Rudding Park, in which the golf course is set, link into the valley of the River Crimple to the north east.
GI/SUDS Opportunities (for biodiversity)	Retain all woodland and mature trees with adequate space so that they would not conflict with any proposed development. Re-create wildflower meadows.
Protected Species	Nesting birds and bats likely to utilise trees and woodand on site. Badger may occur in the locality. Great crested newt may occur in adjacent ponds. Stream may support water vole.
BAP Priority Species	Rough grassland in association with woodland may support amphibians and common species of reptile.
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
Significant adverse effects on designated sites (Local Site, SSSI, LNR), the wider ecological network and/or priority habitats and species.	Red

Summary conclusion	Trees, woodland and the stream should be protected, retained, granted adequate space and enhanced in association with any limited development. A golf course in such a rich landscape setting with a mixture of semi-natural habitats is likely to be of high value for wildlife. Potential for protected species. Full ecological survey required.

Settlement: Follifoot

Site: FF9 (Land adjacent to Moorland House, Follifoot)

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