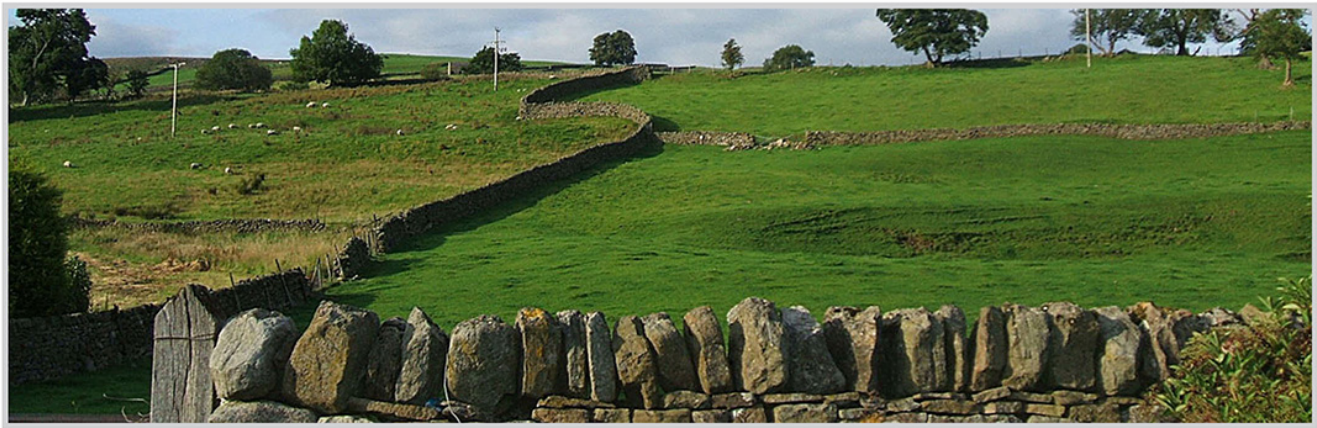
Harrogate District LOCAL PLAN

Built and Natural Environment Site Assessments Volume 9: Ingerthorpe – Kirkby Malzeard



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:

- Ingerthorpe
- Killinghall
- Kirby Hill
- Kirk Deighton
- Kirk Hammerton
- Kirby Malzeard

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

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

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

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

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

2 Policy Context

National Policy Context

Introduction

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

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

Landscape

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

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

Conservation and Design

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

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

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

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

Ecology

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

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

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

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

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

Land Drainage

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

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

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

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

Emerging Local Policy Context

Introduction

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

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

2 Policy Context

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

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

Landscape

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

Conservation and Design

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

Ecology

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

Land Drainage

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

- Watercourse
- Surface water sewer
- Combined water sewer

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

3 Methodology

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

Landscape

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

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

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

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

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

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

Table 3.1 Landscape: Screened Out Sites

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

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

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

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

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

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

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

3 Methodology

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

Table 3.2 Criteria for Landscape Susceptibility

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

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

Table 3.3 Criteria for Landscape Value

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

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

Table 3.4 Criteria of Visual Sensitivity

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

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

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

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

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

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

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

Results

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

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

Conservation and Design

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

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

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

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

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

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

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

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

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

3 Methodology

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

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

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

Table 3.5 Conservation and Design: Screened Out Sites

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

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

Results

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

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

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

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

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

Ecology

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

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

Table 3.6 Ecology: Screened Out Sites

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

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

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

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

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

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

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

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

3 Methodology

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

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

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

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

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

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

Results

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

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

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

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

3 For information please visit www.cieem.net

3 Methodology

Land Drainage

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

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

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

3.50 Additionally, more site specific information was obtained from:

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

Results

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

4 Site Assessments

Ingerthorpe

Site Ref	Site Name	Site Area		Page
IG1	Land to the west of Farnley Grange, Ingerthorpe	0.4008		23

Table 4.1 Ingerthorpe Site

Killinghall

Site Ref	Site Name	Site Area		Page
KL1	Field adjacent to Picking Croft Lane, Killinghall	1.0245		26
KL2	Land adjoining Grainbeck Manor, Killinghall	2.0438	Draft Allocation - housing	29
KL3	Land to the west of Ripon Road, Killinghall	6.4642		32
KL5	Land at Grainbeck Lane, Killinghall	10.2217		46
KL6	Land at Manor Farm, Killinghall	3.8652	Draft Allocation - housing	49
KL7	Land at Daleside Nurseries, Killinghall	5.0258		55
KL8	Land at Old Nidd Bridge, Killinghall	0.4511		59
KL10	Land east of A61, Killinghall	4.292		63
KL11	Land south west of A61, Killinghall	3.2067		69
KL12	Land at Crofters Green, Killinghall	3.9912		74
KL13	Former cricket club and adjoining land, Killinghall	3.2287	Draft Allocation - housing	78
KL14	Levens Farm, Killinghall	2.4656		84
KL15	High Warren Farm, Killinghall	13.1306		89
KL16	Warren Bank, Knox Mill Lane, Killinghall	1.0546		93
KL17	Land to the north of Picking Croft Road, Killinghall	2.1252		98

Table 4.2 Killinghall Sites

Kirby Hill

Site Ref	Site Name	Site Area		Page
KB1	Land east of St John's Walk, Kirby Hill	1.6325	Draft Allocation - housing	103
KB2	Land at Fairy Hill, Kirby Hill	3.1042		109
KB3	Land at Leeming Lane, Kirby Hill	3.4663		114
KB4	Land at The Crofts, Kirby Hill	13.0447		119
KB5	New settlement at Rooker Hill and Kirby Hill	193.1105		124

Table 4.3 Kirby Hill Sites

Kirk Deighton

Site Ref	Site Name	Site Area		Page
KD1	The Croft, Kirk Deighton	0.8611		130

4 Site Assessments

Site Ref	Site Name	Site Area		Page
KD4	Land to the south west of Wetherby Road (northern site), Kirk Deighton	1.5362		134
KD6	Land at Scriftain Lane, Kirk Deighton	0.3943		139

Table 4.4 Kirk Deighton Sites

Kirk Hammerton

Site Ref	Site Name	Site Area		Page
KH1	Carlton Fields, Kirk Hammerton	3.4232		143
KH4	Land north of Station Road, Kirk Hammerton	0.6795	Draft Allocation - housing	147
KH5	Land south of Crooked Lane, Kirk Hammerton	1.4916		151
KH6	Land to the north of Station Road and south of York Road, Kirk Hammerton	11.5636		156
KH7	Land north of York Road and west of Pool Lane, Kirk Hammerton	12.5718		160
KH9	Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton	0.3777		163
KH11	Land at Station Road, Kirk Hammerton	1.1431	Draft Allocation - housing	168
KH13	Land adjacent to Hambleton Close, Kirk Hammerton	0.5513		173
KH14	Land at Sherwood House, York Road, Kirk Hammerton	0.2537		177

Table 4.5 Kirk Hammerton Sites

Kirkby Malzeard

Site Ref	Site Name	Site Area		Page
KM1	Wensleydale Dairy Products Limited, Kirkby Malzeard	1.2336		181
KM2	Land east of Galphay Road, Kirkby Malzeard	0.9543		187
KM3	Land north of Ripon Road, Kirkby Malzeard	2.2834		192
KM4	Land south of Richmond Garth, Kirkby Malzeard	1.0596	Draft Allocation - housing	197
KM5	Land east of Richmond Garth, Kirkby Malzeard	0.3343	Draft Allocation - housing	202
KM6	Land west of Galphay Road, Kirkby Malzeard	2.8971		207

Table 4.6 Kirkby Malzeard Sites

Settlement: Ingerthorpe

Site: IG1 (Land to the west of Farnley Grange, Ingerthorpe)

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.	Farnley House.
Commentary on heritage assets.	Farnley House to the north east, which is a fairly substantial, distinctive red brick house.
Topography and views	Site open to the west affording views in this direction.
Landscape context	Woodland clumps. Undulating open countryside.
Grain of surrounding development	Cluster of buildings at the bend in the road.
Local building design	Agricultural (former), residential. Agricultural poultry sheds to the east behind a high brick wall flanking the east side of the road. Converted former barns, constructed of stone and pantile, known as Waterloo Barns to the north, now in residential use. Waterloo House to the north, which is white render and pantile. Farnley House to the north east, which is a fairly substantial, distinctive red brick house.Open fields to the west.
Features on site, and land use or features off site having immediate impact.	The site forms a narrow section of field that is adjacent to and parallel with the road- it is part of a larger, elongated field extending westward. The site is bordered to the east by a dense hedge, it is open to the west. The southern boundary is defined by a discontinuous hedgerow. The northern site boundary is defined by a post and rail fence. The site is grassland. In the immediate context of the site the land is managed and well maintained.

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	Housing development on this site would fail to reflect the established grain and type of development is this hamlet. Ingerthorpe is characterised by a cluster of predominantly agricultural barns (or former barns) and poultry sheds.

Settlement: Ingerthorpe

Site: IG1 (Land to the west of Farnley Grange, Ingerthorpe)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	The site is bound to the east by a dense hedgerow, to the south by an intermittent hedgerow which contains a single mature tree
Presence of Trees that Merit TPO	The tree on the southern boundary may merit TPO protection
Water/Wetland	There is a pond c. 200m to the south
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 49 Stainley Beck Corridor “Promote woodland management and appropriate tree-planting in partnership with the Forestry Commission”. “Promote the maintenance of parkland areas and encourage replacement tree-planting to maintain parkland characteristics”
Connectivity/Corridors	The network of boundary trees and hedgerows link into the corridor of Markington Beck
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to create new native hedges to the north and west and to restore levels of hedgerow trees to those mapped in the first edition of the OS map
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary tree and hedgerows
BAP Priority Species	Not known
Invasive Species	
Notes	

Conclusion

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

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

Summary conclusion	The network of boundary trees and hedgerows link into the corridor of Markington Beck.There may be an opportunity to reinforce existing hedges with native tree planting

Settlement: Ingerthorpe

Site: IG1 (Land to the west of Farnley Grange, Ingerthorpe)

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

Conclusion

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

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

Settlement: Killinghall

Site: KL1 (Field adjacent to Picking Croft Lane, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the west side of Killinghall and is detached from the existing settlement. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosre on higher ground. The area is an important gateway to Harrogate from the west. Site description: Linear grass field that tapers to the west. Hedgerow boundary to the north and east.
Existing urban edge	Killinghall is located to the northwest and the site is effectively detached from the urban edge. However consented development to the north adjacent to the site is currently under construction and will provide improved greater link with the village.
Trees and hedges	Hedgerow boundary with Picking Croft Lane
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape highly susceptible to change as a result of development on this site as it is detached from existing settlement pattern in open countryside.
Visual Sensitivity	The site is seen on the approach from the south and from Lund lane. It is likely that wider views will be possible from higher ground to the west increasing the prominence of the village in the landscape.
Anticipated landscape effects	Loss of a strip of land in open countryisde and introduction of uncharacteristic development.
Potential for mitigation and opportunities for enhancement	Limited due to location away from urban edge and size and shape of the site. The site along with the lane currently contributes to the integration of new development with the countryside and this would be lost.
Likely level of landscape effects	Large scale adverse due to the further extension of development into open countryside.
Adjacent sites/cumulative impacts/benefits	none

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept development of this site without detriment to character.

Settlement: Killinghall

Site: KL1 (Field adjacent to Picking Croft Lane, Killinghall)

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 and aerial)
Trees and Hedges	Hedges to north and eastern boundaries. Picking Croft Lane hedge may be species-rich
Presence of Trees that Merit TPO	Hedgerow tree along Picking Croft Lane
Water/Wetland	None
Slope and Aspect	Generally 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The network of hedgerows with mature trees and ex-hedgerow trees around western Killinghhall and lower Nidderdale is a valuable biodiversity resourse.
GI/SUDS Opportunities (for biodiversity)	The network of native hedgrows and aging trees around western Killinghall should be enhanced with new planting and landscaping should integrate with that of adjacent developments
Protected Species	Nesting birds and bats likely to be associated with hedgerows and trees. Small numbers of bats (pipistrelles) along Picking Croft in 2014
BAP Priority Species	Some potential for ground nesting birds and brown hare
Invasive Species	Not known
Notes	Adjacent to 14/04837/REMMAJ to north (surveyed Brooks Ecological)

Conclusion

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

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

Summary conclusion	Trees and hedgerows should be retained and new native hedgerows with trees planted along the open boundaries. Landscaping should integrate with that of adjacent developments. Ecological survey required.

Settlement: Killinghall

Site: KL1 (Field adjacent to Picking Croft Lane, Killinghall)

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

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: Killinghall

Site: KL2 (Land adjoining Grainbeck Manor, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	The site is located on the south side of Killinghall between Grainbeck Lane and the A61 Ripon Road. To the north is KL4 currently subject to a planning application for 48 properties. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Small irregular shaped grass field with gently sloping topography. There are boundary hedgerows with tall mature trees to the south boundary.
Existing urban edge	The existing urban edge is well screened. The site shares similar landscape characteristics with the countryside to the south. Grass field to the north (currently subject to a planning application) and residential property to west. open countryside to the south. Grainbeck Manor and its garden with mature trees make an important contribution to the appearance of the urban edge.
Trees and hedges	Hedgerow boundaries. Mature trees on boundary with Grainbeck Lane possibly worthy of TPO.
Landscape and Green Belt designations	Open countryside. Several individual TPO's on north boundary. Special Landscape Area adjacent to the south.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of field would affect the integration of Killinghall with the surrounding countryside and would add to the cumulative effects of development on the village.
Visual Sensitivity	Clear views of the site from Ripon Road to the southeast of the site and from Grainbeck Lane. Development would be more prominent but some existing vegetation would help to screen.
Anticipated landscape effects	Loss of field on the urban edge that contributes to the setting of the village but that is not particularly rare.
Potential for mitigation and opportunities for enhancement	Opportunities to integrate development with countryside through incorporation of green infrastructure particularly on the south boundary linking through the site to the village centre where there are several mature trees providing significant green infrastructure.
Likely level of landscape effects	Medium scale adverse as the loss of this field would impact on the urban edge and its integration with the countryside.
Adjacent sites/cumulative impacts/benefits	K4 would link the site to Killinghall to the north. K11 would extend development further into the countryside and result in increase adverse landscape and visual 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 – 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 some capacity to accept development on this site due to the opportunity to mitigate by incorpotating green infrastructure that will link to the centre of the village.

Settlement: Killinghall

Site: KL2 (Land adjoining Grainbeck Manor, Killinghall)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture [1992]
Trees and Hedges	Hedges surround most of the site. There are mature trees along the boundary with Grain Beck Manor in the NE and Grain Beck Lane in the south. Recent planting along the northern boundary.
Presence of Trees that Merit TPO	Boundary trees may merit TPO protection
Water/Wetland	Grainbeck runs along Grainbeck Lane on southern boundary
Slope and Aspect	The land falls gently towards grainbeck to the south
Buildings and Structures	None (there may be a filter bed in lower eastern corner)
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	Housing development to the west, the trees and hedges link into the surrounding network and the site forms part of a green wedge into the village, west of the A61
GI/SUDS Opportunities (for biodiversity)	All trees and hedges should be retained and protected during the course of development
Protected Species	Nesting birds and foraging bats are likley to utilise the boundary hedges and trees
BAP Priority Species	Not known
Invasive Species	None known
Notes	was RL1043 2010 (amber)

Conclusion

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

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

Summary conclusion	Providing that trees and hedges are retained, there are no strong ecological reasons to oppose some development on the site but retention of a green corridor would prevent the open space to the north west becoming completely isolated from the wider countryside. A substantial green corridor which willl also be required to be retained to buffer Grain Beck along the southern boundary, which may impact on site access.

Settlement: Killinghall

Site: KL2 (Land adjoining Grainbeck Manor, Killinghall)

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

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: Killinghall

Site: KL3 (Land to the west of Ripon Road, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north side of the village west of Ripon Road. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: The site comprises a large irregular shaped grassland field in a key part of the settlement. The site is bordered by a low stone wall and metal railing (of distinctive Ripley Estate style) to the highway and there are also prominent trees in the highway verge. The field is grazed and there are several distinctive mature oaks in the central part of the field, which make a significant contribution to the landscape character of the area.
Existing urban edge	The site is contained by low density housing along two boundaries, but its open character, parkland features and far reaching views make the site appear part of the Lower Nidderdale Valley and the wider Ripley Park Castle Estate. Housing on the east side of Ripon road includes several listed buildings.
Trees and hedges	Hedgerow boundary to the north and west. Several mature trees in grassland across the site provide a parkland feel. Historic maps suggest these trees are located on former field boundaries.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is characteristic of the area and makes an important contribution to the setting of Killinghall as well as the landscape character of the Nidderdale valley. The area has high susceptibility to adverse change as a result of the development of this site.
Visual Sensitivity	The site is open and highly visible from Ripley Road. The open character of the site and the far-reaching views towards the Nidd Valley are an important feature of this part of Killinghall. The site is noted as a gateway site to Nidderdale for its far reaching views.
Anticipated landscape effects	Loss of field and introduction of highly visible uncharacteristic development.
Potential for mitigation and opportunities for enhancement	Limited opportunities to mitigate adverse effects because of the scale of the development proposed and the visibility of the site. Although existing trees may be retained as part of the development the change in their setting would adversely affect landscape character.
Likely level of landscape effects	Large scale adverse due to the loss of open countryside on the village edge that is important to the character of the historic village, its setting and the wider landscape.
Adjacent sites/cumulative impacts/benefits	KL9 on the east side of Ripon road is separate. Generally the cumulative effects of development of all the sites around Killinghall in combination will affect the character of the village and its landscape setting.

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	High quality landscape highly susceptible to the loss of fields to development that is uncharacterisitc. The landscape has no capacity to accept development on this site without detriment to landscape character.

Settlement: Killinghall

Site: KL3 (Land to the west of Ripon Road, Killinghall)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Three Grade II Listed Buildings: Low Hall with forecourt wall, railing and gates; Low Hall Cottage, Holly Cottage and Pear Tree Cottage (formerly listed as Low Hall Cottages), and; Kennel Hall Farmhouse. TPO Tree just beyond the south east corner of site, by 45 Ripon Road
Known non-designated heritage assets potentially affected by development of the site.	The field was historically remodelled to provide a parkland setting for Low Hall, with a low wall and railing built opposite the Hall to provide open views across the parkland and Nidderdale beyond from within the principal rooms of the Hall. The parkland character of the site, and distinctive railed section of walls remain in situ. The village comprises vernacular buildings such as; (former) barns, coach houses and cottages set tight to road, house and farmhouses set further back.
Commentary on heritage assets.	Development pattern in this part of the village is scattered, linear, organic layout of farmsteads, houses and cottages strung out along a road which was improved as a turnpike in the C19th. (Former) barns, coach houses and cottages set tight to road, house and farmhouses set further back.
Topography and views	Moderate fall across site from south to north. Site forms part of upper southern side of Nidderdale. Crag Hill, to west of site, is one of the highest points in the local area, site not much lower than this, hence there are medium distance views in many directions from the site. Good views across site from footpath in south west corner across the valley with clear views of Ripley Castle and Ripley. From various points along Ripon Road, good views across site up Nidderdale towards Hampsthwaite. From footpath in corner there are also good views across the site to the historic buildings (Low Hall, Kennel Farm etc) on the east side of Ripon Road.
Landscape context	Site forms part of upper southern side of Nidderdale. Mainly pastoral fields with hedge boundaries. Site's elevated position allows views over Nidderdale and rolling countryside despite the frequent presence of dense and high hedges, and hedge trees.
Grain of surrounding development	Ripon Road: scattered, linear, organic layout of farmsteads, houses and cottages strung out along a road which was improved as a turnpike in the C19th. Variations in setback from road according to status with (former) barns, coach houses and cottages set tight to road, house and farmhouses set further back. Deep set backs at Kennel Hall Farm. Buildings have ridges running parallel to the road and are oriented to face the road, with the exception of the former barns and coach houses. Front gardens are small or non-existent, deep gardens to the backs and sides of houses, but not cottages. Later infill dwellings set back from road with larger gardens. Trees found to perimeters of gardens of the historic houses and the later infill houses. Few or no trees elsewhere. Castle Farm: modern farmstead consisting of tightly packed array of large plan sheds and small silos. Small bungalow farmhouse at one end of group. No trees as such, but very high, dense fence along Maltkiln Lane conceals sheds and house from view. Cautley Drive: 20th century suburban dwellings. Houses in deep plots, but narrow gaps between next door houses closes off street somewhat. Houses set back from road behind deeper than average open plan front gardens. Fairly deep rear gardens. Important group of trees in central 'green' other mature trees dotted about in front and back gardens.

Local building design	Ripon Road: predominantly two storey stone built, stone slate roofed vernacular buildings. Gabled roof forms, with a mix of symmetrical and asymmetrical gables. Tabling, kneelers. Rectangular footprints, ridges running parallel to road. Minority of single storey buildings creating steps in roofline. Mix of stone mullion and Yorkshire sash windows. Some glazed cart entrances. Regular fenestration to houses and cottages, irregular fenestration to former barns, coach houses and outbuildings. A strong, locally distinctive group with three listed buildings and the village war memorial (an obelisk) at its core. Minority of C20th suburban dwellings among historic building are not particularly locally distinctive. Cautley Drive: 1 and 2 storey 1970s dwellings. Simple, gabled forms, gabled bays to the fronts of most of the dwellings. Mix of all render, all stone or stone front elevations with all other elevations rendered. Artificial pantile roofs. Not locally distinctive. Castle Farm: 1970s/80s stone bungalow farmhouse with slate roof. Broad window openings, plain appearance. Adjacent farm shed faced and roofed with profiled sheeting. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	One large pastoral field, formerly three fields, and before that five. Mature trees in northern half of site mark what were formerly field boundaries. It appears that the site was made into parkland by the occupier of Low Hall, with the field wall opposite Low Hall lowered to allow views from the Hall across the 'park'. Very open site, timber fence divides off southernmost 'wedge' of site. High, dense hedge to west & north edges. Stone boundary wall around The Maltkiln. To Ripon Road: low stone wall with round copings. For a c.150m stretch opposite Low Hall, the wall is much lower and is topped by estate-style iron railing consisting of three rails carried by slender posts with decorative openwork finals. Fence and low hedge boundaries along south edge. Telegraph poles and overhead wire along north edge of site. Small electricity pylon by The Maltkiln. Metal gas utility box to south of this. Gated agricultural access from Ripon Road. Right of way adjoining south west corner of 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 development of this site would harm heritage assets. The field was historically remodelled to provide a parkland setting for Low Hall, with a low wall and railing built opposite the Hall to provide open views across the parkland and Nidderdale beyond from within the principal rooms of the Hall. The parkland character of the site, and distinctive railed section of walls remain in situ. Development would erase the significance of the space and its relationship with the Grade II Listed Low Hall. Development would harm the fairly scattered development pattern of this part of the village and remove an important 'breathing space' in the built form. Development would block or severely compromise views from the right of way to the south west of the site towards Ripley Castle (to the north) and toward Low Hall, Kennel Hall Farm et al. (to the east). In the same vein, views from Ripon Road towards Nidderdale would be lost, severely compromising the open character of this part of the village. The existing mature trees on the site and around its edges are of townscape value and should be retained. The unusual wall and railings and Ripon Road should be retained in situ, as these relate directly to Low Hall. High hedges to the west and north of the site should be retained. Maltkiln Lane is a narrow sunken lane. Creating a modern carriageway would require significant re-engineering and widening of the lane, and its junction with Ripon Road would be problematic, requiring demolition of building(s).

Settlement: Killinghall

Site: KL3 (Land to the west of Ripon Road, Killinghall)

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	No requirement to consult Natural England for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Parkland and Veteran Trees
Phase 1 Survey Target Notes	SE25NE TN28 of Relief Road Phase 1 Habitat Survey Species-Rich Hedges Maltkiln Lane –both sides of sunken lane, tall, thick with a very good range of species
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	12-15 significant mature field trees (mostly ash, with sycamore and oak) and also hedgerow trees along boundaries (one boundary sycamore in the SW benefits from a TPO and there is a horsechestnut with a TPO just over the boundary to the SE). Field trees probably remnants of complex field system shown in first ed. OS maps and result of 'emparkment' views from Low Hall. There are some less significant trees eg. sycamores along frontage of A61. Hedgerows very significant, especially along Maltkiln Lane. All hedgerows and trees should be retained and reinforced if development is permitted
Presence of Trees that Merit TPO	Trees not currently benefitting from TPO status should be considered
Water/Wetland	None
Slope and Aspect	Mostly flat, gentle dip towards Nidd Valley to north
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate • "Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls" • "Hedgerow and Parkland Trees require management and a programme of replacement". • "Explore opportunities to diversify grassland in the area…"
Connectivity/Corridors	Hedgerows along Maltkiln Lane link into wider lane and field boundary network. continuity into the future
GI/SUDS Opportunities (for biodiversity)	Opportunities shoud be sought to reinforce network of aging hedgerow and ex-hedgerow mature trees in lower Nidderdale. May be opportunities for SUDS wetlands either on site or nearby on floodplain of the Nidd. Opportunity to link Cautley Drive footpath to Maltkiln Lane. May be opportunities to develop GI links to adjacent Strategic Green Infrastructure Corridors for the River Nidd and Ripon and Harrogate disused railway corridor.
Protected Species	Nesting birds likely to be associated with hedgerows and trees and bats potentially roost in mature trees
BAP Priority Species	Not known. Possibility of ground-nesting birds
Invasive Species	None known
Notes	RL118a 2010 (red)

Conclusion

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

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

Summary conclusion	Development over the whole site would be likely to have a significantly adverse impact on veteran trees and species-rich hedgerows. Some development may be possible without causing unacceptable harm, especially in the southern part of the site but this would probably need to be at lower than standard housing density across the site taken as a whole. Existing trees would need to be granted generous space to allow them to survive into the longterm, together with new planting of native species to maintain the resource into the future.

Settlement: Killinghall

Site: KL3 (Land to the west of Ripon Road, Killinghall)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Killinghall

Site: KL4 (Land off Ripon Road, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located to the south of the village centre between Ripon Road and development on Moor Close to the east. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Agricultural field used for grazing. It comprises two relatively flat fields divided by hedgerows.
Existing urban edge	Fairly well contained site in the built up part of the village.
Trees and hedges	Hedgerow field boundaries with several mature trees (TPO'd)
Landscape and Green Belt designations	Open countryside Several individual TPOs and one group. PRoW on north boundary.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The village setting has some sensitivity to the loss of the field. However, adjacent fields could take on this role.
Visual Sensitivity	The site is reasonably well contained.
Anticipated landscape effects	Loss of field on the village edge will affect the setting of the village.
Potential for mitigation and opportunities for enhancement	The south of the site joins agricultural land, a garden and an orchard belonging to Grainbeck Manor. Adjoining the west of the site is a playing field including a children's play area. There are a number of TPO'd trees located along the site's western boundary, The boundary with No 1 Ripon Road and the field boundary running through the site. Retention of existing trees is essential and the creation of a green link to link with green infrastructure in the village centre would appropriate mitigation.
Likely level of landscape effects	Medium to small scale as the site is well contained and not particularly large.
Adjacent sites/cumulative impacts/benefits	K2 to the south - its development in conjunction with this site would increase the adverse affects due to scale. However mitigation opportunities would be present.

Conclusion

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

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

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

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

Summary conclusion	There is capacity to develop this site with minimum detriment to landscape character assuming mitigation particularly on the southern boundary.

Settlement: Killinghall

Site: KL4 (Land off Ripon Road, Killinghall)

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.	St Thomas's Church and vicarage, the Methodist Chapel and nineteenth century housing north of the site on Ripon Road.
Commentary on heritage assets.	The church is to the west, and chapel to the northeast on Ripon Road have communal value, the church has greater historic and architectural value. Any development of the site should respect their setting. Provided housing is sensitively designed, development should not impact on the setting of the other heritage assets of Killinghall.
Topography and views	The site is relatively flat. Views of the site from the highways are somewhat restricted by Grainbeck Manor and its garden, and also trees on Ripon Road and the Churchyard and vicarage garden. The better views out of the site are to the south.
Landscape context	The south of the site is against open countryside, but otherwise is within the settlement.
Grain of surrounding development	The historic core of the village around the junction of Otley and Ripon Road has terraces against the back of the footway. Further out short terraces are set behind small front gardens, and further south detached homes are set in generous gardens. Opposite the site on Ripon Road, Crofters Green is a late twentieth century development of detached houses arranged informally around the cul-de-sac and set fairly close to each other. Addison Villas to its south is a formal arrangement of wide fronted semi-detached houses set parallel to the road behind good sized gardens. Moor Close west of the site is mainly detached homes, reasonably well-spaced behind good sized front gardens.
Local building design	Nineteenth century housing is two storey and has eaves facing the road, they are of stone, most have vertical sliding sash windows and Welsh slate roofs. However, as the settlement has grown, the architecture has varied. Around the site are bungalows, including chalet style with rooms in the roof, and modest two storey homes, which often have hipped roofs. The pallet of building materials has increased; render and brick are common. On Ripon Road there are a number of detached homes, some are set in generous grounds and tend to be less modest in scale to those of Moor Close. A few are particularly large (for example the tall pair of Victorian semi-detached houses) and are not typical.
Features on site, and land use or features off site having immediate impact.	The trees along the boundary with Ripon Road are protected, and they contribute to visual amenity. The development of the site could form a permanent edge to the village, and it is imperative that the south and eastern edges of the development are sensitively designed, and there are generous gaps between buildings allowing space for planting to mature.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Provided development is set back from the edges of the site near the Church and Chapel, development should not cause harm to the setting of these non-designated heritage assets. Trees along the boundary with Ripon Road should be protected, and the south and eastern edges of the development sensitively designed.

Settlement: Killinghall

Site: KL4 (Land off Ripon Road, Killinghall)

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	Species Poor (white) Semi-Improved Pasture [P1HS 1992]
Trees and Hedges	There are hedges surrounding the site on most sides and a hedgerow separating the two fields. There are a number of TPO protected trees (Oak, ash and horse chestnut) along the boundary with the playing field near the churchyard and a TPOed sycamore in the internal boundary hedge. Further TPOed trees screen the eastern boundary from the A61. (13/1996 G2 1maple, 4hchnut, 1beech plus other individual protected trees.)
Presence of Trees that Merit TPO	Boundary trees benefit from TPO protection
Water/Wetland	None
Slope and Aspect	Relatively flat but land falls gently to the south
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	Housing development to the west but the trees and hedges link into the surrounding network to the south and the site forms part of a green wedge into the village, linking to the playing field and the churchyard.
GI/SUDS Opportunities (for biodiversity)	Trees and hedgerows should be protected and enhanced during the course of any development, There may be the opportunity to create a green link between Grainbeck Lane and the PROW at Church Lane.
Protected Species	Nesting birds and foraging bats are likely to utilise the trees and hedgerows on site
BAP Priority Species	Hedgehog likely to occur
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	Providing that trees and hedges are retained there are no strong ecological reasons to oppose some development on the site but some form of green wedge should be maintained, linking the open countryside to the south to the playing fields and the churchyard. See DC consultation response to 15/01597/FULMAJ

Settlement: Killinghall

Site: KL4 (Land off Ripon Road, Killinghall)

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

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: Killinghall

Site: KL5 (Land at Grainbeck Lane, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of the village east of Otley Road. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: medium/large sized parliamentary enclosure agricultural field typical of the higher ground in the character area.
Existing urban edge	Property on Grainbeck Lane to the north is post war development at relatively low density with trees on the lane providing filtered views and separating the village from the countryside.
Trees and hedges	Hedgerow field boundary. Mature trees on north boundary (TPO)
Landscape and Green Belt designations	Special Landscape Area PRoW on south boundary. TPO'd trees on north boundary. Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of a field in open countryside in this location would affect landscape character and the area is susceptible to adverse change as a result of a significant extension to the village in ths location.
Visual Sensitivity	The site is in an elevated location and development would be seen in the wider landscape.
Anticipated landscape effects	Loss of field in open countryside and significant extension of Killinghall reducing separation between the village and Harrogate and impacting on the setting of the town.
Potential for mitigation and opportunities for enhancement	Significant boundary planting linking with existing trees and hedgerows would be required but this still would not effectively mitigate the impact of high density housing on this exposed site.
Likely level of landscape effects	Large scale adverse due to location of site and scale and type of development.
Adjacent sites/cumulative impacts/benefits	KL1

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 has high sensitivity to the development of this site that extends into open countryside important to the setting of Harrogate. The capacity of the landscape to accept development of the scale proposed in this location is low and mitigation opportunities are limited.

Settlement: Killinghall

Site: KL5 (Land at Grainbeck Lane, Killinghall)

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, arable farmland
Phase 1 Survey Target Notes	TN25a broadleaved plantation woodland to SW of site
Sward	Arable/improved grasland
Trees and Hedges	Boundary hedges with some trees, especially along Grainbeck Lane
Presence of Trees that Merit TPO	More mature boundary trees may merit TPO protection,
Water/Wetland	None on site
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants…
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	Part of green corridor between Harrogate and Killinghall. PROW along southern boundary, links into woodland to east. Part of green corridor between KIllinghall and Harrogate north of Skipton Rd.
GI/SUDS Opportunities (for biodiversity)	Retain and buffer bounadry hedgerows and tree planting in orderr to retain connectiviey through the landscape between Killinghall and Harrogate.
Protected Species	Nesting birds and foraging bats likely to utilise the boundary trees and hedgerows.
BAP Priority Species	Potential for BAP priority birds of arable farmland, including ground nesting and hedgerow species. Brown hare likely
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Boundary trees and hedges should be maintained, buffered and re-enforced by native planting to maintain generous green landscape corrdior between Killinghall and Harrogate

Settlement: Killinghall

Site: KL5 (Land at Grainbeck Lane, Killinghall)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Killinghall

Site: KL6 (Land at Manor Farm, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located west of settlement, off Crag Lane LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: The site comprises Manor Farm and irregular shaped fields immediately surrounding the farm. Crag Lane is rural in character, quiet and unspoilt and used by locals for walking. Springfield Farm to the south is an attractive farmstead which adds to the character of the area.
Existing urban edge	Crag Lane is a narrow, rural lane and the intervening hedgerows and tall trees make the site appear part of the open countryside. To the east is the village edge comprising 20th century development with gardens backing onto the field.
Trees and hedges	Hedgerow boundaries to the fields.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises a farmstead and associated fields on the village edge and characteristic of the area. The landscape has some susceptibility to the loss of this area.
Visual Sensitivity	The site is flat and boundary vegetation and existing built form screen the site quite well in the wider landscape.
Anticipated landscape effects	Loss of characteristic farmstead and field.
Potential for mitigation and opportunities for enhancement	Retain the traditional farm buildings and adopt layout to suit.
Likely level of landscape effects	Medium scale adverse.
Adjacent sites/cumulative impacts/benefits	No sites adjacent however ongoing development in Killinghall would have considerable impact on the village and its contribution to landscpae character.

Conclusion

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

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

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

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

Summary conclusion	There is some capacity for developing this site without large scale detriment to character assuming appropriate mitigation particulalry in relation to the farmstead and Crag lane. The farmstead character at the village edge should be retained.

Settlement: Killinghall

Site: KL6 (Land at Manor Farm, Killinghall)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	Manor Dairy Farm.
Commentary on heritage assets.	Manor Dairy Farm: vernacular C18th / early C19th stone farmhouse with stone slate roof. Simple gabled form. To east: stone built, stone slate roofed barn / outbuildings. Simple gabled forms with aisles and lean-tos. Vernacular. To north and east of this, All pre1900 buildings at farm are locally distinctive.
Topography and views	Fairly flat, but with general fall from south east to northwest across site. Good views from footpath in northern portion of site into countryside outside of village. This area, and the rural character of Crag lane feels distinct from the north east, east and south east portions of the site which are well screened by existing housing.
Landscape context	Generally to Crag Lane high hedgerows dotted with a few hedge trees. Small pastoral fields. This area feels quite detached from the eastern portions of the site, which extend into and are screened by the built up area of the village.
Grain of surrounding development	Castle Road / Crag Lane: suburban dwellings with front and rear gardens. Buildings orientated to face the street, slight variations in set back. Suburban rather than 'village' character. Very few trees. Springfield Farm & Manor Dairy Farm: Substantial farmhouses and tight clusters of farm buildings. Each farmhouse has a substantial enclosed garden with dense high hedges. Farms set well back from road down tracks and face E-W rather than towards the lane. Cautley Drive: C20th suburban dwellings. Houses in deep plots, but narrow gaps between next door houses closes off street somewhat. Houses set back from road behind deeper than average open plan front gardens. Fairly deep rear gardens. Important group of trees in central 'green' other mature trees dotted about in front and back gardens. Manor Gardens: Houses in short terraces with fairly deep front gardens and deep, strip-like back gardens. Low building density, but fairly low tree cover and few hedges means that the buildings dominate the windswept spaces around them.
Local building design	Castle Road: 2 storey suburban houses and bungalows, mid C20th. Hipped artificial tile roofs, but frequently with projecting gabled bays. Brick or render. Not locally distinctive. Dwellings on Crag Lane: Springfield Bungalow, Quiet-ways and Cragg Dale similar age, design and materials to houses to east of site; part brick and render semis. Manor Dairy Farm: vernacular C18th / early C19th stone farmhouse with stone slate roof. Simple gabled form. To east: stone built, stone slate roofed barn / outbuildings. Simple gabled forms with aisles and lean-tos. Vernacular. To north and east of this, C20th barns and farm buildings, large footprint, broad gables. Breeze block plinths with timber uppers, sheet roofing. All pre1900 buildings at farm locally distinctive. Springfield Farm: as Manor Dairy Farm, but farmhouse is later C19th, slate roofed and attached to earlier stone barn with sheet roofing. This range forms one side of a three sided courtyard of traditional stone buildings, including a large two storey stone barn. This group is locally distinctive. Later farm sheds and additions of no merit. Cautley Drive to the north east: 1 and 2 storey 1970s dwellings. Simple, gabled forms, gabled bays to the fronts of most of the dwellings. Mix of all render, all stone or stone front elevations with all other elevations rendered. Artificial pantile roofs. Not locally distinctive. Manor Gardens: Mid C20th social housing mostly in four-unit terraces. Brick with red clay tile roofs. Boxy gabled forms. Not locally distinctive.

Features on site, and land use or features off site having immediate impact.	Site of Manor Farm and its substantial garden. The farm group comprises vernacular stone barns and timber boarded buildings with profile sheeted roofs. Crag Lodge and its garden adjoins the northern site boundary but is excluded from the site. Hedge boundaries to field, but with fence boundaries where farmland adjoins dwellings. Pastoral field to the northern part of the site on the north side of the farm buildings.

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	Crag Lane is very narrow and has a rural character, which would be compromised. Crag Lane is very narrow. Widening and 'over- engineered' highway solutions would be harmful. Manor Farm and Springfield Farm contribute to the rural character of Crag Lane. The loss of the traditional farmstead of Manor Farm would erode the character of Crag Lane. Existing hedges and trees should be retained. Vernacular farm buildings should be retained and sensitively converted for residential use. Very low building density and height required along western fringes of site, otherwise development would severely contrast with the context.

Settlement: Killinghall

Site: KL6 (Land at Manor Farm, Killinghall)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992)
Trees and Hedges	Valuable hedges along Crag Lane with occassonal trees. Hedgerow with trees along boundary with castle road. Occassional field tree - trees possibly include veterans. Immature garden tree planting.
Presence of Trees that Merit TPO	Mature native trees should be considered for TPO
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	Manor Farm includes substantial stone buildings with stone-slate roofs, outbuildings and large moderrn agricultural 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	Hedgerows along Crag Lane link into wider rich network of small fields with associated treed hedgerows - an important ecological feature of lower Nidderdale.
GI/SUDS Opportunities (for biodiversity)	Aging network of hedgerow and ex-hedgerow mature trees in lower Nidderdale should be reinforced at every opportunity to maintain continuity into the future
Protected Species	Buildings and trees may support nesting birds and roosting bats
BAP Priority Species	Not known
Invasive Species	Not known
Notes	2010: RL3038 (green) & RL1015 (amber)

Conclusion

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

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

Summary conclusion	The boundary hedgerows and associated trees and field trees are valuable ecological features. Crag Lane forms a corridor linking into relatively rich network of small fields to west of Killinghall. This corridor should be retained, buffered and enhanced with native planting as a contribution towards the restoration of a well-treed landscape of lower Nidderdale.

Settlement: Killinghall

Site: KL6 (Land at Manor Farm, Killinghall)

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. There are severe capacity/flooding issues to the roadside ditches along the length of Grainbeck Lane due to inadequate culverting under drive crossings etc. Any drainage strategy must take account of the flooding issues on Grainbeck Lane if the proposals include surface water discharge via these drainage systems (either directly or indirectly) We are also aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Drainage strategies for mixed or brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. It is likely that a proportion of the existing buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Killinghall

Site: KL7 (Land at Daleside Nurseries, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the north side of Killinghall east of Ripon Road at the back of the nursery. LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Site is outside the development limit and currently in horticultural use with glasshouses on part of the site. Small woodland in the northern corner.
Existing urban edge	Development at the north end of Killingahll is linear on the east side of Ripon Road and very low density with several historic properties with space between to allow for integration with the surroundng countryside.
Trees and hedges	Numerous hedges dividing the field presumably for sheltering nursery plants and glass houses. Trees on the site may be worthy of TPO. Woodland in north corner.
Landscape and Green Belt designations	TPO on the north west boundary with Ripon Road. Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape not particulalry sensitive to the loss of current buildings on this site however, there is susceptibility to high density housing in this location which would not be characteristic of the built form in this part of the village.
Visual Sensitivity	Part of the site adjacent to the A61 is a grass field that is visually promimnent and as a result there is high suceptibility to changing views of the village and its appearance in the landscape.
Anticipated landscape effects	Loss of site with a business characteristic of rural areas but not particularly this area. New access arrangements may affect the attractive character of this approach to the village.
Potential for mitigation and opportunities for enhancement	Need to maintain tree cover. Limited mitigation opportunities if the whole site were developed.
Likely level of landscape effects	Large scale adverse due to changing views of the village and change in key characterisitics that contribute to landscape character.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept development on this site without detriment to landscape character and the character of the village and urban edge.

Settlement: Killinghall

Site: KL7 (Land at Daleside Nurseries, Killinghall)

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.	N/A
Commentary on heritage assets.	
Topography and views	Site is prominent from the A61 Ripon Road on entering the village from the north. The site is on rising ground, high above the height of the road and rising to the east. Open views across the west as land falls away down to the River Nidd.Open countryside beyond to the east.
Landscape context	Broad valley landscape of the River Nidd, which runs to the west and north of the site. Mature trees flank the river corridor.
Grain of surrounding development	Development adjacent to this edge of settlement site is low density reflecting the transition from built form to open countryside. Large residential dwellings set in large plots to the west. Open countryside to the east, north and south. Killinghall Quarry to the north east, surrounded by mature trees. Killinghall is essentially a linear settlement extending along Ripon Road and Otley Road. Individual farmsteads pepper the landscape surrounding the village.
Local building design	Mid-late 19th century vernacular stone built cottages in terraces front the village street, reflecting some local distinctiveness. Interwar brick semi's. Individual detached stone built dwellings. Mix of styles and palette of materials- stone predominates. A large, distinctive dwelling is situated adjacent to the site boundary on the west side, constructed of stone with a red tile roof, tall chimneys, steep gables and decorative bargeboards.
Features on site, and land use or features off site having immediate impact.	The site which is located on the north side of Killinghall is occupied by Daleside Nurseries includes a number of greenhouses, plant storage areas, outdoor plant sales, access roads and an area of agricultural/paddock land. A number of hedgerows dissect the site and there is a large wooded area in the northern corner of the site. There are TPO'd tress on the north west boundary with Ripon Road. The site is surrounded by open countryside. Site is outside the development limit.

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	High density development on this site would be inappropriate as it would fail to reflect the established grain of the village at this point where the density is very low. Furthermore the high ground level would afford development on this site undue prominence to the detriment of the character and appearance of this gateway into the village and indeed Harrogate. Development of part of the site with very low density of built form and high quality design may be acceptable.

Settlement: Killinghall

Site: KL7 (Land at Daleside Nurseries, Killinghall)

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	BJ Collins ecological surveys for redevelopment of nursery 2014
Phase 1 Survey Target Notes	None
Sward	Improved grassland (fields beyond nursary)
Trees and Hedges	Field boundaryes have good hedgerows; ornamental trees and blocks of planting on the nursary site. The site includes a small block of woodland to the north.
Presence of Trees that Merit TPO	Some of the trees on site may merit TPO protection
Water/Wetland	There is a substantial horticultural water storage pond on site. River Nidd is about 150m to the north of the site
Slope and Aspect	The land falls north-westerly towards the Nidd
Buildings and Structures	Greenhouses and nursary buildings in the southern part of the 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The trees and hedges on site link Killinghall into the wooded corridor of the River Nidd to the north
GI/SUDS Opportunities (for biodiversity)	Enhanced boundary planting to strengthen the linkage into the Nidd Corridor of trees and hedgerows
Protected Species	Survey of the nursary found nesting house sparrows and swallows. 4 species of bats active around site but no roosts found. Habitat Suitabiility of pond for GCN 'poor'. The land to the north of the nursary represents ideal bat habitat in view of the woodland and proximity to the River Nidd
BAP Priority Species	Not known
Invasive Species	None known
Notes	southern 2/3 site has recent approval to redevelop nursery (15/04622/OUTMAJ)

Conclusion

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

Rationale	Rating
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	Ecological surveys of the nursery have demonstrated the presence of protected species which requires mitigation. Development of improved pasture fields to north would require retention of existing trees and hedges and enhancement with native planting in mitigation for development.

Settlement: Killinghall

Site: KL7 (Land at Daleside Nurseries, Killinghall)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed development is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour so far as possible. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from Brownfield sites should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. It is likely that a proportion of the agricultural buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. Applicants should also provide calculations showing the existing peak flow rates from site and the proposed rates. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, on site storage requirements, existing peak flow rates, proposed peak flow rates, survey results showing existing drains/watercourses/sewers, outfall location and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water strategy includes discharge to the River Nidd (directly or indirectly) the Agency should be consulted.

Conclusion

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

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

Settlement: Killinghall

Site: KL8 (Land at Old Nidd Bridge, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the north end of Killinghall. LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: low lying grass field in the valley bottom on the south side of the river Nidd. Woodland on rising ground to the southeast boundary outside the site. boundary. Access via old bridge over the Nidd also provides access to old quarry site.
Existing urban edge	Development at the north end of Killinghall is linear on the east side of Ripon Road and very low density with several historic properties with space between that provides integration with the surroundng countryside. The site is detached from this.
Trees and hedges	Hedgerow boundary to the west. Woodland on land that slopes up from the site to the south and east (outside the site boundary).
Landscape and Green Belt designations	Open countryside. Listed bridge over the Nidd is currently the main access to the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of field characteristic of the river corridor and potential impact on the listed bridge.
Visual Sensitivity	Site is promenent from the A61 and its development would appear as a separate small settlement in open countryside.
Anticipated landscape effects	Loss of small field characteristic of the setting for Killinghall and helping to integrate the village with countryside. New access arrangements may affect the attractive character of this approach to the village.
Potential for mitigation and opportunities for enhancement	Limited due to the small size of the site. There are potential shading issues from adjacent woodland.
Likely level of landscape effects	Medium to large scale adverse affect.
Adjacent sites/cumulative impacts/benefits	K7 to the south is a larger site that links with the existing development limit but is separated by woodland on rising land.

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 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	Development at the required density would be out of place in the landscape and therefore landscape capacity to accept the change proposed is limited.

Settlement: Killinghall

Site: KL8 (Land at Old Nidd Bridge, Killinghall)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Setting of Killinghall Bridge (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	A peppering of detached stone dwellings in the immediate vicinity of Killinghall Bridge.
Commentary on heritage assets.	Killinghall Bridge (LB) is to the north of the site. Historic river crossing point and its immediate environs.
Topography and views	Land falls to the north and west towards the River Nidd. Land rises steeply to the south east. A61 immediately to the west of the site is at a higher level than the site and as such the site is highly visible from the road. Mature trees and woodland clumps border the site to the south and east, limiting views to and from these directions.
Landscape context	Small grass field bound by walls and hedgerow which is characteristic for the setting of Killinghall. Open countryside. Rural.
Grain of surrounding development	Development adjacent to this edge of settlement site is low density reflecting the transition from built form to open countryside. Large residential dwellings set in large plots to the west. Open countryside to the east, north and south. Killinghall Quarry to the north east, surrounded by mature trees. Killinghall is essentially a linear settlement extending along Ripon Road and Otley Road. Individual farmsteads pepper the landscape surrounding the village.
Local building design	A peppering of detached stone dwellings in the immediate vicinity of Killinghall Bridge. Commercial buildings and warehousing associated with Killinghall Quarry to the north east surrounded by mature trees.
Features on site, and land use or features off site having immediate impact.	The site is located to the north end of Killinghall but detached from the main settlement. Greenfield site which rises sharply from north to south. An area of heavy woodland forms the eastern and the southern boundary. A dense hedgerow defines the west boundary. Surrounding land uses include Killinghall Quarry to the east, a residential property to the north and open countryside to the south and west. Ripon Road runs past the site in an elevated position and the site can therefore be viewed from this road. Yorkshire Water pumping equipment in the north west corner of the site. Killinghall Bridge (LB) to the north.

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 this site would fail to respect the established grain of the existing settlment. It would appear divorced from the settlement edge in open countryside to the detriment of this historic river crossing point and its immediate environs. Development of the site would be detriment to the rural character of the approach into Killinghall.

Settlement: Killinghall

Site: KL8 (Land at Old Nidd Bridge, Killinghall)

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) Rivers (nearby)
Phase 1 Survey Target Notes	None
Sward	Not assessed
Trees and Hedges	Established wooded embankment to SE of site, developing wooded embankment to NW of site along A61. Boundary hedges with occassional trees.
Presence of Trees that Merit TPO	Trees on wooded embankment may casr shade over much of site so should be considered for TPO
Water/Wetland	River Nidd within 50 meters
Slope and Aspect	land slopes down northwards towards the river
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	Site lies within Regionally Important River Nidd Strategic Green Corridor. The site lies within an envelope of woodland along the banks of the Nidd at Killinghall Bridge
GI/SUDS Opportunities (for biodiversity)	Buffer and enhance woodland and hedgerows with new native planting
Protected Species	Killinghall Old Bridge supports known bat roosts. Otter likley to utilise River Nidd here. Potential for protected species in adjacent woodlands.
BAP Priority Species	Not known
Invasive Species	Himalayan balsam occurs along the banks of the River Nidd
Notes	

Conclusion

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

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

Summary conclusion	This is a small site in an ecologically sensitve area of the River Nidd Green Infrastructure Corridor. Development would be likely to increase disturbance to the river corridor potentially adversely affecting light sensitive bat species. Full ecological survey required. Trees on wooded embankment to SE should be protected and retained with sufficient distance from any houses so as not to cause disamenity to new residents.Full ecological survey required.

Settlement: Killinghall

Site: KL8 (Land at Old Nidd Bridge, Killinghall)

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 majority of the proposed site is located within flood zone 1. However a small section of the site towards the northern boundary is located in flood zones 2. I recommend that this area of the site remains undeveloped We are aware of flooding incidents in the general area & downstream of the site due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water strategy includes discharge to the River Nidd (directly or indirectly) the Agency should be consulted.

Conclusion

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

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

Settlement: Killinghall

Site: KL10 (Land east of A61, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of settlement, off Ripon Road LCA24: Lower Nidderdale Valley North West of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description:The site comprises a sheep grazed field on the high valley side at the edge of the village. The field is bound generally by dense mature hedgerows, but some are gappy in parts supplemented by timber fencing. There are significant hedgerow trees that provide a pastoral character to the field. There is also remnant ridge and furrow evident in some parts of the field.
Existing urban edge	The site contains numerous distinctive landscape features that contribute to the rural character of the area. It has attractive pastoral qualities and appears very much part of the wider countryside and the Nidd Valley Landscape.
Trees and hedges	Hedgerow boundaries with mature trees.
Landscape and Green Belt designations	Special Landscape Area Open countryside Public Right of Way on the east boundary
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site is characterisitic of the high quality landscape in which it is located and the landscape has high sensitivity to the loss of these characteristics.
Visual Sensitivity	There are far reaching views of the site from the wider Nidd Valley area. Although the field is generally flat it is highly visible on approach to the settlement.
Anticipated landscape effects	Development would appear very incongruous and out of character in this attractive landscape that provides a setting to both Killinghall and Harrogate.
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since loss of such highly attractive landscape would be difficult to replace.
Likely level of landscape effects	Large scale adverse due to the loss of a field in SLA that contributes to the setting of both Harrogate and Ripon, the scale of the development and the visibility of the site.
Adjacent sites/cumulative impacts/benefits	KL12 to the north would result in a further increase to negative effects.

Conclusion

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

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

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

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

Summary conclusion	There is no capacity for development of this site without significant harm to the landscape due to the contribution the site makes to the local landscape designation and its contribution to the key characteristics of the wider landscape.

Settlement: Killinghall

Site: KL10 (Land east of A61, Killinghall)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	The site provides an important landscape setting for the settlements of Killinghall and Harrogate.
Topography and views	Site is highly visible on approaching the village from the south. Views south west to open countryside and rising land. Views south to Knox and Harrogate beyond. Site is high on the valley side. Relatively flat topography across site. Good views towards Harrogate and its skyline with church towers and spires and the HIC particularly prominent.
Landscape context	Mainly pastoral fields with hedge boundaries. Low hedges and low tree cover permit long distance views.
Grain of surrounding development	Nidd House Farm: Large mid-Victorian farmhouse with fairly large front garden. No back garden, instead numerous large low modern agricultural sheds surrounded by cement hardstanding. Tightly packed buildings. Crofters Green: tightly packed detached suburban houses. Very small gaps between dwellings, strongly enclosed street. Deeper front gardens than back gardens. Houses vary in angle and set back, but are generally oriented to face a communal 'green' in the centre of the cul de sac. Mature tree on green, another in back garden adjoining site. Addison Villas: semi-detached houses with varying set backs. Fairly deep front gardens and very deep back gardens. Low density, hedge boundaries. A handful of trees around the perimeter of this cul-de-sac. Spruisty Grange Farm, Spruisty Hall Farm: Traditional, tight enclosed farmyards bounded by farmhouse, barns and outbuildings. South-facing farmhouses with large front gardens in front of principal elevation. Hard enclosed yards and hard surfacing around farm buildings.
Local building design	Nidd House Farm: Mid Victorian 2 ½ storey farmhouse with symmetrical front elevation. Slightly projecting central gabled bay. Paired mullioned windows. Stone with overhanging slate roof edged with shaped bargeboards. Locally distinctive. Vernacular range of stone farm buildings C19th. Slate roofs. Locally distinctive. Rest of site occupied by 20th century agricultural sheds. Very shallow, broad gabled forms. Breeze block plinths pre-fab sheeting uppers and roofs. Not locally distinctive. Crofters Green: Late C20th two storey suburban houses in twee mock vernacular style. Stone with tabled slate roofs. Projecting front gables, gablets and stepped rooflines. Integral garages. Not locally distinctive. Addison Villas: ordinary interwar semis. Hipped slate roofs, brick ground floor with rendered upper floor. Hipped roofs with catslide roofs to dormers which break through the eaves. Simple, boxy forms, not locally distinctive. Spruisty Grange Farm, Spruisty Hall Farm: Traditional vernacular farmhouses and outbuildings. Mostly C19th. Stone with a mix of stone, slate and corrugated sheeting roofs. Locally distinctive apart from later agricultural sheds made of factory-made components.
Features on site, and land use or features off site having immediate impact.	The site is bound to the north by a twin track access drive serving Spruisty Grange. Remnants of a former boundary crosses the site north to south. Significant hedgerow trees within the hedgerows bordering the site. Pastoral land used for sheep grazing.

Conclusion

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

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

Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
There is no Conservation Area, designated or local heritage asset.	Neutral
Will it ensure high design quality which supports local distinctiveness?	
Rationale	Rating
The nature of the site means that built development will have a negative impact on local distinctiveness but there are opportunities for mitigation and improvements.	Orange
Summary conclusion	Site positively contributes to the rural character of the area. Development of the site would intrude into open countryside to the detriment of the rural pastoral setting of the village and neighbouring farmsteads. Low density, particularly towards the north eastern corner of the site, should be ensured to retain a semi-rural rather than urban or dense suburban character, and to protect the landscape setting of the village, which is a landmark in the local landscape. Trees should be planted within the site. Good soft landscaped edge rather than harsh urban edge.

Settlement: Killinghall

Site: KL10 (Land east of A61, Killinghall)

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	Species-poor (white) semi-improved pasture (with distinct ridge & furrow)
Trees and Hedges	Good low hedgerows on the frontage with the A61 (containing 4/5 significant trees) and the field boundaries to the east and southeast. There is a line of about six significant trees running through the site along the lines of a grwon out hedgerow, which still partially exists towards the north. The surviving trees are probably among those that are shown on the epoch 1 OS map.
Presence of Trees that Merit TPO	Mature trees on site likely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Generally 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	This site forms part of the landscape corridor between Harrogate and Killinghall. The trees and hedges link into the network surrounding Killinghall and which are an important feature of lower Nidderdale for wildlife.
GI/SUDS Opportunities (for biodiversity)	Boundary hedgerows should be retained and biffered with additional planting. Elements of the internal hedgerow should be protected and restored.
Protected Species	Nesting birds are likely to utilise the hedgerows and trees for nesting (including rooks) and bats may utilise the mature trees for roosting
BAP Priority Species	Some potential for ground nesting birds and brown hare
Invasive Species	Not known
Notes	was RL2025 2010 (amber)

Conclusion

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

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

Summary conclusion	Intensive development over the entire site would disrupt the landscape corridor between Harrogate and Killinghall and the important local network of trees and hedgerows. These trees and hedges are important features that should be protected and enhanced in the course of any development to form the basis of green infrastructure provision for the site.

Settlement: Killinghall

Site: KL10 (Land east of A61, Killinghall)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Killinghall

Site: KL11 (Land south west of A61, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on the south side of Killinghall between A61 and Grainbeck Lane. LCA24: Lower Nidderdale Valley North West of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Parliamentary enclosure grass fields with hedgerow boundaries.
Existing urban edge	Site is detached from the urban edge separated from the village to the north by a grass field (K2).
Trees and hedges	Hedgerow boundaries with some mature trees in hedgerow and along small watercourse on the southwest side of the site.
Landscape and Green Belt designations	Open Countryside Special Landscape Area
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises fields with hedgerow boundaries that are characterisitic of the area.
Visual Sensitivity	Views of the site from Ripon Road to the southeast of the site and from Grainbeck Lane. Killinghall would be more prominent in the landscape, impacting on the rural character of the setting of Harrogate as well as the village.
Anticipated landscape effects	Loss of the field that is typical of the highly valued landscape.
Potential for mitigation and opportunities for enhancement	In addition to the retention of existing mature trees the size of the site may offer the opportunity for substantial green infrastructure to ensure development integrates with the surrounding countryside and links with the centre of the village.
Likely level of landscape effects	Medium to large scale adverse due to loss of field to development that wuold be detached from the village.
Adjacent sites/cumulative impacts/benefits	K2 to the north links the site to the village and if both were developed then this would comprise a considerable extension to built development in open countryside. However, there may be greater opportunities for mitigation.

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 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 limited capacity to accept development and substantial areas would need to be allocated for significant green infrastructure.

Settlement: Killinghall

Site: KL11 (Land south west of A61, Killinghall)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Milepost, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	Grainbeck House
Commentary on heritage assets.	The milepost is on the opposite side of Ripon Road, and development of the site would not impact on its significance, although it would impact on the character of its setting. Grainbeck House is a late nineteenth century house, which is now linked to an outbuilding at right angles to the road. The house is very close to the road typical of a rural dwelling and outbuilding. It would not be appropriate to set dwellings of a new estate close to the road in this manner,. Any development on the site would have to be set well away from Grainbeck House, a non-designated heritage asset of moderate significance.
Topography and views	The land falls to the south. Views of the site from Ripon Road are more open than those from Grainbeck Lane. Views from the site are greater from the higher northern part.
Landscape context	Although next to outlying houses, the site is seperated from the settlement by fields.
Grain of surrounding development	With the exception of Grainbeck House, which is close to the road, detached homes are set in generous gardens in the vicinity of the site. Moor Close, northwest of the site, is an estate of mainly detached homes, relatively closely spaced behind modest front gardens.
Local building design	Nineteenth century housing is two storey and has eaves facing the road. Houses are of stone, most have vertical sliding sash windows and Welsh slate roofs. However, as Killinghall has grown, the architecture has varied. On Moor Close are bungalows, including chalet style with rooms in the roof, and modest two storey houses often have hipped roofs. The pallet of building materials has increased; render and brick are common. On Ripon Road there are a number of detached homes, some are set in generous grounds and tend to be less modest in scale to those of Moor Close, a few are large, particularly the house southeast of the site, which generally reflects the historic houses of the area. The former outbuilding at Grainbeck House, typical of rural buildings here, is roofed in pantiles, but has stone slate courses, a feature distinct to the area.
Features on site, and land use or features off site having immediate impact.	Grain Beck runs through the site generally parallel with Grainbeck Lane, and it turns near the south of the site under Grainbeck Bridge. The rural character of the lane alongside the site is augmented by the mature hedgerow trees. The site is of two fields. Boundaries are hedgerows and a number of trees within them offer amenity.

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 would have to be limited to the northern part of the site to ensure the character of Grainbeck Lane and the setting of Grainbeck House is preserved. Therefore density would have to very low, and in any event any development would be detrimental to the form of settlement if other sites to the north were not developed first.

Settlement: Killinghall

Site: KL11 (Land south west of A61, Killinghall)

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	Hedgeerows
Phase 1 Survey Target Notes	None
Sward	Species-poor semi-improved grassland (P1HS 1992)
Trees and Hedges	Strong hedgerows along most site boundaries, with occasional mature trees or lines of mature trees, especially along Grainbeck Lane
Presence of Trees that Merit TPO	Mature hedgerow trees likely to benefit from TPO protection
Water/Wetland	Grain Beck runs parallel but north of Grainbeck Lane
Slope and Aspect	The land mostly falls gently but abruptly falls more steeply near Grain Beck.
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The trees and hedges link into the surrounding network and the site forms part of a green wedge into the village, west of the A61
GI/SUDS Opportunities (for biodiversity)	Retain trees and hedgerows. There may be an opportunity for habitat creation and enhancement along Grainbeck;
Protected Species	Nesting birds and bats are likley to utilise the boundary hedges and trees
BAP Priority Species	Ground nesting birds possible on site
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	Providing that trees and hedges are retained there are no strong ecological reasons to oppose development on parts of the site but a substantial habitat corridor should be retained/developed alongside Grain Beck. Full ecological survey required.

Settlement: Killinghall

Site: KL11 (Land south west of A61, Killinghall)

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

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: Killinghall

Site: KL12 (Land at Crofters Green, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located east of settlement at Nidd House Farm LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Grass fields to the south of Nidd House Farm including part of the area for farm buildings in the northern part of the site.
Existing urban edge	Urban edge comprises inter war and post war housing to the southwest boundary and large scale farmstead that includes agricultural business forms part of the site to the north.
Trees and hedges	Field boundaries comprise hedges with several mature trees.
Landscape and Green Belt designations	Special Landscape area Open countryside Public Right of Way through the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The fields are important to the setting of Killinghall in open countryside and their loss would erode the quality landscape.
Visual Sensitivity	The land forms part of the highly visible valley side that stretches from Killinghall down to the River Nidd and occupies a significant and prominent location.
Anticipated landscape effects	Loss of field that is characteristic of a high quality landscape that contributes to the setting of Harrogate and Killinghall.
Potential for mitigation and opportunities for enhancement	Limited potential to mitigate the effects of developing the whole site. However significant green infrastructure within the site may help to mitigate but would require lower density housing across the site.
Likely level of landscape effects	medium to large scale adverse.
Adjacent sites/cumulative impacts/benefits	K10 to the south and K13 to the north - the development of these sites in conjuction with one another would lead to very large scale affects resulting from the loss of characteristic fields and change in the character of the village in the rural landscape.

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	There is little capacity for the landscape to accept change which would require significant areas to be left free of development and housing density requirement to be reduced.

Settlement: Killinghall

Site: KL12 (Land at Crofters Green, Killinghall)	
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.	See below.
Commentary on heritage assets.	See below.
Topography and views	Relatively flat topography across site and within local area. In general there is a barely perceptible fall from west to east. The low hedges and infrequency of trees allow long distance views across the site and the local area. Good views across site to Hazelcroft from southern edge. From here, also good views towards Harrogate and its skyline with church towers and spires and the HIC particularly prominent. Openness of the landscape does mean that the unsightly sheds and parked vehicles and caravans at Nidd House Farm are highly conspicuous.
Landscape context	Mainly pastoral fields with hedge boundaries. Low hedges and low tree cover permit long distance views.
Grain of surrounding development	Hazelcroft & Hamilton Grange: substantial detached houses standing in the centre of large gardens. Both face away from their access drives and are oriented so that principal rooms overlook the Nidd Valley with fairly flat countryside in the vicinity of the houses themselves. Nidd House Farm: Large mid-Victorian farmhouse with fairly large front garden. No back garden, instead numerous large low modern agricultural sheds surrounded by cement hardstanding. Tightly packed buildings. Crofters Green: tightly packed detached suburban houses. Very small gaps between dwellings, strongly enclosed street. Deeper front gardens than back gardens. Houses vary in angle and set back, but are generally oriented to face a communal ‘green’ in the centre of the cul de sac. Mature tree on green, another in back garden adjoining site. Addison Villas: semi-detached houses with varying set backs. Fairly deep front gardens and very deep back gardens. Low density, hedge boundaries. A handful of trees around the perimeter of this cul-de-sac. Spruisty Grange Farm, Spruisty Hall Farm: Traditional, tight enclosed farmyards bounded by farmhouse, barns and outbuildings. South-facing farmhouses with large front gardens in front of principal elevation. Hard enclosed yards and hard surfacing around farm buildings.

Local building design	Hazelcroft: substantial, 2 ½ storey, High Victorian detached house. Stone with fairly steep gabled slate roofs. Overhanging roofs with decorative bargeboards. Double pile plan with various projecting gable fronted wings and bays. Romantic architecture with crenalated canted bay windows, mullioned and transomed glazing and heraldic stone tablets. Locally distinctive. Nidd House Farm: Mid Victorian 2 ½ storey farmhouse with symmetrical front elevation. Slightly projecting central gabled bay. Paired mullioned windows. Stone with overhanging slate roof edged with shaped bargeboards. Locally distinctive. To east: vernacular range of stone farm buildings C19th. Slate roofs. Locally distinctive. Rest of site occupied by 20th century agricultural sheds. Very shallow, broad gabled forms. Breeze block plinths pre-fab sheeting uppers and roofs. Not locally distinctive. Crofters Green: Late C20th two storey suburban houses in twee mock vernacular style. Stone with tabled slate roofs. Projecting front gables, gablets and stepped rooflines. Integral garages. Not locally distinctive. Addison Villas: ordinary interwar semis. Hipped slate roofs, brick ground floor with rendered upper floor. Hipped roofs with catslide roofs to dormers which break through the eaves. Simple, boxy forms, not locally distinctive. Spruisty Grange Farm, Spruisty Hall Farm: Traditional vernacular farmhouses and outbuildings. Mostly C19th. Stone with a mix of stone, slate and corrugated sheeting roofs. Locally distinctive apart from later agricultural sheds made of factory-made components.
Features on site, and land use or features off site having immediate impact.	Nidd House: Rebuilt Victorian era 1 ½ storey stone house with slate roof. Garden bounded by low hedges to all sides. Nidd House Farm: open shelter with corrugated sheeting roof. Range of Vernacular stone barns of some interest. Most of site is six open fields used as pasture and paddocks. Small riding area on site behind Nidd House Farm. Low hedge boundaries to fields sporadically dotted with trees. The north eastern boundary of this site as drawn arbitrarily cuts through the middle of two fields, hence the site has an open boundary along its north eastern edge. Farm track through middle of site, right of way bisects site by Nidd House. Other right of way bordering southern edge of site. Northern edge of site is the bank of a small tributary to the Nidd.

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 would intrude into open countryside to the detriment of the rural pastoral setting of the village and neighbouring farmsteads. Low density, particularly towards the north eastern corner of the site, should be ensured to retain a semi-rural rather than urban or dense suburban character, and to protect the landscape setting of Hazelcroft, which is a landmark in the local landscape. The high density and strongly enclosed street at Hazelcroft must not be repeated. Trees should be planted within the site. Good soft landscaped edge rather than harsh urban edge.

Settlement: Killinghall

Site: KL12 (Land at Crofters Green, Killinghall)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None but see ecological Appraisal FPCR
Sward	Improved pasture (damp grassland in places).
Trees and Hedges	Boundary hedgerows generally good with occassional mature trees
Presence of Trees that Merit TPO	Mature trees likley to merit TPO protection
Water/Wetland	None in site, several small ponds, wetlands close to the boundary
Slope and Aspect	Generally flat
Buildings and Structures	Farmhouse and associated out-buildings
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The site links into the network of fields and hedgrows between Killinghall and the Nidd and Oakbeck corridors
GI/SUDS Opportunities (for biodiversity)	Retain existing trees and hedgerows, opportunities for new planting and the creation of a small Suds wetland.
Protected Species	FCPR identified a small pipistelle bat roost in the outbuildings, Nesting birds and bats utilise trees, hedgerows and buildings. FCPR identified a small pipistelle bat roost in the outbuildings
BAP Priority Species	A number of BAP priority species recorded on site in assocition with 16/00582/OUTMAJ including tree sparrow, house sparrow, starling and hedgehog.
Invasive Species	None known
Notes	Appeal Site. See DC commnets 16/00582/OUTMAJ (20.05.2016)

Conclusion

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

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

Summary conclusion	The fields, hedgerows and trees of the site support a good diversity of wildlife, including bioidversity action plan priority species. The provision of generous green infrastructure, including habitat creation will be required to mitigate and compensate for any loss of habitat.

Settlement: Killinghall

Site: KL13 (Former cricket club and adjoining land, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located east of village, to the rear of properties fronting Ripon Road LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosre on higher ground. The area is an important gateway to Harrogate from the west. Site description: Site comprises the cricket ground with pavillion and adjacent early enclosure grass fields with hedgerow boundaries.
Existing urban edge	The site, although open and mainly rural in character appears well integrated with the urban edge.
Trees and hedges	Boundary hedges to small fields around the cricket ground. Few trees in hedgerows.
Landscape and Green Belt designations	Open countryside Part of site is existing Recreation Open Space
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The cricket ground and pavillion contribute to the character of the village providing recreation openspace characteristic of similar villages in the area. The loss of fields on the urban edge would impact on character.
Visual Sensitivity	The site is fairly well contained and screened by low density development along three boundaries (north, south and west) The open countryside beyond the site has numerous large hedgerow trees, which disperse views from the east.
Anticipated landscape effects	Development would extend the urban edge into open countryside but with planting mitigation along the east boundary effects would be reduced.
Potential for mitigation and opportunities for enhancement	Development should not be too densely spaced to allow planting in and amongst the housing as mitigation. Retention of all hedgerows and hedgerow trees.
Likely level of landscape effects	Medium to small scale adverse effects due to change in the characteristics of the village and loss of characterisitic fields in a landscape where the site is reasonably well contained.
Adjacent sites/cumulative impacts/benefits	the development of KL12 to the south would significantly increase the impact of development on Killinghall and the surrounding landscape.

Conclusion

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

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

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

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

Summary conclusion	There is some capacity to develop this site with adequate mitigation incorporating green infrastructure to help integrate the site with the surrounding countryside.

Settlement: Killinghall

Site: KL13 (Former cricket club and adjoining land, Killinghall)

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.	Nidd House Farm: Large mid-Victorian farmhouse is located to the south east.
Commentary on heritage assets.	Nidd House Farm to the south, which is a large mid-Victorian farmhouse with fairly large front garden, but no back garden, instead numerous large low modern agricultural sheds surrounded by cement hardstanding. A vernacular range of stone barns is amongst the group of modern farm buildings, which are of some interest. Mix of early and later C19th short terraces, tightly packed, front Ripon Road.
Topography and views	From Public House, views to the south east across fields to Nidd House Farm and view south to rear of properties in Crofters Green. Flat topography locally. Views limited due to hedges and boundary trees among fields and flatness of topography. Woodland near Nidd visible in the distance. Most of site screened from Ripon Road / Crofters Green by existing dwellings / trees / hedges. Nidd House Farm screens views to and from south.
Landscape context	Patchwork of fields. Open countryside. Flat pastoral fields and paddocks. Low hedge boundaries with dotted mature hedgerow trees. Drive approach to Hazelcroft has clumps of tree along it. This is the most significant group of trees local to the site.
Grain of surrounding development	Ripon Road: linear development built in a haphazard fashion. Mix of early and later C19th short terraces, tightly packed detached and interwar suburban houses, later infill dwellings in traditional and suburban styles. Buildings generally sited close to road behind small walled gardens. Variation in set back and slight variations in angle to street due to different eras of development. Tightly packed dwellings close off street front, but this is punctuated by the odd gap in the built form. Most buildings oriented so that principal elevations face road. Most houses have shallow back gardens, others are quite long. Trees limited to these larger back gardens. Crofters Green: tightly packed detached suburban houses. Very small gaps between dwellings, strongly enclosed street. Deeper front gardens than back gardens. Houses vary in angle and set back, but are generally oriented to face a communal ‘green’ in the centre of the cul de sac. Mature tree on green, another in back garden adjoining site. Nidd House Farm: Large mid-Victorian farmhouse with fairly large front garden. No back garden, instead numerous large low modern agricultural sheds surrounded by cement hardstanding. A vernacular range of stone barns is amongst the group of modern farm buildings, which are of some interest. Tightly packed buildings.

Local building design	On site: Timber clad pavilion building and similar adjacent hut. Felt roofs. Not locally distinctive. 68-74 Ripon Rd: interwar brick semis. Overhanging hipped slate roofs. Simple forms. Bay windows. Not locally distinctive. Oddys Fold, Ripon Rd: gable front pre-1850 stone built vernacular building. Simple gabled form. Linear building. Artificial pantile roof. Of some local distinctiveness. 60-64 Ripon Rd: pre 1850 short terrace. Stone with slate roof with tabling and kneelers. Simple shallow gabled form. Vernacular detailing. Of some local distinctiveness. 1-4 York Place, Ripon Rd: Small Georgian houses. Stone with moderately pitched slate roof. Grid like layout of sashes. Locally distinctive. 46 Ripon Rd: Gabled stone built, slate roofed C19th house with overhanging roof. Of some local distinctiveness. Crofters Green: Late C20th two storey suburban houses in twee mock vernacular style. Stone with tabled slate roofs. Projecting front gables, gablets and stepped rooflines. Integral garages. Not locally distinctive. Nidd House Farm: Mid Victorian 2 ½ storey farmhouse with symmetrical front elevation. Slightly projecting central gabled bay. Paired mullioned windows. Stone with overhanging slate roof edged with shaped bargeboards. Locally distinctive. To east: vernacular range of stone farm buildings C19th. Slate roofs. Locally distinctive. Rest of site occupied by 20th century agricultural sheds. Very shallow, broad gabled forms. Breeze block plinths profile sheeting uppers and roofs. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	TPO tree on boundary, near southern tip of site. Timber clad pavilion building and similar adjacent hut. Felt roofs. Most of site is a former cricket ground with a small car par next to the pavilion. Access off Ripon Road. Flat topography. Northern and southern portions of site are paddocks, with the northern part of the site being half of a larger field (i.e. the northern boundary of the site is open). Patchy low hedge boundaries with wire and post fences generally, mix of hedges and stone walls to back gardens along Ripon Road. Substantial mature trees peppered along site boundaries.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The site is generally well concealed by development on three sides. Flat topography and prevalence of hedge boundaries and hedge trees means that there is little by way of views into and out of the site in the wider landscape. Flat site, mature trees (to be retained) few in number and found on edges of site. No buildings of merit on site. Possibility of providing a mix of terraced, semi detached and detached dwellings on site. Room for creation of adoptable access road off Ripon Road.

Settlement: Killinghall

Site: KL13 (Former cricket club and adjoining land, Killinghall)

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	Cricket Pitch - amenity grassland [P1HS 1992] Northern [semi-improved pasture PH1HS] and southern portions of site are paddocks, with the northern part of the site being half of a larger field
Trees and Hedges	Most fled boundaries have somewhat patchy hedge boundaries with occassional young and mature trees TPO'd sycamore on boundary, near southern tip (32/1994 T3 syc). The first epoch OS map, shows that the boundaries were then much better treed. Some scrub has developed on the disused tennis court.
Presence of Trees that Merit TPO	Any mature trees not already covered would be likely to benefit from TPO protection
Water/Wetland	Ecological Surveys show small pond/wetalnd on site, adjacent to Nidd House Farm, Drain on northern boundary
Slope and Aspect	Generally flat
Buildings and Structures	Timber clad cricket pavilion building and similar adjacent hut.
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 24 Lower Nidderdale Valley north west of Harrogate • "Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls". • "Hedgerow and Parkland Trees require management and a programme of replacement". • "Explore opportunities to diversify grassland in the area…"
Connectivity/Corridors	The hedgerows link into the intermediate sized field system to the east of Killinghall.There is a small tree-lined watercourse on the northern boundary, which drains eastwards into the river Nidd
GI/SUDS Opportunities (for biodiversity)	All trees and hedgerows should be retained and reinforced in the course of any development. A native hedgerow with trees should be planted along the northern boundary and hedgerows along other boundaries should be reinforced and more hedgerow trees established. There may be the opportunity to create a small SUDs wetland on site or to the north. It may be possible to link access into the PROW that runs N-S a couple of fields to the east of the site. May be offsite opportunities to develop GI links to adjacent Strategic Green Infrastructure Corridors for the River Nidd and Ripon and Harrogate disused railway corridor.
Protected Species	Ecological Surveys for adjacent Nidd House Farm have revealed bat roosts and foraging activity
BAP Priority Species	Ecological Surveys for adjacent Nidd House Farm have revealed presence of BAP priority species of birds and mammals
Invasive Species	Not known
Notes	was RL1037 2010 (green) and RL3020

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	Ecological surveys undertaken for adjacent 14/05329/OUTMAJ have shown presence of protected and priority species close by. Trees and hedgerows must be retained, Full ecological surveys, mitigation and enhancement will be required to support any application.

Settlement: Killinghall

Site: KL13 (Former cricket club and adjoining land, Killinghall)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Killinghall

Site: KL14 (Levens Farm, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located at Levens Hall south west of Killinghall village centre. LCA24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosre on higher ground. The area is an important gateway to Harrogate from the west. Site description: Site comprises a strip of land to the west of Levens Hall with sheds arranged in a regular pattern at low density. To the west and south boundary is a row of trees. There are also several trees in the north east corner of the site.
Existing urban edge	The site is in open countryside between Killinghall and Hampsthwaite and is not linked to existing settlement but is adjacent to an employment site at Leven Hall and sporadic development (including residential) on Lund lane.
Trees and hedges	Mature trees on the west boundary of the site and to the south boundary.
Landscape and Green Belt designations	Open Countryside.
Description of proposal for the site	Residential and/or employment
Physical Sensitivity	The current development on the site is a detractor in the rural landscape and therefore the landscape is not as sensitive to the loss of some of the characteistics of this site. However, there is high sensitivity to uncharacterisitc development on the site.
Visual Sensitivity	Existing vegetation helps to screen the site although there are views through the trees particularly in winter.
Anticipated landscape effects	Change to the built form on site offers an opportunity to improve the contribution the site makes to landscape character. However, high density housing is not characterisitc and may increase harm.
Potential for mitigation and opportunities for enhancement	There are opportunities to mitigate adverse affects and possibly enhance the contribution the site makes to landscape character. However, uncharacteristic development would be detrimental.
Likely level of landscape effects	Assuming the development proposal is for low level employment use
Adjacent sites/cumulative impacts/benefits	None.

Conclusion

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

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

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

Rationale	Rating
Development 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	Rural landscape is sensitive to change that would result from increasing built form on the site. The site is better suited to low density employment use that incorporates screen planting to the boundaries but built form density and building heights should not be increased.

Settlement: Killinghall

Site: KL14 (Levens Farm, Killinghall)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	In the vicinity of LBs at Levens Hall adjacent to the east and Hollins Hall Farm to the north west on the opposite side of Lund Lane.
Known non-designated heritage assets potentially affected by development of the site.	See below.
Commentary on heritage assets.	See below.
Topography and views	Mature trees and strong boundaries largely screen the site from Lund Lane. Land rises to the south above the level of Lund Lane.
Landscape context	The site is in open countryside between Killinghall and Hampsthwaite and is not linked to existing settlement but is adjacent to an employment site at Leven Hall and sporadic
Grain of surrounding development	Adjacent employment site to the east. Sporadic linear residential development along Lund Lane, parallel with and adjacent to the road. Traditional farmsteads set further back from the road and peppering the landscape surrounding the settlements of Killinghall and Hampsthwaite.
Local building design	Warehousing/commercial sheds adjacent to the east associated with the employment site at Levens Hall. Traditional farmsteads with modern agricultural farm buildings alongside where the farmstead has expanded. Vernacular dwellings constructed with stone and stone slates. Sporadic, speculative, piecemeal housing development- mix of styles and palette of materials, not locally distinct and not of merit in many cases.
Features on site, and land use or features off site having immediate impact.	This site comprises a selection of large, rectangular agricultural buildings served by an access track which runs through the centre of the site. A large farmhouse is also included in the site and is located in the north eastern corner. A substantial tree boundary forms the frontage of the site on Lund Lane and screens the majority of the site from the road. Another substantial tree belt forms the western and southern boundary. The site is in open countryside, is not linked to the settlement of Killinghall but adjacent to an employment site (Leven Hall) and sporadic development including residential on Lund Lane.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	High density development would be inappropriate on this site. Any scheme of development would need to be for low density development, which demonstrates due regard for the established grain and layout of development along Lund Lane and in the vicinity.

Settlement: Killinghall

Site: KL14 (Levens Farm, Killinghall)

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 (lines of trees)
Phase 1 Survey Target Notes	None
Sward	Tall ruderal, tussocky grassland
Trees and Hedges	Belts of trees along western boundary and road frontage and to rear of auction house
Presence of Trees that Merit TPO	Mature boundary trees would be likely to merit TPO protection
Water/Wetland	None
Slope and Aspect	Land falls gently towards the south west
Buildings and Structures	There is a large farmhouse in the north eastern corner of the site and several large but insubstantial agricultural buildings served by an access track which runs through the centre of the 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The lines of trees along the western and northern boundaries link into a wider network of pasture fields with hedgerow trees which is a valuable feature for wildlife of lower Nidderdale
GI/SUDS Opportunities (for biodiversity)	Retain trees and hedgerows on site and re-inforce with additional native planting
Protected Species	Potential for bats and breeding birds in buildings, trees and hedgerows. Some potential for common reptiles on site. Known GCN breeding pond 350m to west. Potential for bats and breeding birds in buildings, trees and hedgerows. Some potential for common reptiles.
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	Mature trees should be protected and retained and re-infoced with additional native planting. Potential to support protected species. Requires full ecological survey and mitigation for loss of ruderal or semi-natural habitats.

Settlement: Killinghall

Site: KL14 (Levens Farm, Killinghall)

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. It is likely that a proportion of the existing buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Killinghall

Site: KL15 (High Warren Farm, Killinghall)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located off the B6161 south of Killinghall one field from the village edge. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Parliamentary enclosure agricultural fields with hedgerow boundaries.
Existing urban edge	Site detached from urban edge.
Trees and hedges	Hedgerow field boundaries fragmented in places
Landscape and Green Belt designations	Special Landscape Area Open Countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The fields contribute to the landscape character of the area and the valued rural setting of Harrogate. Therefore the landscape has high sensitivity to the development proposed.
Visual Sensitivity	The site is on the upper valley sids overlooking Harrogate and Killinghall. Therefore the site has potentially high visual prominence in the wider landscape and there is high visual sensitivity to the development of this site.
Anticipated landscape effects	Loss of open fields that contribute to the setting of Harrogate and Killinghall.
Potential for mitigation and opportunities for enhancement	Development in open countryside could not be mitigated successfully. Scheme would create 'new' settlement.
Likely level of landscape effects	Large scale adverse due to location of site and scale and type of development.
Adjacent sites/cumulative impacts/benefits	Development of K5 would link site to Killinghall but result is a significant increase in adverse effects on countryside character and the character of the village.

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept development particularly where it is detached from the existing urban edge and erodes the separation of Harrogate from Killinghall.

Settlement: Killinghall

Site: KL15 (High Warren Farm, Killinghall)

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	TN25a broadleaved plantation woodland to SW of site
Sward	Species-poor semi-improved pasture (1992 P1HS) (appears intensivlely horse-grazed).
Trees and Hedges	Boundary hedges (most rather gappy) with some small trees
Presence of Trees that Merit TPO	Most trees rather poor or immature specimens
Water/Wetland	There are drains on the eastern and northern site boundaries flowing towards the NE corner.
Slope and Aspect	The land slopes gently to the east
Buildings and Structures	Modern bungalow and outbuildings in north west corner of 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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	PROW adjacent to northern boundary, links into woodland to east. Part of green corridor between KIllinghall and Harrogate north of Skiptin Rd.
GI/SUDS Opportunities (for biodiversity)	Opportunity for native planting and habitat creation to buffer the drains and woodland in the NE corner to contribute to maintaining landscape connectivity for wildlife between Harrogate and Killinghall.
Protected Species	Potential for bats and nesting birds in buildings, trees and hedgerows
BAP Priority Species	Potential for priority species of ground-nesting birds and brown hare
Invasive Species	Not known
Notes	

Conclusion

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

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

Summary conclusion	Boundary trees and hedges should be maintained and reinforced by native planting to maintain generous green corrdior between Killinghall and Harrogate

Settlement: Killinghall

Site: KL15 (High Warren Farm, Killinghall)

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. It is likely that a proportion of the existing buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee).

Conclusion

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

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

Settlement: Killinghall

Site: KL16 (Warren Bank, Knox Mill Lane, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located south of Killinghall off the A61 on the north side of Knox Mill Lane. LCA24: Lower Nidderdale Valley North West of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosure on higher ground. The area is an important gateway to Harrogate from the west. Site description: Small site comprising garden and paddock.
Existing urban edge	Site detached from urban edge although closely associated with small scale development on Knox Mill Lane.
Trees and hedges	Mature trees including a TPO'd group.
Landscape and Green Belt designations	Special Landscape Area Open Countryside TPO
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of trees in countryside that contributes to the setting of Harrogate and the Oak Beck corridor.
Visual Sensitivity	Site is viewed on the approach to Harrogate from the A61.
Anticipated landscape effects	Loss of mature trees and garden vegetation along side a change to built form in countryside that provides the setting for Harrogate.
Potential for mitigation and opportunities for enhancement	Limited as the loss of open countryside and trees cannot be mitigated.
Likely level of landscape effects	Large scale adverse effects due to the impact on the approach to Harrogate and the reduction of separation between Harrogate and Killinghall.
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 is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red

Summary conclusion	No capacity for development without the loss of significant mature vegetation which would be detrimental to the valley landscape and open countryside.

Settlement: Killinghall

Site: KL16 (Warren Bank, Knox Mill Lane, Killinghall)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	TPOs.
Known non-designated heritage assets potentially affected by development of the site.	Warren Bank Cottages. Warren Bank House.
Commentary on heritage assets.	A large number of trees within the site is protected by TPOs. Warren Bank House presently occupies the site. It is a stone built two storey dwelling circa 1920. Warren Bank Cottages are adjacent to the site to the west- these are a pair of semi-detached vernacular stone built cottages with stone slates roofs, dating from circa 1890s.
Topography and views	Mature trees in the northern part of the site limit views to and from this direction. Land rises to the north. Land falls to Grain Beck in the south.
Landscape context	Open countryside. Site on the edge of the hamlet of Knox. This area is important to the approach into Harrogate from the west.
Grain of surrounding development	Very low density residential development in linear form extending along Knox Mill Lane, which has a distinctly rural character. Open countryside to the north, south and west.
Local building design	Warren Bank House presently occupies the site. It is a stone built two storey dwelling circa 1920. Speculative, piecemeal development of detached dwellings circa 1950s form Knox Park, which is adjacent to and parallel with Knox Mill Lane, though set back from it. These properties are not locally distinct and not of any particular merit, but they are set in large, spacious plots with established gardens. Knox Mill Barn, now residential is to the south east on the south side of Knox Mill Lane. Warren Bank Cottages are adjacent to the site to the west- these are a pair of semi-detached vernacular stone built cottages with stone slates roofs, dating from circa 1890s.
Features on site, and land use or features off site having immediate impact.	A heavily wooded site accessed off Knox Lane, situated to the south of Killinghall. The site is detached from the settlement of Killinghall but closely associated with the small scale development on Knox Mill Lane. The site contains a large, detached house in a substantial garden with a number of detached garden buildings. A large area of the trees is protected by TPO's. Apart from the residential development next to the site, the site is surrounded by open countryside.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	High density development on this site would fail to reflect the grain of development in the vicinity to the detriment of the character of this historic hamlet and its appearance in the landscape. Development of the site is likely to necessitate the loss of TPOd mature trees.

Settlement: Killinghall

Site: KL16 (Warren Bank, Knox Mill Lane, Killinghall)

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	Amenity grassland/domestic garden.
Trees and Hedges	Many mature trees developed on disused quarry now domestic garden including ornamental planting. Overgrown hedge to A61 frontage. Hedges on the boundaries with agricultural land to the norht and east
Presence of Trees that Merit TPO	Any mature trees on site not already covered would be likely to benefit from TPO protection
Water/Wetland	None on site. Grain beck runs towards oak beck just across the lane to the south
Slope and Aspect	The slopes down southwards towards Oak Beck and, as a disused quarry, appears uneven
Buildings and Structures	Residential dwellings at Warren Bank and Warren Bank Top
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 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls”. • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The site forms part of a trees corridor roughly follwoing Grain Beck from Killinghall to Oak Beck
GI/SUDS Opportunities (for biodiversity)	Development more likley to result in loss of tree cover than gain.
Protected Species	Trees, hedgerows and buildings may support nesting birds and roosting bats. Potential for badger
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Wooded garden vegetation will support a range of wildlfie. If the site were to be developed, mature trees should be retained and granted sufficeint space, which may impact on the density of development which could be achieved.. Full ecological survey required.

Settlement: Killinghall

Site: KL16 (Warren Bank, Knox Mill Lane, Killinghall)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses including Oak Beck, which has been reclassified as Main River. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Drainage strategies for mixed or brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. It is likely that a proportion of the existing buildings and barns etc. are not positively drained to either a watercourse or public sewer, consequently, A full survey of the drainage systems should be undertaken to establish condition and outfall location. In line with current development control drainage standards in this and neighbouring councils, discharge of roof/surface water from the existing Brownfield areas of the site should be reduced by a minimum 30% of existing peak flows + 30% to account for future climate change. Areas of the site that have not been previously developed or positively drained will be classed as Greenfield land. Accordingly, any proposed discharge of surface water from these areas should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change, and surcharging the drainage system can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse. Applicants would be expected to agree the outline drainage strategy with the LPA in principle before any planning consent is granted. The outline drainage information should include an assessment of flood risk to the site & surrounding area, topographical survey, feasibility of infiltration drainage, on site storage, rates of discharge, outfall location, existing peak flow rates, proposed peak flow rates & condition survey results of existing watercourses (on or off site) and proposals for dealing with any identified remedial items. The proposed development land would be classed as major development due to the specified size of the site. Consequently, NYCC in its capacity as Lead Local Flood Authority should be consulted regarding the surface water drainage strategy (Statutory Consultee). The Environment Agency is responsible for administering matters attaining to Main River. As such, if the surface water strategy includes discharge to Oak Beck (directly or indirectly) the Agency should be consulted.

Conclusion

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

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

Settlement: Killinghall

Site: KL17 (Land to the north of Picking Croft Road, Killinghall)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located on the west side of Killinghall and adjacent to a housing site under construction between Croft Farm and Springfield Farm. LCA 24: Lower Nidderdale Valley north west of Harrogate
Landscape description	Area description: Broad valley landscape of the Nidd and its tributaries that comprises some early enclosure fields particularly in the valleys with parliamentary enclosre on higher ground. The area is an important gateway to Harrogate from the west. Site description: Grass fields that separate two farmsteads on the new emerging urban edge iof Killinghall.
Existing urban edge	New housing development with 10m wide landscape buffer on northwest boundary will form the hard urban edge and will be quite prominent in the landscape.
Trees and hedges	Fragmented hedgerow boundaries and few individual trees on boundaries.
Landscape and Green Belt designations	Open countryside. Public Right of Way crosses the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The rural landscape is susceptible to the development proposed that would change the setting of farm steads in the countryside and link them to the village.
Visual Sensitivity	Views from the PRoW would change considerably and the proposals wouild further extend Killinghall into the countryside resulting in cumulative effects.
Anticipated landscape effects	Loss of fields and rural setting to farmsteads. Further extension of built form into open countryside.
Potential for mitigation and opportunities for enhancement	The mitigation currently in place for the existing development is not characterisitic of the area and extending the urban edge further would increase the negative effects of development on landscape and add to the continuing change to Killinghall.
Likely level of landscape effects	Large scale adverse due to the cumulative effects of adding onto existing development under construction.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	The landscape has no capacity to accept an extension to existing development under construction without causing harm to character as a reuslt of extending uncharacteristic built form and mitigation into open countryside,

Settlement: Killinghall

Site: KL17 (Land to the north of Picking Croft Road, Killinghall)	
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.	Springfield Farm; Croft Farm; Croft House Farm
Commentary on heritage assets.	Springfield Farm: vernacular later C19th stone farmhouse with stone slate roof. Simple gabled form. Stone built, stone slate roofed barn / outbuildings. Simple gabled forms with aisles and lean-tos. Vernacular. Croft House Farm adjacent to the south west boundary of the site and Croft Farm to the west predate 1850 (in part).
Topography and views	Fairly flat, but with general fall from south east to northwest across site. Good views from footpath, which crosses the site north to south linking Crag Lane to Picking Croft Lane. Views out to open countryside.
Landscape context	Small pastoral fields. Agricultural land peppered with farmsteads. Open countryside.
Grain of surrounding development	Castle Road / Crag Lane: suburban dwellings with front and rear gardens. Buildings orientated to face the street, slight variations in set back. Suburban rather than 'village' character. Very few trees. Springfield Farm & Manor Dairy Farm: Substantial farmhouses and tight clusters of farm buildings. Each farmhouse has a substantial enclosed garden with dense high hedges. Farms set well back from road down tracks and face east to west rather than towards the lane. Cautley Drive: C20th suburban dwellings. Houses in deep plots, but narrow gaps between next door houses closes off street somewhat. Houses set back from road behind deeper than average open plan front gardens. Fairly deep rear gardens. Important group of trees in central 'green' other mature trees dotted about in front and back gardens. Manor Gardens: Houses in short terraces with fairly deep front gardens and deep, strip-like back gardens. Low building density, but fairly low tree cover and few hedges means that the buildings dominate the windswept spaces around them. Moor Close: pre-1960s detached dwellings, some semi's, with gardens front and back and private drives. To the south west, Croft House Farm, Croft Farm and Pickling Croft Farm predate 1850, in part, with vernacular buildings and barns. Locally distinctive. Expansion in the form of modern sheeted agricultural sheds. Later farm sheds and additions of no merit. Adjacent field to the east; housing development under construction.

Local building design	To the north east, Castle Road: 2 storey suburban houses and bungalows, mid C20th. Hipped artificial tile roofs, but frequently with projecting gabled bays. Brick or render. Not locally distinctive. Dwellings on Crag Lane: Springfield Bungalow, Quiet-ways and Cragg Dale similar age, design and materials to houses to east of site; part brick and render semis. To the north on the north side of Crag Lane, Manor Dairy Farm: vernacular C18th / early C19th stone farmhouse with stone slate roof. Simple gabled form. To east: stone built, stone slate roofed barn / outbuildings. Simple gabled forms with aisles and lean-tos. Vernacular. To north and east of this, C20th barns and farm buildings, large footprint, broad gables. Breeze block plinths with timber uppers, sheet roofing. All pre1900 buildings at farm locally distinctive. Bordering the northern boundary of the site, Springfield Farm: as Manor Dairy Farm, but farmhouse is later C19th, slate roofed and attached to earlier stone barn with sheet roofing. This range forms one side of a three sided courtyard of traditional stone buildings, including a large two storey stone barn. This group is locally distinctive. Later farm sheds and additions of no merit. Cautley Drive to the north east: 1 and 2 storey 1970s dwellings. Simple, gabled forms, gabled bays to the fronts of most of the dwellings. Mix of all render, all stone or stone front elevations with all other elevations rendered. Artificial pantile roofs. Not locally distinctive. Manor Gardens: Mid C20th social housing mostly in four-unit terraces. Brick with red clay tile roofs. Boxy gabled forms. Not locally distinctive. To the east, Moor Close pre-1960s detached dwellings, some semi's, with gardens front and back and private drives. To the south west, Croft House Farm, Croft Farm and Pickling Croft Farm predate 1850, in part, with vernacular buildings and barns. Locally distinctive. Expansion in the form of modern sheeted agricultural sheds. Later farm sheds and additions of no merit.
Features on site, and land use or features off site having immediate impact.	Housing sites KL1 and KL5 to the south east of the site. Open agricultural land to the west. A rectangular site that crosses a number of larger field boundaires. It does not have eastern or western boundaries marked by physical features. The land is currently farmland used for grazing. The southern boundary comprises field hedgerows and abuts Picking Croft Lane. The northern boundary is similarly treated. Adjoining the northern boundary is a farmstead, namely Springfield Farm, with a further farmstead, Croft House Farm to the south west corner. The site is dissected north to south with a footpath linking Picking Croft Lane to the south with Cragg Lane to the north. Telegraph wires cross the southern part of the site.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The potential cumulative impact of development on this site (KL17) as well as KL1, KL6 and KL5 needs to be carefully considered. Croft House Farm and Springfield Farm and the fields surrounding these farmsteads and providing their countryside setting, contribute to the rural character of Picking Croft Lane. The loss of the fields, including sites KL17 and KL1 would erode the character of these traditional farmsteads and that of Picking Croft Lane. Development of the site would extend built form uncharacteristically into open countryside, which would fail to reflect local distinctiveness.

Settlement: Killinghall

Site: KL17 (Land to the north of Picking Croft Road, Killinghall)

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	No requirement to consult Natural England for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, probable veteran tree
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992)
Trees and Hedges	There are boundary hedges to the south and north. To the east is a landscape buffer strip to be planted with native trees and a hedgerow in associiation with the site currently being developed. There is a significant spreading field tree in the southern field
Presence of Trees that Merit TPO	The field tree is likely to merit protection of a TPO
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	None
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history.
LCA and Relevant Guidance (for biodiversity)	LCA 24 Lower Nidderdale Valley north west of Harrogate • “Preserve traditional field boundaries and encourage the restoration and management of hedgerows and walls” • “Hedgerow and Parkland Trees require management and a programme of replacement”. • “Explore opportunities to diversify grassland in the area…”
Connectivity/Corridors	The network of hedgerows with mature trees and ex-hedgerow trees around western Killinghhall and lower Nidderdale is a valuable biodiversity resourse
GI/SUDS Opportunities (for biodiversity)	The network of native hedgrows and aging trees around western Killinghall should be enhanced with new planting
Protected Species	Nesting birds and bats likely to be associated with hedgerows and trees, especially veteran field tree
BAP Priority Species	Not known. Possibility of ground-nesting birds
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The network of native hedgrows and aging trees around western Killinghall is a valuable bioidversity resource. Existing trees and hederows should be protected and retained, particularly the mature field tree which is likely to qualify as a veteran and which will require to be granted adequate space if the site is developed. Opportunities should be sought to buffer and enhance the network of hegerows and trees.

Settlement: Killinghall

Site: KL17 (Land to the north of Picking Croft Road, Killinghall)

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. There are severe capacity/flooding issues to the roadside ditches along the length of Grainbeck Lane due to inadequate culverting under drive crossings etc. Any drainage strategy must take account of the flooding issues on Grainbeck Lane if the proposals include surface water discharge via these drainage systems (either directly or indirectly) We are also aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these watercourses. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses, it is essential that surface water discharge is kept to an absolute minimum. Sustainable Urban Drainage Systems (SuDS) should always be any developer's first consideration and giving preference to soakaways. In my view, infiltration drainage is unlikely to be fully successful at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. However, any potential developer would be expected to submit a detailed feasibility study showing the use of SuDS including soakaways permeable cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios 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. 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: Kirby Hill

Site: KB1 (Land east of St John's Walk, Kirby Hill)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located east of village, to rear of properties off St Johns Walk. LCA 81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description:The site comprises two medium-sized grassland fields divided by low dense hawthorn hedgerows. The field to the north is particularly attractive with a diverse range of wildflower species, and it provides an open landscape setting for the vicarage.
Existing urban edge	The northern most field is well integrated with the urban edge, whilst the field to the south projects into open countryside.
Trees and hedges	There are numerous mature and distinctive trees lining the east boundary. (possible TPO?)
Landscape and Green Belt designations	Open countryside PRoW crossed the site
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape has susceptibility to the loss of small fields on the village edge that are characteristic of the setting of villages in the area.
Visual Sensitivity	The site is well contained by existing development and tree cover. There are some views from open countryside to the south and east.
Anticipated landscape effects	Development of the southern most field would be incongruous and project development into open countryside. Public rights of way crossing the site would be severely affected. Potential harmful effects on setting of listed building (All Saints Vicarage).
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since extensive large scale tree planting (which would be necessary for this site) would be inappropriate to the area's characteristics and impact upon views.
Likely level of landscape effects	Large to medium scale adverse effects.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

Rationale	Rating
Development 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 area has limited landscape capacity to accept change and large-scale development should be resisted unless well integrated with existing development.

Settlement: Kirby Hill

Site: KB1 (Land east of St John's Walk, Kirby Hill)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Vicarage and outbuildings (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	Within setting of Grade II Listed Vicarage and outbuildings. Vicarage: Early/Mid C 19th House. Brick with very gently sloping overhanging double pile hipped slate roof. Classical / Italianate style. Locally distinctive
Topography and views	Slight fall along eastern edge of site. Good views from western edge of site toward Vicarage and long distance views east over rural landscape.
Landscape context	Much of site bounded by built form of village and garden to Vicarage. Garden of Vicarage and fields to east of garden have parkland character due to presence of mature trees on field edges and within fields. Area to south and east of site has a distinctly different character: large arable fields, very few trees (though there is a significant tree cluster across field to south east of site).
Grain of surrounding development	St John's Walk: tightly packed houses and bungalows facing street behind small walled front gardens. Detached buildings, but very tightly packed, hence street enclosed with very few views into site from the highway. Tree limited to boundaries of back gardens with the site. Vicarage: detached house and outbuildings standing near centre of large, park-like garden. Building not visible from highway and set behind the built form of the village.
Local building design	Vicarage: Early/Mid C 19th House. Brick with very gently sloping overhanging double pile hipped slate roof. Classical / Italianate style. Locally distinctive. North of site: three corrugate sheds / outbuildings of various sizes. Simple gabled forms. Not locally distinctive. St John's Walk: Mid C20th houses and bungalows. Brick and brick-and-render. Gabled forms with variations in roof pitch, though many bungalows have very shallow roof pitches. Some gable fronted dwellings. Plain. Not locally distinctive.
Features on site, and land use or features off site having immediate impact.	Site is two paddocks separated by a low timber fence. No buildings on site apart from temporary timber stable. Gated access from roadway spur off St John's Walk. Three good mature trees adjacent. Isolated mature tree further south along east boundary of site. Mix of hedge and fence boundaries to 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	Site could be developed for housing without harming the setting of the listed building provided the development is of a suitable design and density (i.e. mitigation needed). Existing highway spur off St John's Walk is ideal access into site. Trees on / directly adjoining site could be retained without significantly reducing yield. Opportunity to provide better edge to built up area of settlement than existing. Low density – c.12 dwellings/ buildings with generous spaces between neighbouring dwellings. Development should not 'turn its back' on the garden to the Vicarage. Potential to have green space along eastern edge, and strengthen the 'grove' of trees, which the new houses could face onto. Two low density cul-de-sacs – one in each field.

Settlement: Kirby Hill

Site: KB1 (Land east of St John's Walk, Kirby Hill)

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	MAB survey June 2016: trees, hedgerows and sward
Sward	The northern field is improved and the southern two fields species-poor semi-improved grassland
Trees and Hedges	Field and external boundary hedgerows with significant mature hedgerow trees: I ash and 3 sycamores.
Presence of Trees that Merit TPO	Mature trees should be considered for TPOs
Water/Wetland	Old maps appear to show a pond in the centre of the northern field (OS Epoch 1) Since lost. There is a pond approx. 200m to SE.
Slope and Aspect	Generally flat with a slight fall along eastern edge of site.
Buildings and Structures	No buildings on site apart from a timber stable.
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 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Small pasture close to village is comparatively rare habitat in largely arable landscape. The hedgerows linking the two form an important network. The parkland type habitat of the churchyard and vicarage and bounding fields is especially valuable.
GI/SUDS Opportunities (for biodiversity)	There would be the opportunity to retain existing hedgerows and reinforce them with native tree planting to complement those bordering to the east. There may be the opportunity to create a small SUDS wetland, perhaps in the vicinity of the historic pond (of which it seems there were several around the village at the time of the Epoch 1 OS)
Protected Species	There may be nesting birds associated with the hedges and timber stable. Bats may roost in the mature trees close to the boundary.
BAP Priority Species	None known
Invasive Species	None known
Notes	RL3034 2010 (amber). MAB survey in association with 16/02152/OUT

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	Small-scale pasture close to the village is a comparatively rare habitat in a largely arable landscape. Trees and hedgerows should be protected and retained and enhanced with new planting as part of green infrastructure provision.There may be the opportunity to create a small SUDS wetland, perhaps in the vicinity of the historic pond shown on Epoch 1 OS maps.

Settlement: Kirby Hill

Site: KB1 (Land east of St John's Walk, Kirby Hill)

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

Site: KB2 (Land at Fairy Hill, Kirby Hill)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of village comprising Manor Farm farmstead. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description: Site comprises farm buildings and the farm house at Manor farm plus a small area of grass at the north end of the site and part of an arable field to the north of houses on Church View. Low stone wall and mature trees on frontage.
Existing urban edge	The farmstead itself is well integrated with the village edge. Arable field extends beyond village edge adjacent to 20th century housing comprising bungalows and two storey properties. Open views across fields to and from the village.
Trees and hedges	Mature trees in the garden to the frontage of the property on Church Lane (may be worthy of TPO.)
Landscape and Green Belt designations	Open countryside. PRoW through the site.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Loss of characterisitic farm buildings
Visual Sensitivity	Open views of characteristic farmstead from Leeming Lane are susceptible to changes in built form.
Anticipated landscape effects	Loss of characterisitic farmstead in village which may need relocating.
Potential for mitigation and opportunities for enhancement	Existing mature trees to be retained and added to as appropriate. New built form should reflect existing farmstead character of the site on the village edge. Small scale groups of trees would help break up the edge of builot form. Extensive structure planting would not be characteristic.
Likely level of landscape effects	Medium scale adverse due to the openness of the landscape at the village edge and the loss of the characteristic farmstead.
Adjacent sites/cumulative impacts/benefits	KB3 would result in cumulative effects. KB5 includes both KB2 and KB3 and extends to the wider landscape.

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	There is some capacity for the site to be developed providing it is done sympatheically. The impact of relocating the farmstead should be considered as an indirect effect of developing the site.

Settlement: Kirby Hill

Site: KB2 (Land at Fairy Hill, Kirby Hill)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	All Saints Church (GILB) Vicarage (GIILB)
Known non-designated heritage assets potentially affected by development of the site.	Manor Farm.
Commentary on heritage assets.	Setting of Grade I Listed Building (All Saints' Church) Setting of Grade II Listed Building (Vicarage). All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive. Hambleton View: Victorian cottage row (extended). Brick with gabled slats roofs. Simple form. Locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered.
Topography and views	Topography gently slopes downward away from the village to the south, and gently uphill north of Church Lane towards Fairy Hill. Only expansive views are looking north from Mill Ings Lane.
Landscape context	Large pastoral fields with patchy hedged boundaries and very few trees. Strongly agricultural. The principal exception is the parkland like area south of Church Lane (including school grounds and curtilage of the Vicarage), which is pasture and contains many fines trees. Good line of trees along Church Lane to east of village. These all complement the mature trees within the substantial churchyard of All Saints' Church. Deep verges and 'greens' within village giving a soft, spacious character to the core of the settlement.
Grain of surrounding development	The Grange, Manor Drive, Church View, Church Close: densely packed short terraces, semi detached and detached suburban houses. Front and rear gardens (front gardens often open plan). Rear gardens marginally deeper than front gardens. Little space between neighbouring buildings, enclosed street spaces. Principal elevations face the street and present back elevations to countryside. Very low tree cover due to small sizes of gardens and lack of communal soft space / landscaping. The Larches, Homewood, Kirkway: Substantial detached houses with large gardens, rear gardens quite large. Houses set back from road behind fairly deep front gardens. Very little space between houses creates enclosed street spaces. Front elevations to road, back elevations to countryside. Reasonable tree cover in back gardens. Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. Tightly knit group of traditional farm buildings to northeast, augmented by later additions and extensions.

Local building design	The Grange: mock-Victorian (colonial?) 1990s dwellings. Brash polychrome brick, artificial pantile roofs. Gabled roof forms with feature gables / gablets. Overhanging roofs with fancy bargeboards. Not locally distinctive. Manor Drive: Mid/Late C20th bungalows. Brick and artificial pantile. Broad gabled forms. Not locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered. The Larches, Homewood, Kirkway: Mid C20th bungalows. Brick, artificial pantile roofs. Very broad gabled forms with feature gables. Plain looking. Not locally distinctive. Church View: Gabled two storey houses and bungalows 1950s/60s. Brick with artificial pantile roofs. Timber cladding to upper floors of houses. Not locally distinctive. Church Close: Interwar social housing. Brick with pantile roofs. Mix of cambered windows and broad 'Yorkshire sash' proportioned openings. Brickwork 'string' between ground and first floors. End houses oriented at 90 degrees to rest of row. Vernacular character due to building form and detailing. Locally distinctive. All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive. Hambleton View: Victorian cottage row (extended). Brick with gabled slats roofs. Simple form. Locally distinctive.
Features on site, and land use or features off site having immediate impact.	Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. Tightly knit group of traditional farm buildings to northeast, augmented by later additions and extensions. Site contains a cluster of large agricultural sheds and a brick farm building with hipped slate roof. Agricultural fields (mostly arable) surrounds the northern part of the site. Hedge boundaries of varying heights (high, medium, low).

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	Manor Farm could be suitable for housing, but issues of access (especially from Church Lane, if deemed necessary to upgrade this lane from a narrow country lane to adoptable road standard with engineered junction directly in front of Church / village green, this would significantly harm the character of the village and the setting of the listed building), density, and landscaping would need to be addressed. Development should incorporate greenery, promote tree cover and provide landscaped edge to the settlement. Shortcomings of The Grange / Manor Drive should not be repeated. Low density of buildings, domestic scale. Use of mellow natural building materials. Broad verges and trees to principal thoroughfare as per Church Lane. Good integration with rest of village for pedestrians.

Settlement: Kirby Hill

Site: KB2 (Land at Fairy Hill, Kirby Hill)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Pasture to rear of farm; northern part of site part of large arable field
Trees and Hedges	Mature trees to frontage along Church Lane, some boundary hedgerows
Presence of Trees that Merit TPO	Mature trees are likely to merit TPO protection
Water/Wetland	Pond on frontage with Church Lane; uncultivated area in arable land to north appears as wetland on Epoch 1 OS map
Slope and Aspect	The land falls gently to the south
Buildings and Structures	Manor Farm includes a farm house and a large number of traditional and modern farm 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 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Small fields and trees close to the village are valuabe assets within the context of the surrounding large-scale arable landscape. T
GI/SUDS Opportunities (for biodiversity)	Retain and enhance on site trees, hedgerows and pond. Incorporate biodiversity enhancement such as bat and swift bricks into redeveloped buildings.
Protected Species	Manor farm house and agricultural buildings may have potential to support bats and nesting birds, pond on site may support great crested newt
BAP Priority Species	Priority species of arable farmland birds 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	Mature trees and boundary hedges should be protected and retained. Potential for new native planting if site is developed. Incorporate biodiversity enhancement into redeveloped buildings.Manor farm house and agricultural buildings, trees and pond and wetland may have potential to support protected species and will require to be surveyed.

Settlement: Kirby Hill

Site: KB2 (Land at Fairy Hill, Kirby Hill)

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

Site: KB3 (Land at Leeming Lane, Kirby Hill)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of village east of Leeming Lane. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description: Arable field on the northern edge of the village with extensive views of the surrounding landscape.
Existing urban edge	Urban edge is harsh comprising bungalows on Manor Drive and a modern housing estate on the opposite side of Leeming Lane.
Trees and hedges	Hedgerow boundary with Leeming Lane to the west. Trees around building and area of hard standing to the north west corner of the site.
Landscape and Green Belt designations	Open Countryside. Public Right of Way.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open landscape is susceptible to extension of built form into open countryside.
Visual Sensitivity	Site is viewed on the approach to the village from the north and can be seen in the wider context from minor roads to the northeast.
Anticipated landscape effects	Loss of open field to high density built form.
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since extensive tree planting (which would be necessary for this site) would be inappropriate to the area's characteristics and impact upon views.
Likely level of landscape effects	Medium to large scale due to the openness of the site and the limited opportunities for mitigation.
Adjacent sites/cumulative impacts/benefits	KB2 adjacent links the site to the village centre.

Conclusion

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

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

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

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

Summary conclusion	The area has limited capacity to accept change and large-scale development should be resisted unless well integrated with existing development. There may be some capacity for smaller scale development along the urban edge that improves integration.

Settlement: Kirby Hill

Site: KB3 (Land at Leeming Lane, Kirby Hill)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	All Saints Church (GILB).
Known non-designated heritage assets potentially affected by development of the site.	Manor Farm.
Commentary on heritage assets.	Setting of Grade I Listed Building (All Saints' Church). All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered.
Topography and views	Topography gently slopes downward away from the village to the south, and gently uphill north of Church Lane towards Fairy Hill. Only expansive views are looking north from Mill Ings Lane.
Landscape context	Large pastoral fields with patchy hedged boundaries and very few trees. Strongly agricultural. The principal exception is the parkland like area south of Church Lane (including school grounds and curtilage of the Vicarage), which is pasture and contains many fines trees. Good line of trees along Church Lane to east of village. These all complement the mature trees within the substantial churchyard of All Saints' Church. Deep verges and 'greens' within village giving a soft, spacious character to the core of the settlement.
Grain of surrounding development	The Grange, Manor Drive, Church View, Church Close: Densely packed short terraces, semi detached and detached suburban houses. Front and rear gardens (front gardens often open plan). Rear gardens marginally deeper than front gardens. Little space between neighbouring buildings, enclosed street spaces. Principal elevations face the street and present back elevations to countryside. Very low tree cover due to small sizes of gardens and lack of communal soft space / landscaping. The Larches, Homewood, Kirkway: Substantial detached houses with large gardens, rear gardens quite large. Houses set back from road behind fairly deep front gardens. Very little space between houses creates enclosed street spaces. Front elevations to road, back elevations to countryside. Reasonable tree cover in back gardens. Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. Tightly knit group of traditional farm buildings to northeast, augmented by later additions and extensions.

Local building design	The Grange: mock-Victorian (colonial?) 1990s dwellings. Brash polychrome brick, artificial pantile roofs. Gabled roof forms with feature gables / gablets. Overhanging roofs with fancy bargeboards. Not locally distinctive. Manor Drive: Mid/Late C20th bungalows. Brick and artificial pantile. Broad gabled forms. Not locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered. The Larches, Homewood, Kirkway: Mid C20th bungalows. Brick, artificial pantile roofs. Very broad gabled forms with feature gables. Plain looking. Not locally distinctive. Church View: Gabled two storey houses and bungalows 1950s/60s. Brick with artificial pantile roofs. Timber cladding to upper floors of houses. Not locally distinctive. Church Close: Interwar social housing. Brick with pantile roofs. Mix of cambered windows and broad 'Yorkshire sash' proportioned openings. Brickwork 'string' between ground and first floors. End houses oriented at 90 degrees to rest of row. Vernacular character due to building form and detailing. Locally distinctive. All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive.
Features on site, and land use or features off site having immediate impact.	Site is an agricultural field, bordered by several agricultural fields (mostly arable). Adjoining site to the east contains a cluster of large agricultural sheds (plus a brick farm building with hipped slate roof). Hedge boundaries of varying heights (high, medium, low). Manor Drive cul-de-sac to the south. Fairy Hill to the 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
The nature of the site means that built development will have a negative impact on local distinctiveness.	Red

Summary conclusion	Reducing the extent of the site would lessen the harm to the layout and form of the village- small-scale, low density development in the southern part of the site. Any development should constitute high quality design and avoid a harsh urban edge in order to aid transition from built form to open countryside. Issues of access, density, and landscaping would need to be addressed. Development should incorporate greenery, promote tree cover and provide landscaped edge to the settlement. Shortcomings of The Grange / Manor Drive should not be repeated.

Settlement: Kirby Hill

Site: KB3 (Land at Leeming Lane, Kirby Hill)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerows
Phase 1 Survey Target Notes	None
Sward	Arable farmland, hedgerows
Trees and Hedges	Boundary hedgerows. Some trees off-site on the western boundary with a haulage depot
Presence of Trees that Merit TPO	None on site
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 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Hedgerows provide some degree of connectivity through the large scale arable landscape
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows, provide field margins to their exterior
Protected Species	Nesting birds are likely to utilise the boundary hedgerows
BAP Priority Species	Priority species of birds of arable farmland and brown hare may utilise the site
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	There may be some impact on priority species of arable farmland which may be capable of being mitigated for by provision of arable field margins. Opportunity to provide green infrastructure on the north-west boundary of the village

Settlement: Kirby Hill

Site: KB3 (Land at Leeming Lane, Kirby Hill)

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

Site: KB4 (Land at The Crofts, Kirby Hill)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of village west of Leeming Lane. LCA81: Dishforth and surrounding farmland
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description: Open arable field very gently undulating situated between the A168/ A1 corridor and Leeming Lane at the northern end of the village. Pond to the west side of the site.
Existing urban edge	Site largely detached from existing urban edge which comprises a small modern development. Caravan park to the south.
Trees and hedges	Fragmented hedgerow boundary.
Landscape and Green Belt designations	Open countryside. PRoW on boundary to the west.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Area susceptible to loss of open agricultural field replaced with high density built form.
Visual Sensitivity	Views of the site from the north and from the wider landscape would be affected making built form more prominent.
Anticipated landscape effects	Loss of open field to built development.
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since extensive tree planting (which would be necessary for this site) would be inappropriate to the area's characteristics and impact upon views.
Likely level of landscape effects	Medium to large scale effects due to scale of development uncharacterisitic of the existing landscape pattern.
Adjacent sites/cumulative impacts/benefits	KB3 on the opposite side of Leeming Lane.

Conclusion

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

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

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

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

Summary conclusion	The landscape has very limited capacity to accept development on this site without detriment to landscape character.

Settlement: Kirby Hill

Site: KB4 (Land at The Crofts, Kirby Hill)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	None.
Commentary on heritage assets.	None.
Topography and views	Topography gently slopes downward away from the village to the south, and gently uphill north of Church Lane. Only expansive views are looking north from Mill Ings Lane.
Landscape context	Large pastoral fields with patchy hedged boundaries and very few trees. Strongly agricultural. The principal exception is the parkland like area south of Church Lane (including school grounds and curtilage of the Vicarage), which is pasture and contains many fines trees. Good line of trees along Church Lane to east of village. These all complement the mature trees within the substantial churchyard of All Saints' Church. Deep verges and 'greens' within village giving a soft, spacious character to the core of the settlement.
Grain of surrounding development	The Grange, Manor Drive, Church View, Church Close: Densely packed short terraces, semi detached and detached suburban houses. Front and rear gardens (front gardens often open plan). Rear gardens marginally deeper than front gardens. Little space between neighbouring buildings, enclosed street spaces. Principal elevations face the street and present back elevations to countryside. Very low tree cover due to small sizes of gardens and lack of communal soft space / landscaping. The Larches, Homewood, Kirkway: Substantial detached houses with large gardens, rear gardens quite large. Houses set back from road behind fairly deep front gardens. Very little space between houses creates enclosed street spaces. Front elevations to road, back elevations to countryside. Reasonable tree cover in back gardens. Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. Tightly knit group of traditional farm buildings to northeast, augmented by later additions and extensions.

Local building design	The Grange: mock-Victorian (colonial?) 1990s dwellings. Brash polychrome brick, artificial pantile roofs. Gabled roof forms with feature gables / gablets. Overhanging roofs with fancy bargeboards. Not locally distinctive. Manor Drive: Mid/Late C20th bungalows. Brick and artificial pantile. Broad gabled forms. Not locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered. The Larches, Homewood, Kirkway: Mid C20th bungalows. Brick, artificial pantile roofs. Very broad gabled forms with feature gables. Plain looking. Not locally distinctive. Church View: Gabled two storey houses and bungalows 1950s/60s. Brick with artificial pantile roofs. Timber cladding to upper floors of houses. Not locally distinctive. Church Close: Interwar social housing. Brick with pantile roofs. Mix of cambered windows and broad 'Yorkshire sash' proportioned openings. Brickwork 'string' between ground and first floors. End houses oriented at 90 degrees to rest of row. Vernacular character due to building form and detailing. Locally distinctive. All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive.
Features on site, and land use or features off site having immediate impact.	A168 and A1(M) run north to south to the west of the site and form the western site boundary. The B6265 forms the eastern boundary. The Grange cul-de-sac to the south east, adjacent to the site. Providence Lodge adjacent to the site boundary to the north west. Caravan park borders the site to the south, beyond which is a covered reservoir.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Site could be suitable for housing, but issues of access, density, and landscaping would need to be addressed. Development should incorporate greenery, promote tree cover and provide landscaped edge to the settlement. Shortcomings of The Grange / Manor Drive should not be repeated. Any development should constitute high quality design. The site boundary should be reduced in order to better reflect the layout and form of the village and to allow a substantial landscape buffer between the site and the A168 and A1(M) to the west. The south eastern portion of the site may accommodate development- subject to design, density, building heights, layout etc.

Settlement: Kirby Hill

Site: KB4 (Land at The Crofts, Kirby Hill)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable farmland, hedgerowsPond
Phase 1 Survey Target Notes	None
Sward	Arable (except Dodcarr)
Trees and Hedges	Screenplanting along A168 to west
Presence of Trees that Merit TPO	None on site
Water/Wetland	'Dodcar' near northeast corner may be a historic wetland
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Hedgerows provide some degree of connectivity through the large scale arable landscape
GI/SUDS Opportunities (for biodiversity)	Retain and buffer Dodcar wetland, potential opportunity to utilise Suds, Enhance boundary hedgerows, provide field margins to their exterior
Protected Species	Nesting birds are likely to utilise the boundary hedgerows
BAP Priority Species	Priority species of birds of arable farmland and brown hare may utilise the site
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	Dodcar, as a potential historic wetland, should be fully surveyed and assessed .There may be some impact on priority birds of arable farmland and brown hare. May be capable of being mitigated for off-site by provision of arable field margins. Opportnity to provide green infrastructure on the north-west boundary of the village

Settlement: Kirby Hill

Site: KB4 (Land at The Crofts, Kirby Hill)

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

Site: KB5 (New settlement at Rooker Hill and Kirby Hill)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Large Site located north of village either side of Leeming Lane incorporating KB2, KB3 and KB4 plus a larger area of farmland to the north. LCA81: Dishforth and surrounding farmland and LCA85: Thorton Bridge drained low lying arable farmland.
Landscape description	Area description: The wider landscape comprises large-scale arable fields and scattered, diverse development. Tree cover and hedgerows are intermittent affording long distance views extending to the Kilburn White Horse. Site description: The site comprises a large area of farmland on the northern edge of the village. Includes an area of strip fields.
Existing urban edge	Site extends considerabley from the urban edge which currently comprises a range of modern houses, a farmstead and the historic church at the eastern end of the village.
Trees and hedges	Fragmented hedgerow field boundaries.
Landscape and Green Belt designations	Open countryside PRoW.
Description of proposal for the site	Mixed use. Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Landscape highly susceptible to change as a result of built form resulting in loss of openness.
Visual Sensitivity	Area widely visible in the open arable landscape.
Anticipated landscape effects	Loss of a large area of agricultural land and introduction of extensive area of built form.
Potential for mitigation and opportunities for enhancement	There is limited potential for mitigation since extensive large scale tree planting (which would be necessary for this site) would be inappropriate to the area's characteristics and impact upon views.
Likely level of landscape effects	Very large scale adverse due to the loss of a significant area of open countryside that is valued for its extensive views to the east.
Adjacent sites/cumulative impacts/benefits	Site incorporates other sites on north side of Kirby Hill.

Conclusion

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

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

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

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

Summary conclusion	There is no capacity for the landscape to accept the development proposed without detriment to landscape character. However, the large site offers the opportunity to create a new high quality landscape.

Settlement: Kirby Hill

Site: KB5 (New settlement at Rooker Hill and Kirby Hill)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	All Saints Church (GILB). Vicarage (GIILB). Skelton Windmill (GIILB).
Known non-designated heritage assets potentially affected by development of the site.	Individual farmsteads.
Commentary on heritage assets.	Setting of grade I LB- All Saint's Church. Setting of grade IILB's- Vicarage and Skelton Windmill. All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive. Hambleton View: Victorian cottage row (extended). Brick with gabled slats roofs. Simple form. Locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered.
Topography and views	Topography gently slopes downward away from the village to the south, and gently uphill north of Church Lane towards Fairy Hill. Only expansive views are looking north from Mill Ings, which is to the east of the site.
Landscape context	Large pastoral fields with patchy hedged boundaries and very few trees. Strongly agricultural. The principal exception is the parkland like area south of Church Lane (including school grounds and curtilage of the Vicarage), which is pasture and contains many fines trees. Good line of trees along Church Lane to east of village. These all complement the mature trees within the substantial churchyard of All Saints' Church. Deep verges and 'greens' within village giving a soft, spacious character to the core of the settlement.
Grain of surrounding development	The Grange, Manor Drive, Church View, Church Close: densely packed short terraces, semi detached and detached suburban houses. Front and rear gardens (front gardens often open plan). Rear gardens marginally deeper than front gardens. Little space between neighbouring buildings, enclosed street spaces. Principal elevations face the street and present back elevations to countryside. Very low tree cover due to small sizes of gardens and lack of communal soft space / landscaping. The Larches, Homewood, Kirkway: Substantial detached houses with large gardens, rear gardens quite large. Houses set back from road behind fairly deep front gardens. Very little space between houses creates enclosed street spaces. Front elevations to road, back elevations to countryside. Reasonable tree cover in back gardens. Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. Tightly knit group of traditional farm buildings to northeast, augmented by later additions and extensions. Individual farmsteads pepper the countryside between settlements- such as Sion Hill Farm; Rooker Hill.

Local building design	The Grange: mock-Victorian (colonial?) 1990s dwellings. Brash polychrome brick, artificial pantile roofs. Gabled roof forms with feature gables / gablets. Overhanging roofs with fancy bargeboards. Not locally distinctive. Manor Drive: Mid/Late C20th bungalows. Brick and artificial pantile. Broad gabled forms. Not locally distinctive. Manor Farm: Double pile plan gabled 19th century farmhouse (with possible early C18th core). Brick with slate roofs. Locally distinctive. Ranges of brick and pantile farm buildings of various heights and sizes. Mix of gabled and hipped forms. Of some local character, but quite altered. The Larches, Homewood, Kirkway: Mid C20th bungalows. Brick, artificial pantile roofs. Very broad gabled forms with feature gables. Plain looking. Not locally distinctive. Church View: Gabled two storey houses and bungalows 1950s/60s. Brick with artificial pantile roofs. Timber cladding to upper floors of houses. Not locally distinctive. Church Close: Interwar social housing. Brick with pantile roofs. Mix of cambered windows and broad 'Yorkshire sash' proportioned openings. Brickwork 'string' between ground and first floors. End houses oriented at 90 degrees to rest of row. Vernacular character due to building form and detailing. Locally distinctive. All Saints Church: Norman with medieval additions and extensive / pervasive 'restoration' c.1870. Stone with red clay tile roofs, gabled and hipped. Broad form apart from three storey square tower and spire. Locally distinctive. Hambleton View: Victorian cottage row (extended). Brick with gabled slats roofs. Simple form. Locally distinctive.
Features on site, and land use or features off site having immediate impact.	To the south west, adjacent to the site, is Manor Farm: substantial detached farmhouse facing west over private wall-enclosed garden, presents secondary gabled elevation to road. Substantial garden with significant trees cover. To the north east of the farmhouse is a tightly knit group of traditional farm buildings, augmented by later additions and extensions. Agricultural fields (mostly arable) surrounds the northern part of the site. Hedge boundaries of varying heights (high, medium, low). To the south east are semi-detached houses, the rear gardens of which abut the site boundary. The land rises to the north, known as Fairy Hill, with Rooker Hill beyond.

Conclusion

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

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

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

Rationale	Rating
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 area is extensive and would serve to more than double the size of the existing settlement of Kirby Hill, to the detriment of the character, form and identity of the village and to the detriment of the setting and significance of designated and non-designated heritage assets. The scale of development proposed and the resultant harm would not be capable of mitigation. Development of the scale proposed would erode the rural, agricultural character and local distinctiveness of the area. The development would be detrimental to the setting of heritage assets.

Settlement: Kirby Hill

Site: KB5 (New settlement at Rooker Hill and Kirby Hill)

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	Potential arable field margins, hedgerows, veteran trees
Phase 1 Survey Target Notes	None
Sward	Large-scale arable
Trees and Hedges	Generally low boundary hedgerows with very occassional trees
Presence of Trees that Merit TPO	Occassional mature trees may merit TPO protection
Water/Wetland	Small wetland area near Manor Farm and Dodcar wetland (if included)
Slope and Aspect	Largely flat or very gently domed landform
Buildings and Structures	None on site (unless Manor Farm included)
Natural Area	Majority in Vale of York(NCA 28); SE in Southern Magnesian Limestone (NCA 30)
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 81: Dishforth and Surrounding Farmland • “Small woodland blocks associated with appropriately scaled development may help to integrate development with the landscape” • “Encourage the reinstatement of hedges particularly in areas of pre-parliamentary enclosure”
Connectivity/Corridors	Roadside and field boundary hedgerows provide some connectivity through the large-scale arable landscape
GI/SUDS Opportunities (for biodiversity)	Opportunities to restore historic wetlands
Protected Species	May be priority bird species of arable farmland and brown hare
BAP Priority Species	Bats may utilise mature trees and farm buildings. Nesting birds may also utilise these and boundary hedgerows.
Invasive Species	Not known
Notes	RL55 (part) 2010 Red (due to trees and pasture land south of church)

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 majority of the site is large scale arable fields. There may be some impact on priority birds of arable farmland and brown hare etc. which may be capable of being mitigated for external provision of arable field margins. There may be the opportunity to restore and enhance historic ponds and create new Suds wetlands, Small-scale pasture with mature trees close to the village is a valuable habitat in a largely arable landscape so the field south of the church should not be developed, unless as public open space. Existing trees and hedgerows should be protected and retained and enhanced with new planting as part of green infrastructure provision. Manor farm house (if included) and agricultural buildings, trees and pond may have potential to support protected species.

Settlement: Kirby Hill

Site: KB5 (New settlement at Rooker Hill and Kirby Hill)

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

Site: KD1 (The Croft, Kirk Deighton)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated south east of village centre off Scriftain Lane LCA56: Plompton and South Knaresborough Arable Rolling Land
Landscape description	Area description: The wider landscape comprises the large-scale area situated between the valley landscapes of the River Nidd and the River Crimple.The undulating landform is scattered with various blocks of woodland that disperse views across an otherwisse open landscape. Site Description: The site comprises a small business centre and two residential properties to the west set in large gardens. There are substantial woodland area protected by TPO and a small open paddock to the southern part of the site enclosed by tall hedgerows.
Existing urban edge	The site partially developed and well integrated with the urban edge due to existing tree cover.
Trees and hedges	Two areas of TPO'd trees and hedgerow along the southern site boundary.
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt.
Description of proposal for the site	Residential (assume 30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value with due to the large areas of mature vegetation which enhances landscape character. Susceptibility to change is considered to be high as loss of woodland is likely to open up views with overall value judged to be medium as there is some existing reference to the type of development being proposed. Overall sensitivity is considered to be high.
Visual Sensitivity	The site is heavily filtered by tall trees and hedgerow vegetation and by built form to the west.. There are open views from the south and east from surrounding countryside.
Anticipated landscape effects	Loss of pasture and mature vegetation likely which could open up views.
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development by enhancing existing areas of woodland and strengthening hedgerows.
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	N/A

Conclusion

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

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

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

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

Summary conclusion	Appropriate layout and landscape mitigation could reduce visual impacts. Essential to retain all TPO'd vegetation

Settlement: Kirk Deighton

Site: KD1 (The Croft, Kirk Deighton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	Site is within 300m to the east of Kirk Deighton Special Area of Conservation (SAC), designated for its great crested newt population.
Sites of Special Scientific Interest (SSSI)	Kirk Deighton SAC is also a SSSI.
SSSI Risk Zone	Natural England require consultation on all planning applications - except householder applications.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	Phase 1 Habitat Survey Oatlands Ecology with 2012 applications.
Sward	Small areas of amenity grassland and a small paddock and some recently cleared areas.
Trees and Hedges	On-site mixed woodland and boundary trees and hedges.
Presence of Trees that Merit TPO	On site trees are covered by TPOs.
Water/Wetland	There is a small ornamental fish pond on site.
Slope and Aspect	Generally flat.
Buildings and Structures	A number of office and residential buildings on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land • “Encourage restoration and management of hedgerows along roadsides…” • “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	Scriftain Lane is a well-treed green lane. The main road through the village separates the site and other land to the east from the SAC the A1M acts a barrier to the east.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance the landscape for great crested newts on land to the east of Kirk Deighton through habitat creation over the wider site.
Protected Species	Some potential for great crested newt terrestrial habitat on site. Bats and breeding birds may utilise trees on site.
BAP Priority Species	Common toad found on site.
Invasive Species	None known.
Notes	14/03805/OUT refused (see Oatlands Ecology report). 14/03210/OUT permitted.

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	Boundary trees and internal woodland should be retained and enhanced in association with any limited development of the site. Development of the entire site would be deleterious for bioidversity and potential GCN terrestrial habitat. An 'appropriate assessment' would be required of any potential impacts on the GCN population of the Kirk Deighton SAC.

Settlement: Kirk Deighton

Site: KD1 (The Croft, Kirk Deighton)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: KD2 (Land west of A168, Kirk Deighton - THIS SITE HAS BEEN CHANGED TO OC7 PLEASE DO NOT ENTER ANYTHING ONTO THIS FORM)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	The site is a former world war 2 prisoner of war hostel (a subsidiary site of a larger camp), dating from the 1940's. Derelict buildings still present. High significance in terms of 2nd WW military / social / local history (as prisoners mixed with the local community and worked on nearby farms). (Information advised by Roger Thomas of Historic England). Deighton Banks Farm, located to the south east, on the opposite side of the A168. This is a group of traditional stone building, comprising a farmhouse and farm building. A single storey outbuilding is located facing the road. The development would be within the setting of these buildings.
Commentary on heritage assets.	as above
Topography and views	Located by the side of the A168, within an arable field, within open countyside. The land rises in level from south to north and from east to west, therefore the site is quite prominently located in the landscape, though there is some screening from the hedge on the roadside.
Landscape context	Open countyside.
Grain of surrounding development	Rural location, dispersed.
Local building design	Reference would be Kirk Deighton to the south and the traditional farm stead present on the other side of the road (largely, traditional stone buildings).
Features on site, and land use or features off site having immediate impact.	Semi-derelict buildings are still present – probably an accommodation block, ablutions, equipment store etc, built of concrete frames and poss. former timber cladding (four or five), plus a brick tower / chimney (for heating / drying room). Known to be standard types, built across the country. There are no fences or other boundaries other than to the frontage. The site has some concrete hard surfacing but it otherwise overgrown with vegetation. There is a hedge and grass verge to the roadside. There is a telecoms mast located further to the north in close proximity.

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	

Settlement: Kirk Deighton

Site: KD4 (Land to the south west of Wetherby Road (northern site), Kirk Deighton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is situated to the south west of Wetherby Road Kirk Deighton LCA56: Plompton and South Knaresborough Arable Rolling Land
Landscape description	Area description: The wider landscape comprises the large-scale area situated between the valley landscapes of the River Nidd and the River Crimple.The undulating landform is scattered with various blocks of woodland that disperse views across an otherwisse open landscape. Site Description: The site is rectangular in shape and comprises part of a large arable field to the south west of Wetherby Road. The site gently falls from north to south at an average elevarion of 28mAOD. A hedgerow and grassed verge border Wetherby Road with the southern boundary undefined. A gappy hedgerrow runs along the sites western boundary togerther wiith the route of a PRoW running north to south with open countryside beyond. The residential edge of Kirk Deighton fronts the overall extent of the site bordering Wetherby Road continuing along Ashdale Lane and Garth End to the west.
Existing urban edge	The site borders the urban edge of Kirk Deighton to the west, north and north west
Trees and hedges	Site boundary hedgerows to the west, north and east
Landscape and Green Belt designations	SG3 Settlement Growth: Conservation of the Countryside including Green Belt
Description of proposal for the site	Residential (assume30+dwellings per ha)
Physical Sensitivity	The site is considered of medium value, landscape condition is fair and components are generally well maintained. Susceptibility to change is considered to be medium as it is a landscape with components that are easily replaced or substituted. Overall sensitivity is considered to be medium
Visual Sensitivity	There are open views from the PRoW to the west and Wetherby Road to the east and north east
Anticipated landscape effects	Loss of arable land and loss of views into the wider landscape to the west
Potential for mitigation and opportunities for enhancement	There would be some potential to mitigate effects of development by introducing areas of woodland screening and hedgerows.
Likely level of landscape effects	Medium adverse effects but effects could be reduced with appropriate landscape mitigation
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	Site is of high/medium sensitivity with some reference to the type of development being proposed in a visually open landscape. Appropriate layout and mitigation could reduce visual impacts

Settlement: Kirk Deighton

Site: KD4 (Land to the south west of Wetherby Road (northern site), Kirk Deighton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Kirk Deighton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Ashdale House.
Commentary on heritage assets.	The site is located within the setting of Kirk Deighton Conservation Area (the site adjoins its southern edge) and also Ashdale House (the dwelling to the immediate north of the site.
Topography and views	Views are present when looking to the south through the gaps in the buildings. The development would also be present in views looking towards the village from the south.
Landscape context	Farmland located between Wetherby and Kirk Deighton.
Grain of surrounding development	Kirk Deighton is historically a linear village. The site is located at the southern edge of that linear form. As is typical, there is additional 20th century development that is contrary to grain, e.g. the row of dwellings of Garth End is out of character with the established grain of development - the row juts into the open countryside in a manner which goes against the natural building line that has been established.
Local building design	The village is typified by stone buildings but later housing of non-traditional form, for example that to the east of the site, can also be brick.
Features on site, and land use or features off site having immediate impact.	The site is part of an arable field located to the south end of Kirk Deighton. The B6164 forms its eastern boundary, with a verge and hedgerow. No boundary to the south edge. The conservation area boundary adjoins the north of the site in the location of the boundaries of two dwellings that are located within the conservation area. Dwellings are also present on its north west side (Garth's End) and north east side (dwellings present on the other side of the B6164). Significant field boundaries are also marked on the conservation area appraisal map, to the east and west of the site, but also within the site.

Conclusion

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

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

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

Rationale	Rating
Development is 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 proposal will have a direct impact on the setting of the conservation area. The appraisal sets out the importance of the rural surroundings of the village and how the views out to the countryside are important in defining the character and appearance of the conservation area. The presence of the row of Garth's End should not be taken as a precedent in attempting to ‘round off’ the village edge. This type of rounding off will have a detrimental impact on the character of Kirk Deighton as an independent village. The conservation area appraisal highlights this as an issue. It states that ‘Kirk Deighton is primarily a residential village that is at risk of becoming engulfed by development on the edge of the expanding market town of Wetherby. This would lead to Kirk Deighton becoming a sub-area of the town rather than an independent village settlement.’ This would therefore be harmful to its rural character and the character and appearance of the conservation area.

Settlement: Kirk Deighton

Site: KD4 (Land to the south west of Wetherby Road (northern site), Kirk Deighton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	Site is within 100m of Kirk Deighton Special Area of Conservation, designated for its great crested newt population.
Sites of Special Scientific Interest (SSSI)	Kirk Deighton SAC is also a SSSI.
SSSI Risk Zone	Natural England require consultation on "all planning applications- except householder applications."
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows, arable farmland.
Phase 1 Survey Target Notes	None.
Sward	Arable.
Trees and Hedges	Hedgerow bound the site, except to the south which is an extension of the same open field. Occassional tree along the northern boundary.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land • “Encourage restoration and management of hedgerows along roadsides…” • “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	The hedgerows on site connect with those of the SAC to the NW and to the gardens of suburban Wetherby to the south. The B6164 provides something of a barrier to terrestrial species to the east.
GI/SUDS Opportunities (for biodiversity)	Development of part of the site may provide an opportunity for habitat enhancement for great crested newts on site along eastern boundary or off-site enhancement.
Protected Species	Great Crested Newts breed in ponds in the adjacent SAC within 200m of the site.
BAP Priority Species	Not known.
Invasive Species	Not known.
Notes	

Conclusion

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

Rationale	Rating
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	Despite the proximity of the site to the SAC, the current intensively farmed arable field will provide little habitat for great crested newts. Development of part of the site may provide an opportunity to enhance the landscape for great crested newts on land to the east of Kirk Deighton through habitat creation over the wider site. An 'appropriate assessment' will be required by Natural England.

Settlement: Kirk Deighton

Site: KD4 (Land to the south west of Wetherby Road (northern site), Kirk Deighton)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Kirk Deighton

Site: KD6 (Land at Scriftain Lane, Kirk Deighton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located off Scriftan Lane on the east side of the village. LCA56: Plompton and South Knaresborough Arable Land
Landscape description	Area description: The wider landscape comprises the large-scale area situated between the valley landscapes of the River Nidd and the River Crimple.The undulating landform is scattered with various blocks of woodland that disperse views across an otherwise open landscape. Site description: Area of strip fields that currently appears to be unmanaged with overgrown hedgerow boundary to the south boundary with Scriftain Lane.
Existing urban edge	Urban edge is sporadic and resonably well integrated although several small late 20th century developments have impacted upon village character away from the conservation area.
Trees and hedges	Overgrown hedgerow on south boundary.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape has siome susceptibility to extension of built form and loss of strip fields on the village edge.
Visual Sensitivity	Site not wideley visible.
Anticipated landscape effects	Loss of some vegetation and minor extension of built form in keeping with previous modern development.
Potential for mitigation and opportunities for enhancement	Limited due to the size of the site. Ensure strang native hedgerow boundary.
Likely level of landscape effects	Small scale adverse
Adjacent sites/cumulative impacts/benefits	Larger sites KD1 and KD4 would change the character of this part of the village and its setting considerably.

Conclusion

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

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

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

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

Summary conclusion	There is capacity for this small site to be developed along the lines of previous small scale development at the south end of the village.

Settlement: Kirk Deighton

Site: KD6 (Land at Scriftain Lane, Kirk Deighton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	Site is within 300m to the east of Kirk Deighton Special Area of Conservation, designated for its great crested newt population.
Sites of Special Scientific Interest (SSSI)	Kirk Deighton SAC is also a SSSI.
SSSI Risk Zone	Natural England require consultation on all planning applications - except householder applications.
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted.
BAP Priority Habitats	Hedgerows.
Phase 1 Survey Target Notes	None.
Sward	Overgrown poor pasture (species-poor semi-improved P1HS1992).
Trees and Hedges	The site is partly overgrown with a wide mature hedge containing a number of mature trees along the Scriftain Lane frontage.
Presence of Trees that Merit TPO	Not known.
Water/Wetland	None on site.
Slope and Aspect	Generally flat.
Buildings and Structures	None on site.
Natural Area	NCA 30 Southern Magnesian Limestone.
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 56 Plompton and South Knaresborough Arable Land • “Encourage restoration and management of hedgerows along roadsides…” • “Tree planting and woodland planting can be used to complement the rolling landform…”
Connectivity/Corridors	Scriftain Lane is a well-treed green lane. The area to the south of Scriftain Lane is well-treed, with TPOd mixed woodland. The main road through the village separates the site and other land to the east from the SAC.
GI/SUDS Opportunities (for biodiversity)	There may be an opportunity to enhance the landscape for great crested newts on land to the east of Kirk Deighton through habitat creation over the wider site.
Protected Species	Parts of the site are likely to comprise ideal great crested newt habitat. Nesting birds and bats are likely to utilise the boundary hedgerows and trees.
BAP Priority Species	None known.
Invasive Species	None known.
Notes	

Conclusion

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

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

Summary conclusion	The site is red because a significant part of it comprises good great crested newt terrestrial habitat which contributes to landscape connectivity for these amphibians. Taken on its own, there would be likely to be an unacceptable adverse impact on GCN terrestrial habitat. However, there may be the opportunity for overall habitat enhancement on land to the north of the site, which, if managed to create GCN habitat could potentially offset any harm caused by the development. If the site is developed the hedgerow to Scriftan Lane should be retained and a new hedge planted to the northern site boundary.

Settlement: Kirk Deighton

Site: KD6 (Land at Scriftain Lane, Kirk Deighton)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

Land drainage: summary of issues.	According to the Environment Agency flood maps, the proposed site is located within flood zone 1. We hold no recorded information of any flooding events on the site; nevertheless, this does not mean that flooding has never occurred. We are however, aware of flooding incidents in the general area due to capacity issues in local sewers, watercourses and overland ground water flows. 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 undertake a feasibility study showing the use of Suds including soakaway drainage has been fully explored. Any proposed discharge of surface water from the development site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios 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.

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: Kirk Hammerton

Site: KH1 (Carlton Fields, Kirk Hammerton)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north east of the village between development on the A59 and the railway line to the south. LCA95: Whixley Arable Farmland and LCA97: Nidd corridor (Ribston Park to Cattal reach)
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. To the south is the River Nidd corridor that comprises lowlying flat fields in the floodplain of the Nidd. Site description: site comprises grass field at the back of development on the A59 that is detached from the village proper which is located on the south side of the railway line.
Existing urban edge	Low density development on the busy A59 is uncharacterisitic of settlement in the area.
Trees and hedges	Hedgerow boundary to the west and east. Vegetation on the railway embankment to the south.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The field provides some separation between the railway line and development and breaks up development on the A59 corridor.
Visual Sensitivity	Visually reasonably well enclosed due to the site being flat and low lying between the railway line and A59.
Anticipated landscape effects	Loss of field that contributes to gaps in development on the A59.
Potential for mitigation and opportunities for enhancement	Possible incorporation of green infrastructure particularly on the southern boundary may help mitigate effects along with lowering of housing density to be comparable with existing.
Likely level of landscape effects	Medium scale adverse
Adjacent sites/cumulative impacts/benefits	KH3 to the east abuts this site and the development of both sites would increase effects but also inclrease the opportunity for mitigation.

Conclusion

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

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

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

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

Summary conclusion	There is some capacity for the landscape to accept the development of this site assuming appropriate mitigation and building density to integrate development.

Settlement: Kirk Hammerton

Site: KH1 (Carlton Fields, Kirk Hammerton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The building used for Geoffrey Benson's interior shop, is located to the west, on the other side of Station Road. Moor House and cottages are located to the north of the A59, to the north west of the site.
Commentary on heritage assets.	The Geoffrey Benson building is a large, 1930's, arts and crafts style former house (render, plain clay tiles), altered and extended. Moor House and cottages are late 19th century dwellings in brick but with altered windows (their significance would be enhanced with a return to traditional window types). The site is located within the setting of these buildings.
Topography and views	Openness of site at the north end allows views through to countryside to the south and also contributes to a sense of rural character adjacent to the A59.
Landscape context	Vale of York countryside.
Grain of surrounding development	Development along the roadside of the A59 - on north side, facing road and set back slightly. To south, looser development and more varied in form - more depth to development due to the presence of one cul de sac and dwellings set further back from the road.
Local building design	Mainly later 20th century housing along the A59 but tending to be brick as per local form. Also, a petrol station and car sales business.
Features on site, and land use or features off site having immediate impact.	The site comprises a paddock at the north (which has the A59 along the north boundary and Station Road along the west boundary - hedgerow and verge present on both), a dwelling (second half of 20th century) and outbuildings and then a further field to the south. Adjoins KH3 at the south end (hedgerow between the two). The railway embankment forms the southern boundary of the two.

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	If standard dwelling density and form of development was introduced across the site, this would have a minor negative impact on the setting of the small number of traditional buildings present; however, the greater impact would be upon the general character of the area (which maintains a rural character with visual connection to the wider countryside in this location); however, harm would be reduced if development were limited to the northern part of the site and designed in such a way as to maintain a degree of openness, in line with rural character and complimenting existing grain.

Settlement: Kirk Hammerton

Site: KH1 (Carlton Fields, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgreows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992) utilised by horses
Trees and Hedges	Garden with mature pines and broadleaved trees and shrubs
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPO protection
Water/Wetland	Garden ponds within 50m in plots to east and west
Slope and Aspect	Generally flat
Buildings and Structures	Dwellings & several outbuildings buildings on site
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway corridor along southern site boundary; York road to north
GI/SUDS Opportunities (for biodiversity)	Enhancement of local network of hedgerows and ponds by provision of bertter connectivity
Protected Species	Nesting birds likely to utilise hedgerows, trees & shrubs and buildings. Bats may utilise buildings. Nearby ponds may support great crested newt.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Boundary hedges and trees on site should be protected and retained. Some potential to enhance green infrastructure along site boundaries to enhance connectivity of features such as ponds and hedgerows in the landscape. Some potential for presence of protected species, including great crested newts in adjacent ponds - requires ecological survey.

Settlement: Kirk Hammerton

Site: KH1 (Carlton Fields, Kirk Hammerton)

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 cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Drainage strategies for Brownfield or mixed sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals. 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: Kirk Hammerton

Site: KH4 (Land north of Station Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of village, off Station Road LCA95: Whixley arable farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: Brownfield site on the edge of development not particularly characteristic.
Existing urban edge	The site appears an integral part of the urban edge in a rural area since it is an already developed site. New housing would not look out of character in this location.
Trees and hedges	Trees on northern boundary possibly worthy of retention.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises an almost rectangular parcel of land containing various medium-scale buildings occupied by various rural employment uses that has already impacted on character.
Visual Sensitivity	The site is fairly well contained except for the views to the north and the west over open countryside.
Anticipated landscape effects	The site is already developed land occupied by various agricultural buildings in rural employment use. Loss of these buildings to residential development.
Potential for mitigation and opportunities for enhancement	Housing has the potential to improve the landscape character of the site providing adequate mitigation is implemented along the north and west boundaries.
Likely level of landscape effects	Small scale adverse effects. With adequate planting mitigation and appropriate design of housing, there is an opportunity to improve the landscape character of the site.
Adjacent sites/cumulative impacts/benefits	KH2 and KH11 on the south side of station wroud would increase the concentration of built development in this area. KH6 to the north and west would increase adverse effects. GH12 to the west is proposed for new settlement.

Conclusion

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

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

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

Rationale	Rating
Development 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 high capacity to accept the redevelopment of this site assuming appropriate mitigation.

Settlement: Kirk Hammerton

Site: KH4 (Land north of Station Road, Kirk Hammerton)

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.	Small, brick out-building within the site. Station buildings to the south and also possible traditional dwellings along Station Road.
Commentary on heritage assets.	On site - small, brick building, possibly dating from late 19th / early 20th century - unknown history but much altered and may be difficult to insist of retention. The site is located within the setting of the Victorian station buildings to the south. Some houses of traditional form are present on the north side of Station Road but only one maybe of historic origin (possible former Station Public House, now a dwelling, located to the north of the site, adjacent to the garage site).
Topography and views	Paddock at front of site provides buffer and allows views looking south west to fields beyond (station buildings also visible in these views). Site is on the edge of the development along Station Road, open fields visible in its context. Site is relatively flat.
Landscape context	Vale of York.
Grain of surrounding development	On Station Road, buildings mostly face the road with hedgerow boundaries. Also industrial / commercial uses in this area as well as housing.
Local building design	Buildings along Station Road are mixed, some older and traditional and some later. Generally 2 storeys but some bungalows.
Features on site, and land use or features off site having immediate impact.	Site is used as an industrial unit - several modern buildings on site, plus the out-building. A small paddock is located to the front of the site. Hedge and verge to the road. Post and wire fence to the west. Fencing to the east. Hedge / trees on the north boundary - three signifcant, mature trees. Access through gated entrance on right hand side of 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	Standard densities are likely to result in a scheme that will provide a harsh edge to this site that in the context of rural surroundings. Spacing of dwellings would also need to reflect that of those along Station Road (facing the road, provision of front gardens and hedge to frontages). Appropriate landscaping will be key, in order to integrate the scheme with the surrounding countryside. Existing trees and hedges should be retained

Settlement: Kirk Hammerton

Site: KH4 (Land north of Station Road, Kirk Hammerton)

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	Brooks ecology reports 2014/15
Sward	Mostly buildings and hard standing with a small improved paddock to the frontage.
Trees and Hedges	Hedgerow to the frontage; a small row of trees along the northen boundary
Presence of Trees that Merit TPO	Mature trees on site may merit TPO protection
Water/Wetland	None on site. There is a pond surrounded by willows within about 150m to the north east of the site.
Slope and Aspect	Generally flat
Buildings and Structures	The northern part of the site comprises a small rectangular parcel of land containing various large-scale sheet-roofed industrial/agricultural type buildings.
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Part of the urban fringe bewteen the village, the railway and the A59 which links into the surrounding large scale arable agricultural landscape. The immediate area is relatively rich in trees and hedgerows (e.g. the pond and willows to the north-east of this site).
GI/SUDS Opportunities (for biodiversity)	The existing native boundary trees and hedgerows should be retained and reinforced. There may be the opportunity to create a small SUDS wetland, possibly to complement the pond to the north east.
Protected Species	Nesting birds and foraging bats were found to utilise the trees and hedgerows around site and may also use some of the buildings. No great crested newts were found in the nearby ponds (Brooks Ecology June 2015).
BAP Priority Species	Frogs, toads and smooth newts were found in the nearby pond and may utilise terrestrial habitat on the site. Skips, piles of rubble etc. around the site may provide refuge for amphibians
Invasive Species	Not known
Notes	15/04469/FULMAJ

Conclusion

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

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

Summary conclusion	No objections to development on ecological grounds, providing that the existing boundary trees and hedgerows are retained and enhanced.

Settlement: Kirk Hammerton

Site: KH4 (Land north of Station Road, Kirk Hammerton)

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 cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Drainage strategies for Brownfield sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals.

Conclusion

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

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

Settlement: Kirk Hammerton

Site: KH5 (Land south of Crooked Lane, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located central to village east of the centre, off Crooked Lane and Seave Close Lane. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: The site comprises a smaller part of a large open arable field off Crooked and Seave Close Lane. There are distinctive hedgerows to three boundaries that provide some screening and enclosure; otherwise the surrounding area is flat with limited woodland cover. Dense hedgerows with mature trees to both sides of Crooked lane provide some rural character and approach to the settlement.
Existing urban edge	The site is distinctly rural in character and detached from the village edge although located opposite low density housing to the north on Crooked Lane.
Trees and hedges	Hedgerows with trees.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwelling per ha)
Physical Sensitivity	The loss of the field at the village edge would impact upon the character of the village and the area is susceptible to large scale infill development in this location.
Visual Sensitivity	The field is highly visible and exposed to open countryside along three boundaries. There is limited woodland cover in the wider landscape to mitigate long distance views.
Anticipated landscape effects	Loss of part of a larger arable field fronting the main highway. This is an open and exposed location away from the main built up area of the village. Housing would extend the village in a linear pattern leading to loss of open character.
Potential for mitigation and opportunities for enhancement	Limited potential for screening since the site would require extensive woodland planting as mitigation. Extensive woodland would not be characteristic of the area; would isolate the village from its surroundings and impact on views across the area.
Likely level of landscape effects	Large scale adverse effect on the setting and character of the village.
Adjacent sites/cumulative impacts/benefits	

Conclusion

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

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

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

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

Summary conclusion	Landscape has high sensitivity due to the importance of the field to the setting of the village both locally and in the wider landscape. The site has no capacity to accept the development proposed without detriment to landscape character and the approach to the village.

Settlement: Kirk Hammerton

Site: KH5 (Land south of Crooked Lane, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Kirk Hammerton Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Row of houses on Crooked Lane. Station Farm.
Commentary on heritage assets.	The site is outside of the Kirk Hammerton Conservation Area but it can be said to be located within its setting. There is a row of 'buildings of local interest,' on the north side of Crooked Lane, to the western edge of the site (brick houses dating from the start of the 20th century). Traditional brick buildings are present at Station Farm, of similar age, at the north east corner of the site. The site is located in the setting of these buildings.
Topography and views	The conservation area appraisal maps show a 'key view' along Crooked Lane, looking west towards the village. Views possible across the site to open countryside
Landscape context	Relatively level farmland / countryside.
Grain of surrounding development	A scattering of buildings located outside of the main village.
Local building design	Brick predominates in this area.
Features on site, and land use or features off site having immediate impact.	The site is approximately half of a field, located to the south of Crooked Lane (therefore no boundary to the south). A hedgerow and verge runs along the north boundary. Some hedge to the east boundary where an access track is located along the field edge. Another access track is located on the west edge with just a verge present. The conservation area appraisal notes the presence of 'landmark trees' along the east and west boundaries 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	Development across the whole site would impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable. This site is located away from the village edge and the built core; however, there is some development in the vicinity – houses to the north of the lane, the station to the north, a sewage treatment works to the south. But nevertheless, the land here contributes to the rural setting of the village. The following should be considered: - Development to be of the highest quality locally distinctive design utilising a limited palette of materials in keeping with the vernacular / local characteristics. Scale and design should be appropriate for the rural setting of the site. - Development to be of very low density, both to reflect the existing pattern of development and so that development can assimilate into the surrounding countryside. The greater the intensity of development, the greater the impact on the rural setting of the conservation area. Dwellings should face onto Crooked Lane. Views through to the south / towards the village should be maintained. - Retention of existing trees and hedgerows. - Provision of appropriate landscaping to the south of the site in order to help integrate the site into its rural setting.

Settlement: Kirk Hammerton

Site: KH5 (Land south of Crooked Lane, Kirk Hammerton)

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, arable farmland
Phase 1 Survey Target Notes	None
Sward	Arable, with 2m margins
Trees and Hedges	Good hedgerows along the two lanes, with occasional mature trees.
Presence of Trees that Merit TPO	The mature tree along Seave Close Lane is likley to merit TPO protection
Water/Wetland	A small drain runs along the boundary with Seave Close Lane towards the STW
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 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Hedgerows and verges, which are sparse beyond the proximity of the village are important features in a poorly interconnected landscape. They link into wider landscape features such Kirk Hammerton Beck and ultimately to the meandering River Nidd GI corridor, to the south and east.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to create a small Suds wetland in association with the drain that runs along Seave Close Lane.
Protected Species	Nesting birds likley to utilise hegerows; bats may utilise mature tree
BAP Priority Species	Potential for priority bird species of arable farmland or brown hare
Invasive Species	Not known
Notes	RL1000 (2010) green

Conclusion

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

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

Summary conclusion	Retain existing hedgerows, trees and the drain. Opportunities for new native hedgerow with field margins along the southern site boundary and new tree planting within all hedgerows. Potential for small suds wetland between site and Sewage Treatment Works.

Settlement: Kirk Hammerton

Site: KH5 (Land south of Crooked Lane, Kirk Hammerton)

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 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals. 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: Kirk Hammerton

Site: KH6 (Land to the north of Station Road and south of York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north of the railway line at Kirk Hammerton. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: site comprises modern improved agricultural fields characteristic of the area.
Existing urban edge	The village edge is largely detached from this site which would result in a large scale change to the urban edge.
Trees and hedges	Fragmented hedgerow boundaries. Vegetation on railway embankment to the south.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The open arable landscape is sensitive to the loss of fields and associated hedgerows to built development.
Visual Sensitivity	Site is highly visible from the A59 and the railway line and is seen in the context of open countryside.
Anticipated landscape effects	Loss of fields that are overlooked to built development.
Potential for mitigation and opportunities for enhancement	Mitigation opportunities limited for such a large scale development in open countryside which would affect settlement pattern and form in the rural landscape. Woodland blocks not particularly characterstic, However smaller clumps of trees could be used.
Likely level of landscape effects	Large scale adverse due to the size of the proposed development particularly in relation to existing settlement.
Adjacent sites/cumulative impacts/benefits	KH4 is small brownfield site to the south east corner of the site and cumulative effects would be limited. KH10 is to the west and would increase adverse affects if developed in conjuction with this site.

Conclusion

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

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

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

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

Summary conclusion	The landscape has very limited capacity to accept development on this site without detriment to landscape character although the use of small groups of trees among lower density housing would provide some mitigation.

Settlement: Kirk Hammerton

Site: KH6 (Land to the north of Station Road and south of York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Kirk Hammerton Conservation Area. Station Building, Hammerton Station, a grade II listed building.
Known non-designated heritage assets potentially affected by development of the site.	None
Commentary on heritage assets.	Kirk Hammerton is a rural village, development of the site would affect the entrance into the village and hence approach to the conservation area. Development of the site would affect the setting of the station building, which forms a local landmark because it differs from the vernacular.
Topography and views	Land rises to the northwest. From higher parts of the site, views to the northeast and southeast are available. Views into the site from the A59 are broken by the hedgerow.
Landscape context	The site is separated from the main part of the settlement by the railway track, and from the modest group of houses off Station Lane by a narrow field.
Grain of surrounding development	The village developed linearly along the roads, and most houses are detached, although short rows and a few terraces are seen in the village. Twentieth century housing often takes the form of culs-de-sac, in which detached houses are set close to each other.
Local building design	The majority of houses are two storey, dormers are not common. The older houses of the village have greater frontage width than depth, roofs are simple dual pitched roofs and most are covered in pantiles. There are a number of houses that are finished in slate and generally the pitches are a little lower. Although rare, stone slate can be seen. The houses are of brick, many are rendered. Window to wall ratios are low, and the majority of houses have vertical sliding sash windows. Outbuildings are single storey and have pantiled roofs, their walls are of brick and field cobble. Later houses do not all have the same general proportions as the older buildings, some introduce greater complexity of form and there is a greater palette of roofing materials, although on the whole they blend with the natural materials of the older roofs.
Features on site, and land use or features off site having immediate impact.	The site is bounded to the south by the railway and to the north by A59. At the southeast corner is a small employment site. Field boundaries are hedgerows, there are only a few hedgerow trees, these are mainly at the junction of fields. There are trees on the northern boundary of the employment 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 of this large site, even with a modest density of dwellings will impact on the approach to the village conservation area, which derives much of its character by its rural nature. Development would cause some coalescence with Green Hammerton.

Settlement: Kirk Hammerton

Site: KH6 (Land to the north of Station Road and south of York Road, Kirk Hammerton)

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
Trees and Hedges	Hedgerows with occassional mature trees (especially along A59) bound site to north, south and west.
Presence of Trees that Merit TPO	Mature boundary trees may merit TPOs
Water/Wetland	Large pond to 50m to the east
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway corridor to south; A59 to north
GI/SUDS Opportunities (for biodiversity)	Boundary trees and hedges should be retained and reinforced with native tree planting and buffered; especially along railway corridor to south; Potential to create Suds wetland habitat
Protected Species	Nesting birds likley to utilise treed and hedges, bats may utilise mature trees, Potential presence of great crested newt in nearby pond
BAP Priority Species	Potential for priority bird species of arable farmland and brown hare
Invasive Species	Not known
Notes	part of GH11/12

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	Boundary trees and hedges should be retained and reinforced with native planting; especially along railway corridor to south; Opportunities for significant habitat creation in association with green infrastructure, incuding Suds wetlands

Settlement: Kirk Hammerton

Site: KH6 (Land to the north of Station Road and south of York Road, Kirk Hammerton)

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 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals. 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: Kirk Hammerton

Site: KH7 (Land north of York Road and west of Pool Lane, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located to the east of the village north of the A59. LCA96: Green Hammerton Low Lying Farmland
Landscape description	Area description: large scale landscape of large arable fields that includes Green Hammerton on its western edge where smaller scale strip fields with hedgerow boundaries are important to the setting of the village. Site description: large arable field with hedgerow boundaries typical of the area. Small water course to the west boundary of the site.
Existing urban edge	The site is detached from the urban edge
Trees and hedges	Hedgerow boundaries with occaisional trees
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Agricultural field is characteristic of the area and the landscape has some susceptibility to its loss to built development.
Visual Sensitivity	The site is visible in the wider landscape and its development would considerably increase the prominance of development on the A59.
Anticipated landscape effects	Loss of open agricultural field on the village edge and the large scale extension of built form into open countryside.
Potential for mitigation and opportunities for enhancement	Limited due to the scale of development in open countryside and potential effect on built form in the area.
Likely level of landscape effects	Large scale adverse due to the scale of the proposal
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 any existing woodland or trees and there is potential for significant woodland creation on site.	Dark Green

Summary conclusion	Landscape susceptible to adverse change as a result of large scale development in open countryside. Site detached from existing settlement would result in significant intrusion of uncharactistic development into open countryside.

Settlement: Kirk Hammerton

Site: KH7 (Land north of York Road and west of Pool Lane, Kirk Hammerton)

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 with field margin along western boundary
Trees and Hedges	Good hedgerows with occassional mature trees
Presence of Trees that Merit TPO	Mature boundary trees may merit TPO protection
Water/Wetland	A drain runs along western boundary, originating from a small pond in SW corner; River Nidd within 300m to east
Slope and Aspect	Generaly flat
Buildings and Structures	None
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 96 Green Hammerton Low-Lying Farmland "Encourage the maintenace, management and repair of hedgerows...and reintroduction of hedgerow trees" "Promote woodland managment..."
Connectivity/Corridors	Hedgerows and drains provide a degree of connectivity through the large-scale arable landscape into the corridor of the River Nidd
GI/SUDS Opportunities (for biodiversity)	The main boundary trees and hedges should be retained and reinforced with native planting and the ditch retained as a corridor through buffering with semi-natural habitats, possibly in association with Suds.
Protected Species	Nesting birds and bats likley to utilise trees and hedgerows;
BAP Priority Species	Potential for ground nesting birds
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	The main boundary trees and hedges should be retained and reinforced with native planting and the ditch retained as a corridor throughl buffering, perhaps in association with Suds. There may be some opportunities for significant habitat creation in association with green infrastructure required to offset potential impacts on the River Nidd Corridor.

Settlement: Kirk Hammerton

Site: KH7 (Land north of York Road and west of Pool Lane, Kirk Hammerton)

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 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals. 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: Kirk Hammerton

Site: KH9 (Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site is located at the east end of the village adjacent to a furniture show room on the south side of the A59. LCA95: Whixley Arable farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: The site is a small grass field on the south side of the A59 adjacent to a furniture showroom. Clipped hedgerow boundary with the A59, Post and rail to the east boundary and trees to the south and west. A pond is located to the west of the site.
Existing urban edge	Medium scale business use with some tree planting helping to soften the built edge. Built development along the A59 in this location is sprawling.
Trees and hedges	Insubstantial hedge on A59 boundary.
Landscape and Green Belt designations	Open countryside
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The loss of this small field to development would not impact significantly on local landscpae character but may affect the appearance of built form along the A59 at Kirk Hammerton. Therefore there is some sensitivity.
Visual Sensitivity	The site is reasonably well contained by existing trees and development but can be seen from the A59 in close proximity.
Anticipated landscape effects	Loss of grass field on the edge of development.
Potential for mitigation and opportunities for enhancement	Enhancement of green infrastructure on the A59 would be required and as a result building density would need to reflect density of similar development in the locality.
Likely level of landscape effects	Small scale affects due to the loss of a field to development and addition of built form to sprawling development on A59.
Adjacent sites/cumulative impacts/benefits	KH12 to the south is currently in employment use and promoted for housing. Its redevelopment along side this site woudl offer more opportunities for mitigation and enhancement of the urban edge.

Conclusion

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

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

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

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

Summary conclusion	The landscape has capacity to accept the development of this site for housing assuming strengthening of green infrastructure on the northern boundary.

Settlement: Kirk Hammerton

Site: KH9 (Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton)

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.	Building used for Geoffrey Benson's interior shop. Moor House and cottages.
Commentary on heritage assets.	Geoffrey Benson's interior shop, adjacent to the site. - a large, 1930's, arts and crafts style former house (render, plain clay tiles), altered and extended. Moor House and cottages (late 19th century, brick) are located on the north side of the A59.
Topography and views	Level site. On edge of developed zone along A59, site is visible in the context of the surrounding countryside and forms an attractive setting to the adjoining building.
Landscape context	Vale of York countryside.
Grain of surrounding development	Development along the roadside of the A59 - on north side, facing road and set back slightly. To south, looser development and more varied in form.
Local building design	Varied but brick predominates.
Features on site, and land use or features off site having immediate impact.	Field / paddock on the western edge of development along the A59, to the north of Kirk Hammerton (hedge and verge to roadside). Fencing around site and several trees to west and south boundaries.

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 at standard density and form would not be appropriate in this location; however, an appropriate form of development would be one that: - Is set well back from the road to reflect the position of adjoining building and also to allow an appreciation of the landscape context where this is a higher degree of openess on this side of the road (compared to the north side). - Be restricted to a very small number of dwellings fronting the road. - Gives adequate distance to (and retention of) the trees surrounding the site. - Retains the roadside hedge and verge. - Maintains a rural character.

Settlement: Kirk Hammerton

Site: KH9 (Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	Deciduous belt between site and pond to west; coniferous belt beyond southern boundary; hedgerow to York Road
Presence of Trees that Merit TPO	Mature deciduous trees on western boundary may impact on development of site and should be considered for TPOs.
Water/Wetland	large pond adjacent to west of site
Slope and Aspect	Flat
Buildings and Structures	None
Natural Area	Just on NCA 28 Vale of York side of boundary with NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Part of the urban fringe bewteen the village, the railway and the A59 which links into the surrounding large scale arable agricultural landscape. The immediate area is relatively rich in trees and hedgerows
GI/SUDS Opportunities (for biodiversity)	The existing native native boundary trees and hedgerows should be retained and reinforced. There should be a buffer of semi-natural habit created along the western boundary adjacent to the pond.
Protected Species	Boundary trees and hedges may support nesting birds and bats. Pond was found not to hold GCN by Brooks Ecological 2015
BAP Priority Species	Large numbers of toads (BAP priority species) and smaller numbers of common amphibians present in pond (Brooks 2015)
Invasive Species	Himalayan balsam present around adjacent pond
Notes	Pond surveyed by Brooks in association with15/03051/OUTMAJ (ecological enhancement scheme conditioned)

Conclusion

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

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

Summary conclusion	Boundary trees and hedgerows should be retained, The western boundary should be buffered with semi-natural habitat to allow sufficieint space for mature trees not to constitute a nuisance to households and to provide buffer for amphibians (including BAP species common toad)

Settlement: Kirk Hammerton

Site: KH9 (Land adjacent to Geoffrey Benson & Son, York Road, Kirk Hammerton)

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 cellular pavements, grassed swales, infiltration trenches, wetlands, ponds and green roofs that assist in dealing with surface water at source, has been fully explored. Drainage strategies for Brownfield or mixed sites should provide characteristics, which are similar to Greenfield behaviour. Therefore surface water from currently developed areas should be reduced by a minimum 30% of existing peak flows, plus an allowance of 30% to account for climate change. The drainage strategy for areas of the site that are not currently developed or positively drained should be designed using Greenfield calculations (1.4l/s/ha for all storm scenarios). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event, plus 30% for climate change and surcharging the drainage system can be stored on site without risk to people or property and without increasing the restricted flow rates to the watercourse. A full survey of the drainage systems from currently developed areas should be undertaken to establish condition and outfall location. 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals.

Conclusion

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

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

Settlement: Kirk Hammerton

Site: KH11 (Land at Station Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the rural edge north east of the village centre and north of the railway line. LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: The site comprises a flat triangular shaped parcel of land that is currently horse grazed. A gravel track runs along the northeastern boundary. The site is bounded by hedgerows. The southern boundary consists of an unmanaged embankment forming part of the York-Harrogate-Leeds railway line. A mature ash forms part of the hedgerow along Station Lane and a substantial mature hedge defines the northeastern boundary.
Existing urban edge	The site is well contained by the railway line and appears an integral part of the urban area.
Trees and hedges	Hedgerow boundaries to northeast and northwest boundaries. Vegetation on railway embankment.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The landscape is sensitive to the loss of fields to development. The pastoral setting of the villages within this area are sensitive to change, including through the expansion of built development. However this field is well contained and its loss to development need not significantly harm landscape character.
Visual Sensitivity	Low lying generally flat site is visible at close range but generally visually well contained.
Anticipated landscape effects	There is low density residential and employment uses to the north, which detract from the character of the site such that housing would not appear out of context in this location.
Potential for mitigation and opportunities for enhancement	It could be possible to improve the character and appearance of the area. The main consideration being the changes on the street scene and the relationship of any dwellings to the existing street frontage. Sufficient space should be allowed for street tree planting between the front gardens and the edge of carriageway. Access to the station could require improved footways. The site is located on a main approach to the village and any proposals should reflect this.
Likely level of landscape effects	Medium scale adverse affects anticipated due to the loss of a field that contributes to the setting of development in 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: Medium – key distinctive characteristics are susceptible to change, typically a medium valued landscape where; landscape condition may be fair with some existing reference or context to the type of development being proposed. Landscapes may have components that are not easily replicated/replaced and will have medium susceptibility to change.	Yellow
Capacity Rating: Medium – the area is able to accommodate some development of the type and scale proposed with some adverse impacts on landscape and visual amenity that may only be mitigated in part. Opportunities for enhancement are limited.	Yellow

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

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

Summary conclusion	The landscape has some capacity to accept development on this site without significant harm to character assuming appropriate mitigation.

Settlement: Kirk Hammerton

Site: KH11 (Land at Station Road, Kirk Hammerton)

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.	Station buildings, outbuilding located within site KH4 and possible former public house.
Commentary on heritage assets.	The 19th century station building is located to the west of the site. An altered outbuilding is present on the site KH4 to the west. Some houses of traditional form are present on the north side of Station Road but only one maybe of historic origin (possible former Station Public House, now a dwelling, located to the north of the site, adjacent to the garage site).
Topography and views	The landscape is level and views into and out of the site are limited.
Landscape context	A flat landscape with hedged fields and a small number of hedgerow trees.
Grain of surrounding development	A scattering of houses and other commercial use buildings which generally speaking line Station Road and mostly front onto the road.
Local building design	The general scale is traditional – detached, two storey dwellings, but there are also some bungalows. There is a mix of brick and render.
Features on site, and land use or features off site having immediate impact.	A level, triangular shaped paddock. Station Road forms the north west boundary (with hedge and verge). The railway embankment forms of the south boundary. To the north east is an access lane down to a farm.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Some development of the site is possible but in order to limit harm to local character, any development on this site would need to: - Reflect the local pattern of development – The most appropriate form would be for a single line of dwellings fronting onto Station Road (reflecting the arrangement seen to the north of the road). Proposals for development of the rest of the site will need to be of an appropriate density, in line with the surrounding area and appropriate for its semi-rural setting. - Any mature trees and hedges surrounding the site will need to be retained and should not be encroached upon by the development. - Hedges are a characteristic feature in Station Road and so hedges fronting onto Station Road should be maintained. - Dwellings should represent local distinctiveness and be of high quality design. They should be of a scale reflective of those in the immediate vicinity.

Settlement: Kirk Hammerton

Site: KH11 (Land at Station Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require consultation on residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None but see survey
Sward	Improved pasture
Trees and Hedges	Hedges including mature trees on the southern and north-eastern boundaries, There is also a hedge along the road frontage.
Presence of Trees that Merit TPO	Mature boundary trees are ikley to merit TPO protection
Water/Wetland	None on site
Slope and Aspect	Flat
Buildings and Structures	There may be a stable building in the western corner
Natural Area	NCA 30 Southern Magnesian Limestone
Environmental Opportunity	SEO 2: Protect and manage existing semi-natural habitats, including grasslands, wetlands and woodlands; and increase the area of semi-natural habitats, restore and create new areas, and create networks and links between habitats, to make their ecology more resilient and to afford increased movement of species.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway line provides east-west connectivity through the surrounding pastoral and arable farmland
GI/SUDS Opportunities (for biodiversity)	Retain, enhance and buffer boundary hedgerows
Protected Species	Nesting birds and foraging bats are likely to utilise the boundary trees and 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	The railway line provides east-west connectivity through the surrounding pastoral and arable farmland. If the site is developed, it would be importsnt to retain, enhance and buffer boundary the hedgerows, especially along the southern boundary.

Settlement: Kirk Hammerton

Site: KH11 (Land at Station Road, Kirk Hammerton)

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 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 is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board. Any surface water drainage strategy could potentially affect watercourses within a board district. Consequently, the internal drainage board should be consulted regarding any development proposals.

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: Kirk Hammerton

Site: KH13 (Land adjacent to Hambleton Close, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north east of the village n the south side of the the A59 LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: Flat, lowlying small grass field that is a gap between houses on the A59.
Existing urban edge	Low density development on the busy A59 is uncharacteristic of settlement in the area.
Trees and hedges	Clipped hawthorn hedgerow boundary.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The field provides some separation and breaks up development on the A59 corridor. Its loss would increase built form and restrict views of the wider countryside.
Visual Sensitivity	Site visible form the A59 but views are transient.
Anticipated landscape effects	Loss of gap between buildings and further amalgamation of development on the A59.
Potential for mitigation and opportunities for enhancement	Buildings should be set well back from the road and hedgerow boundaries maintained. Built form density should respect existing. Addition of large trees would help with integration in the long run.
Likely level of landscape effects	Medium scale adverse due to the loss of the gap in development that contributes to rural character.
Adjacent sites/cumulative impacts/benefits	KH1, KH3 and KH14 all adjacent and together create a larger site that would offer increased opportunities for mitigation.

Conclusion

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

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

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

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

Summary conclusion	The landscape has some sensitivity to the loss of openess on the A59. There is landscape capacity to accept some development on this site that is lower density and set back from the road.

Settlement: Kirk Hammerton

Site: KH13 (Land adjacent to Hambleton Close, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The building used for Geoffrey Benson's interior shop, is located further to the west, on the other side of Station Road. Moor House and cottages are located to the north of the A59, again to the west of the site.
Commentary on heritage assets.	The Geoffrey Benson building is a large, 1930's, arts and crafts style former house (render, plain clay tiles), altered and extended. Moor House and cottages are late 19th century dwellings in brick but with altered windows (their significance would be enhanced with a return to traditional window types). The site is located within the wider setting of these buildings.
Topography and views	The undeveloped nature of the site allows views through to the countryside (including distant views) to the south of the A59 and also contributes to a sense of openness adjacent to the A59. Level site.
Landscape context	Vale of York countryside.
Grain of surrounding development	Development along the roadside of the A59 - on north side, facing road and set back slightly. To south, looser development and more varied in form - more depth to development due to the presence of one cul de sac and dwellings set further back from the road.
Local building design	Mainly later 20th century housing along the A59 but tending to be brick as per local form. Also, a petrol station and car sales business.
Features on site, and land use or features off site having immediate impact.	The site is a broadly rectangular paddock which fronts onto the A59. Mainly hedgerow boundaries with verge to road. Adjoins KH1 on its south side. Adjoins a cul de sac on its eastern side.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	If standard dwelling density and form of development was introduced across the site, this would have a minor negative impact on the setting of the small number of traditional buildings present; however, the greater impact would be upon the general character of the area (which maintains a rural character with visual connection to the wider countryside in this location); however, harm would be reduced if development were designed in such a way as to maintain a degree of openness, in line with rural character and complimenting existing grain. If proposed to join KH13 and KH14, it is assume that hedgerow removal would not be acceptable between the two, which would limit connection.

Settlement: Kirk Hammerton

Site: KH13 (Land adjacent to Hambleton Close, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgreows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992) utilised by horses
Trees and Hedges	Hedgerows bound site to north east and west, a couple of mature hawthorns on southern boundary
Presence of Trees that Merit TPO	None
Water/Wetland	Garden ponds within 60m to south east and 140m to south west
Slope and Aspect	Generally flat
Buildings and Structures	None
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Railway corridor along southern site boundary; York road to north
GI/SUDS Opportunities (for biodiversity)	Enhancement of local network of hedgerows and ponds by provision of bertter connectivity
Protected Species	Nesting birds likely to utilise hedgerows. Bats may forage around the site. Nearby ponds to may support great crested newt.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Boundary hedges should be protected and retained. Some potential to enhance green infrastructure along site boundaries to enhance connectivity of features such as ponds and hedgerows in the landscape. Some potential for presence of protected species, including great crested newts in adjacent ponds - requires ecological survey.

Settlement: Kirk Hammerton

Site: KH13 (Land adjacent to Hambleton Close, Kirk Hammerton)

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. There has been past complaints of flooding at this location due to what is believed to be a private150mm land drain that passes close to, or through the site We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. 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 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals.

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: Kirk Hammerton

Site: KH14 (Land at Sherwood House, York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located north east of the village n the south side of the the A59 LCA95: Whixley Arable Farmland
Landscape description	Area description: The wider landscape is moderate to large scale where the settlements are well wooded and intimate, edged with small grassland fields managed for horses and grazing. In contrast the surrounding farmland is more open due to lack of woodland and the large scale arable field pattern. Site description: Site comprises a large detached property with garden located between KH13 and KH1.
Existing urban edge	Low density development on the busy A59 is uncharacteristic of settlement in the area.
Trees and hedges	Clipped hawthorn. Conifer trees to front of the house are not characterisitic.
Landscape and Green Belt designations	Open countryside.
Description of proposal for the site	Residential (assume 30+ dwellings per ha) (assume existing property would be replaced?)
Physical Sensitivity	Open countryside is susceptible to increases in built form and loss of openess that would increase the urbanisation of the A59.
Visual Sensitivity	Site visible form the A59 but views are transient.
Anticipated landscape effects	Loss of property and garden to new development.
Potential for mitigation and opportunities for enhancement	Limited as the site is small and linear.
Likely level of landscape effects	Medium scale affects as even though the site is small it is in open countryside in an area of low density development.
Adjacent sites/cumulative impacts/benefits	KH1, KH3 and KH13 all adjacent and together create a larger site that would offer increased opportunities for mitigation.

Conclusion

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

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

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

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

Summary conclusion	The landscape has some sensitivity to the loss of openess on the A59. There is landscape capacity to accept development on this site that is lower density.

Settlement: Kirk Hammerton

Site: KH14 (Land at Sherwood House, York Road, Kirk Hammerton)

Natural and Built Heritage Assessments — Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None.
Known non-designated heritage assets potentially affected by development of the site.	The building used for Geoffrey Benson's interior shop, is located further to the west, on the other side of Station Road. Moor House and cottages are located to the north of the A59, again to the west of the site.
Commentary on heritage assets.	The Geoffrey Benson building is a large, 1930's, arts and crafts style former house (render, plain clay tiles), altered and extended. Moor House and cottages are late 19th century dwellings in brick but with altered windows (their significance would be enhanced with a return to traditional window types). The site is located within the wider setting of these buildings.
Topography and views	Being narrow in form, the site is seen as mostly in context with the two paddocks to either side of it, with the house at the north end being prominently located facing onto the road. The relatively undeveloped nature of the site contributes to the general sense of openness adjacent to the A59. Level site.
Landscape context	Vale of York countryside.
Grain of surrounding development	Development along the roadside of the A59 - on north side, facing road and set back slightly. To south, looser development and more varied in form - more depth to development due to the presence of one cul de sac and dwellings set further back from the road.
Local building design	Mainly later 20th century housing along the A59 but tending to be brick as per local form. Also, a petrol station and car sales business.
Features on site, and land use or features off site having immediate impact.	The site is a narrow strip of land which contains a probably 1930's dwelling at the north end, facing onto the road (half brick / render with mock timber frame detail on the gable). Garden or paddock for the rest of the site. Hedgerow boundaries. Adjoins KH1 on its south and west sides.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The narrowness of the site means that significant development of it is problematic and the resultant form, which would be dwellings positioned behind the frontage dwelling, is not desirable. However, such development is unlikely to have a particular impact on the traditional buildings present but would have a harmful impact upon the general character of the area (which maintains a rural character with visual connection to the wider countryside in this location). If proposed to join KH13 and KH14, it is assume that hedgerow removal would not be acceptable between the two, which would limit connection.

Settlement: Kirk Hammerton

Site: KH14 (Land at Sherwood House, York Road, Kirk Hammerton)

Natural and Built Heritage Assessments Type: Ecology

Ecology Site Assessment

SACs/SPAs	None likely to be impacted
Sites of Special Scientific Interest (SSSI)	None likely to be impacted
SSSI Risk Zone	Natural England do not require to be consulted for residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgreows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS 1992)
Trees and Hedges	Conifer screen to York road; garden and paddock bound by hedgerows with occassional trees
Presence of Trees that Merit TPO	Mature trees on site may benefit from TPO protection
Water/Wetland	Garden ponds within 100-150m in plots to east and south west
Slope and Aspect	Generally flat
Buildings and Structures	Detached dwelling with pan-tiled roof & large outbuildings to rear
Natural Area	NCA 28 Vale of York
Environmental Opportunity	SE01 Managing, restoring and thickening hedgerows, as well as replacing and planting new hedgerow trees to create species-rich hedgerows… Restoring field ponds and other features such as ditches, dykes, small woodlands and shelterbelts, to ensure that they are being adequately managed for their contribution to the landscape and biodiversity. This will help to maximise their contribution to the permeability of the landscape and their role as stepping stones connecting larger areas of habitat.
LCA and Relevant Guidance (for biodiversity)	LCA 95: Whixley Arable Farmland: • “Tree planting around villages can help to define development limits…” • “Encourage the creation of wildlife corridors to improve diversity and enhance landscape pattern between settlements”.
Connectivity/Corridors	Site situated between linear corridors of railway to the south and York road to north
GI/SUDS Opportunities (for biodiversity)	Enhancement of local network of hedgerows and ponds by provision of bertter connectivity
Protected Species	Nesting birds likely to utilise hedgerows, trees & shrubs and buildings. Bats may utilise buildings. Nearby ponds may support great crested newt.
BAP Priority Species	None known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Boundary hedges and trees on site should be protected and retained. Some potential to enhance green infrastructure along site boundaries to enhance connectivity of features such as ponds and hedgerows in the landscape. Some potential for presence of protected species, including great crested newts in adjacent ponds - requires ecological survey.

Settlement: Kirk Hammerton

Site: KH14 (Land at Sherwood House, York Road, Kirk Hammerton)

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. There has been past complaints of flooding at this location due to what is believed to be a private150mm land drain that passes close to, or through the site We are aware of flooding incidents in the general area due to capacity issues in local sewers and watercourses. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. 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 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 proposed development is situated just outside drainage areas administered by the Swale & Ure Internal Drainage Board to the south east of the site, and the Marston Moor Internal Drainage Board to the east. Any surface water drainage strategy is likely to affect the watercourses within a board district. Consequently, the internal drainage boards should be consulted regarding any development proposals.

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: Kirkby Malzeard

Site: KM1 (Wensleydale Dairy Products Limited, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located on east side of village beyond village edge. LCA 35: Kirkby Malzeard and Grewelthorpe (boundary with LCA43: Vale Fringe Farmland)
Landscape description	Area description: Small scale landscape characterisised by narrow linear fields around the villages with hedgerows and trees on boundaries interspersed with more radom early enclosure. Site Description: Currently a dairy with large scale building that has low roof height plus associated infrastructure. Wooded corridor of Kex beck to the north boundary.
Existing urban edge	Rural site detached from urban edge of Kirkby Malzeard.
Trees and hedges	Conifer trees on boundary with the road. Woodland on Kex beck corridor to the north.
Landscape and Green Belt designations	Nidderdale AONB Edge of Mowbray Motte and Bailey Castle Scheduled Monument
Description of proposal for the site	Residential (currently in employment use.)
Physical Sensitivity	The rural landscape of the AONB is susceptible to change in built form and the loss of characterisitic businesses.
Visual Sensitivity	The main issue is the visual separation of the site from the village resulting in high sensitivity.
Anticipated landscape effects	Loss of an employment use that could be considered characterisitic of the village edge.
Potential for mitigation and opportunities for enhancement	Potential for improvement to boundary planting and reduction in scale of buildings.
Likely level of landscape effects	Medium scale effect as the site is already developed but its character would change.
Adjacent sites/cumulative impacts/benefits	KM3 is located to the east of ths site and there would be significant cumulative impacts if both sites were developed.

Conclusion

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

Rationale	Rating
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: 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	Development that would change the use of the site from employment to residential would affect landscape character. The fact that the site is detached from the village lowers capacity.

Settlement: Kirkby Malzeard

Site: KM1 (Wensleydale Dairy Products Limited, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Mowbray Castle, which is a scheduled ancient monument. Mowbray House, grade II, and the Church of St Andrew, grade I listed building.
Known non-designated heritage assets potentially affected by development of the site.	Love Lane southwest of the site. Historic buildings around the junction of Ripon Road and Church Street.
Commentary on heritage assets.	Mowbray Castle is a motte and bailey castle, a medieval fortification, which comprises a large conical mound of earth or rubble and originally it would have been surmounted by a timber/stone palisade. The bailey was an embanked enclosure containing additional buildings. The castle was destroyed in 1176, and later came into the ownership of the Aislabie family, and the surrounding area was landscaped to create rides and vistas, thus it is associated with the World Heritage Site. Now the area of the motte is heavily wooded and the bailey under pasture. A road runs between the motte and bailey. The setting of the monument has been compromised by the buildings of the dairy and Beach Lea, the adjacent bungalow. Mowbray House, a mid eighteenth century country house that has a nineteenth century east front, is set on high ground, but its outlook to the east is limited by the trees (most coniferous) alongside Love Lane, presumably planted when the dairy developed. Love Lane is a subterranean path to the churchyard, presumably an old lane reduced in level to maintain the privacy of Mowbray House. It is an unusual historic and possibly curtilage feature that should be preserved. In the churchyard are listed table tombs and a medieval cross, which are visually separated from the site by the high number of trees on the site.The church is on high land and its tower, although not very tall, is visible from a number of viewpoints. Development of the site will affect the approach to the historic core of the village, including particularly Mowbray House.
Topography and views	Land falls to Kex Beck to the north and east.Views from the site are quite restricted. Views into the site are mainly limited to the wide entrance and exit points.
Landscape context	The site in the AONB is at the edge of the village.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. South of the village there has been considerable expansion in twentieth century. At the Green semi-detached and short terraced houses are formally arranged around the green. There is generous spacing between buildings here. Further east, at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens. Local to the site is a junction of roads. As on the main street, buildings are closely related to roads and here they are against the footway creating strong sense of enclosure, particularly due to the buildings in the centre of the main street and side road. Closer to the site, houses are set behind verges, then gardens. To the east of the site is a detached bungalow set up from the road in a relatively generous garden.

Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occasionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. (Mowbray house is much larger than other dwellings and very generously proportioned) Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on the east side of St Andrews Meadows better reflects the vernacular than those further to the west. The bungalow east of the site is of stone and has concrete pantiles. Its form and wide windows cause it to be particularly contrary to local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The buildings on site are large on plan, but quite low in height for industrial buildings. There is no objection to their demolition. There is a large area of the site to the west, which is treed. These trees are important to ensure the setting of the listed buildings are protected. Additionally there are trees to the front and east side of the site as well as some individual trees in the car park/service area. The northeast part of the site is on the area of the scheduled monument and this should be kept clear of development. Redevelopment of the site should provide an enhanced setting to the monument.

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	Provided that the setting of the listed buildings is preserved by retaining the trees to the west, and buildings are set back from Love Lane, development of the site could enhance the setting of the monument if some open land is left to its west. The developable area of the site will be considerably smaller than the gross area.

Settlement: Kirkby Malzeard

Site: KM1 (Wensleydale Dairy Products Limited, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Park Wood, immediately to the north surveyed in 2000 as a potential SINC but marginally failed to qualify. North Close Wood 600m to the east.
BAP Priority Habitats	Woodland
Phase 1 Survey Target Notes	None
Sward	Mostly hardstanding, small area of amenity grassland
Trees and Hedges	There is an area of mixed woodland to the north west of the site which borders Park Wood to the north. Large conifers provide screen planting to the road frontage with several large mature conifers and deciduous trees in the grounds.
Presence of Trees that Merit TPO	Mature trees on site are likely to merit TPO protection.
Water/Wetland	Kex Beck runs through Park Wood to the north of the site
Slope and Aspect	Gently undulating landform
Buildings and Structures	The site comprises operational concrete block industrial buildings, storage tanks, parking
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 35 Kirkby Malzeard and Grewelthorpe • “Encourage the maintenance and repair of existing hedgerows…” • “Hedgerow trees are important to diversity… Promote the planting and replacement of native hedgerow trees”.
Connectivity/Corridors	The site links into woodland around Kex Beck which is an important local wildlife and green infrastructure corridor
GI/SUDS Opportunities (for biodiversity)	Retain and buffer woodland and mature trees on site
Protected Species	Trees, shrubs, hedgerows on and bounding site are likely to support nesting birds and bats, as may some of the buildings on site. Woodland and riparian species from Park Wood and Kex Beck may be impacted by development.
BAP Priority Species	Not known though riparian and woodland priority species from Park Wood and Kex Beck may be impacted
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Although the intrinsic ecological value of the site itself is not particularly high, it is set within a sensitive ecolgical landscape. Park Wood will require to be buffered and mature trees onsite should be protected and retained. Some potential for the presence of protected species. Full ecological survey required.

Settlement: Kirkby Malzeard

Site: KM1 (Wensleydale Dairy Products Limited, Kirkby Malzeard)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Site: KM2 (Land east of Galphay Road, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	South east end of the village outside development limit. LCA35: Kirkby Malzeard and Grewelthorpe
Landscape description	Area description:Small scale landscape characterisised by narrow linear fields around the villages with hedgerows and trees on boundaries interspersed with more random early enclosure. Site description: small scale grass fields with scattered mature trees (TPOs). Stone wall boundary with the road.
Existing urban edge	Site is largely detached from the rural edge of the village. Urban edge to the north comprises conifer hedge
Trees and hedges	TPO'd trees present on site and linked with
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	High sensitivity site in open coutryside
Visual Sensitivity	High visual sensitivity as the site is on the approach to the village and views of open countryside with 'parkland' trees would be lost.
Anticipated landscape effects	Loss of rural field and addition of built form that is detached from the village.
Potential for mitigation and opportunities for enhancement	Potential for some tree planting.
Likely level of landscape effects	Large scale effects on the edge of a linear village.
Adjacent sites/cumulative impacts/benefits	KM6 on the opposite side of the road developed alongside this site would increase adverse effects.

Conclusion

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

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

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

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

Summary conclusion	Valued landscape that has high susceptibility to change as a result of increased built form. The site has limited capacity for development without causing harm to landscape character.

Settlement: Kirkby Malzeard

Site: KM2 (Land east of Galphay Road, Kirkby Malzeard)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	The historic core of Kirkby Malzeard north of the site.
Commentary on heritage assets.	Development of the site will affect the approach to the village, which includes a number of listed and other historic buildings of merit.
Topography and views	The southern part of the site is very exposed to view from the road. The land falls to the north and to the east and there are very good views across to the east from the southern part of the site, and views to open countryside to the south.
Landscape context	The site in the AONB is at the edge of the settlement,The site is within the parkland setting of Kirkby Malzeard. The area is sensitive to development due to its undulating landform, the open-ness and long views.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. South of the village there has been considerable expansion in twentieth century. Semi-detached and short terraced houses are formally arranged around The Green. There is generous spacing between buildings here. Further east, at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens. To the north of the site is a junction of roads. As on the main street, buildings are closely related to roads and here they are against the footway creating strong sense of enclosure, particularly due to the buildings in the centre of the main street and side road. Local to the site, the detached dwelling South Park is set away from the road. West of the site, Granville and Parkfield are set up from the road behind a narrow banking and retaining wall. North of these, the former farmstead at the corner of Main Street has been redeveloped and there are two bungalows set quite close to Back Lane. South of Back Lane at this eastern end, there is open land and little recent development,and to the north of the lane there are a few historic outbuildings that are right up to and constrict the lane.
Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occassionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on the east side of St Andrews Meadows better reflects the vernacular than those further to the west. South Park, the bungalow north of the site, which has a gable window to the room in the roof, does not reflect the vernacular. Granville and the bungalows on Back Lane similarly do not reflect vernacular buildings. Parkfield, a two storey house in stone is not so incongruous, but its form and architectural styling does not respect local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The field boundary wall to Galphay Lane is a coursed stone wall, which increases in height near South Park. The site ground level is higher than the road. The field boundary on the other side of the site is a post and wire fence and further north the field boundary is a hedge. There is a group of beech trees near the east boundary protected by an order around a small building, which has been recently restored. There is a small group of trees outside the site near the hedge corner. The boundary to South Park is marked by conifer trees.
Conclusion	

Will it contribute to local distinctiveness and countryside character? (Only applies to sites in Conservation Areas).	
Rationale	Rating
Site is not within a Conservation Area.	n/a
Will it conserve those elements which contribute towards the significance of designated and non-designated heritage assets?	
Rationale	Rating
Development is likely to 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	Low density development of the northern part of the site with buildings of modest height could enhance the approach to the village, provided that the boundary wall here is retained.

Settlement: Kirkby Malzeard

Site: KM2 (Land east of Galphay Road, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture [P1HS 1992]
Trees and Hedges	There are a number of mature trees, mostly along field boundaries, including a group of trees around a small wooden hut. Small section of hedge to the NE boundary.
Presence of Trees that Merit TPO	Mature trees are likely merit TPO protection.
Water/Wetland	None on site.
Slope and Aspect	land slopes down to east
Buildings and Structures	wooden hut on eastern boundary
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 35 Kirkby Malzeard and Grewelthorpe • “Encourage the maintenance and repair of existing hedgerows…” • “Hedgerow trees are important to diversity… Promote the planting and replacement of native hedgerow trees”.
Connectivity/Corridors	These fields integrate into an important well-treed landscape to the east and south of the village, including the remnants of the parkland forming Mowbray Park and the whole still forms an important network for wildlife.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity for more tree and hedge planting to help restore the once more richly treed field system and for some wildflower restoration.
Protected Species	Not known
BAP Priority Species	Not known
Invasive Species	
Notes	RL1035 (part) 2010 (amber)

Conclusion

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

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

Summary conclusion	The site borders the parkland of Mowbray Park. Intensive development would disrupt the ‘parkland’ landscape. Alll existing native trees and hedges should be retained but limited development may be acceptable, providing it is compensated for (on and/or offsite) by extensive planting of native trees and areas of wildflower restoration.

Settlement: Kirkby Malzeard

Site: KM2 (Land east of Galphay Road, Kirkby Malzeard)

Natural and Built Heritage Assessments — Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Kirkby Malzeard

Site: KM3 (Land north of Ripon Road, Kirkby Malzeard)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located east of Kirkby Malzeard and the Dairy adjacent to the site of Mowbray Castle. (scheduled monument) LCA 43: Vale Fringe Valley Farmland (adjacent to LCA35: Kirkby Malzeard and Grewelthorpe).
Landscape description	Area description:Small to moderate scale rolling landscape with good woodland and tree cover and mixed land use for livestock and arable. Site description: Grazed grass field with woodland to the north, residential property on the west boundary between the site and the site of the dairy.
Existing urban edge	Site detached from urban edge.
Trees and hedges	No trees on site but woodland to the north associated with Kex beck.
Landscape and Green Belt designations	Nidderdale AONB Edge of Mowbray Motte and Bailey Castle Scheduled monument
Description of proposal for the site	Residential (assume 30+ dwelings per ha)
Physical Sensitivity	High sensitivity landscape that would be adversely affected by built development detached from the existing settlement.
Visual Sensitivity	The site on the approach to the village is well screened by woodland to the north and by the dairy to the west. Views of the site from the south are more extensive and the site is seen as open countryside.
Anticipated landscape effects	Loss of characteristic field and introduction of built form that would appear separate from existing settlement.
Potential for mitigation and opportunities for enhancement	There would be oppotunities to include woodland and tree planting to help integrate the site and provide green infrastructure.
Likely level of landscape effects	Large scale in open countryside
Adjacent sites/cumulative impacts/benefits	KM1 is located one field away to the west with a residential property between.

Conclusion

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

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

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

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

Summary conclusion	The site detached from the village and in AONB has high landscape sensitivity. The landscape has limited caacity to accept development in this location without detriment to landscape character as it is detached from the village.

Settlement: Kirkby Malzeard

Site: KM3 (Land north of Ripon Road, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	Mowbray Castle is a scheduled ancient monument. The Church of St Andrew is a grade I listed building and Mowbray House and Creets Bridge are grade II listed buildings.
Known non-designated heritage assets potentially affected by development of the site.	The historic core of Kirkby Malzeard.
Commentary on heritage assets.	The motte and bailey castle is a medieval fortification, which comprises a large conical mound of earth or rubble and originally it would have been surmounted by a timber/stone palisade. The bailey was an embanked enclosure containing additional buildings. The castle was destroyed in 1176, and later came into the ownership of the Aislabie family, and the surrounding area was landscaped to create rides and vistas, thus it is associated with the world heritage site. Now the area of the motte is heavily wooded and the bailey under pasture. A road runs between the motte and bailey. Although the setting of the monument has been compromised by the buildings of the dairy and Beach Lea, the adjacent bungalow, the site KM3 provides the remaining open setting to its southeast. Creets Bridge is a late eighteenth century bridge close to the east of the site, at present in an open rural location. The church is on high land and its tower, although not very tall, is visible from a number of viewpoints. Development of the site will affect the approach to the village, which includes the listed country house, Mowbray House, and other historic buildings of merit.
Topography and views	Land falls to Kex Beck to the north and east and then rises up on the other side of the beck.Views from the site are better at the higher levels, lower down views eastwards are limited by trees alongside the beck. The site is highly visible from Ripon Road.
Landscape context	The site in the AONB is outside the settlement.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. South of the village there has been considerable expansion in the twentieth century. Semi-detached and short terraced houses are formally arranged around The Green. Here there is generous spacing between buildings. Further east, at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens. Nearer to the site is a junction of roads. As on the main street, buildings are closely related to roads and here they are against the footway creating strong sense of enclosure, particularly due to the buildings in the centre of the main street and side road. Closer to the site, houses are set behind verges, then gardens. To the immediate west of the site is a detached bungalow set up from the road in a relatively generous garden. At present this marks the eastern approach to the village.

Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs.There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occasionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on the east side of St Andrews Meadows better reflects the vernacular than those further to the west. The bungalow west of the site is of stone and has concrete pantiles. Its form and wide windows cause it to be particularly contrary to local distinctiveness, and its location causes it to be visually dominant.
Features on site, and land use or features off site having immediate impact.	The scheduled monument extends into a small part of the site in the northwest. The setting of the monument should be preserved. Northeast of the site is a woodland in the area of Kex Beck. West of the site are the trees in the garden of Beech Lea. There are a few trees along the road side boundary.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	Although the development of one or two houses directly east of North Lea could improve the approach to the village if sensitively designed, any development of the site would impact detrimentally on the scheduled monument. Also development of the whole site would be contrary to settlement pattern and hence local distinctiveness.

Settlement: Kirkby Malzeard

Site: KM3 (Land north of Ripon Road, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Park Wood, immediately to the north surveyed in 2000 as a potential SINC but marginally failed to qualify. North Close Wood 300m to the east.
BAP Priority Habitats	Hedgerow, woodland (northern boundary)
Phase 1 Survey Target Notes	None
Sward	Improved Pasture (P1HS 1992). Road verge may be more species-rich
Trees and Hedges	Hedgerow along northern boundary, remnants of hedge along roadside includes a number of trees including some significant ones towards eastern boundary
Presence of Trees that Merit TPO	Mature boundary trees may merit protection
Water/Wetland	Kex Beck runs through Park Wood to the north and east of the site
Slope and Aspect	Falls generally towards Kex Beck in the SE
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 43 Vale fringe farmland Kirkby Malzeard to Azerley
Connectivity/Corridors	The site links into woodland around Kex Beck which is an important local wildlife and green infrastructure corridor
GI/SUDS Opportunities (for biodiversity)	Retain and enhance boundary hedgerows and buffer with wildflower planting
Protected Species	Trees, shrubs, hedgerows on and bounding the site are likely to support nesting birds and bats Woodland and riparian species from Park Wood and Kex Beck may be impacted by development.
BAP Priority Species	Not known though riparian and woodland priority species from Park Wood and Kex Beck may be impacted
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 Intrinsic ecological value of the site itself is not particularly high although it is set in a sensitive ecolgical landscape. Mature boundary trees should be protected and retained. Park Wood will require to be buffered. There may be some potential for wildflower restoration. Some potential for the presence of protected species. Full ecological survey required.

Settlement: Kirkby Malzeard

Site: KM3 (Land north of Ripon Road, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Kirkby Malzeard

Site: KM4 (Land south of Richmond Garth, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located at the west end of the viillage outside the development limit. LCA35: Kirkby Malzeard and Grewelthorpe
Landscape description	Area description: The wider landscape consists of open fields managed for grassland with low hedges and dry stone walling. There are individual trees scattered in fields giving a parkland character to the landscape setting of the village. Site description: Grass field with hedgerow boundaries and occasional trees.
Existing urban edge	Back Lane and playing fields form part of the urban edge with areas of recent residential development south of Back Lane.
Trees and hedges	Hedgerows and trees
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Highly valued landscape susceptible to change as a result of new built form.
Visual Sensitivity	Site reasonably well contained by high hedges but important on approach to the village.
Anticipated landscape effects	Loss of field on village edge and introduction of built form into open countryside.
Potential for mitigation and opportunities for enhancement	Retention of hedgerows would be essential and tree planting may contribute to integration of development.
Likely level of landscape effects	Medium to large scale on the village edge.
Adjacent sites/cumulative impacts/benefits	KM5

Conclusion

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

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

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

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

Summary conclusion	Landscape sensitive to extension of built form into open countryside. Limited capacity to accept extension of built form into open countryside without detriment to the setting of the village.

Settlement: Kirkby Malzeard

Site: KM4 (Land south of Richmond Garth, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Conservation and Design

Conservation and Design Site Assessment

Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	Historic buildings at the west end of the Main Street and the historic Back Lane.
Commentary on heritage assets.	The development of the site would impact on the approach to Main Street.
Topography and views	The site gently rises to the south. The site enjoys views out to the west, south and east. The site is viewed from the road to the west and from the Back Lane to the northeast.
Landscape context	The site in the AONB is adjacent to the village.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. South of the village there has been considerable expansion in the twentieth century. Semi-detached and short terraced houses are formally arranged around The Green. Here there is generous spacing between buildings. Further east, at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens. Immediately north of the site is Richmond Garth, developed in the form of a court. Two semi-detached units create the east and west sides, and a longer row of five units form the south side. This arrangement of buildings does not reflect the grain of the settlement.
Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occasionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on The Green further east off Back Lane does not reflect the vernacular. To the northeast, Montreaux is an unusual 1.5 storey rendered house, having dormers rising from the eaves, but in the centre an extended roof over a wide porch with dormers over give a colonial feel at odds with its context. Richmond Garth is two storey housing. The walling is random stone and roofs are of slate (possibly reconstituted) so the colours of the buildings are not incongruous, but their heavy verge overhangs and fenestrated gables are contrary to local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The plans show a spring next to the western boundary and springs along the southern boundary. The field has boundary hedges and there are a number of hedgerow trees that are worthy of retention. The amenity of the occupants of houses north of the site should be protected.

Conclusion

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

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

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

Rationale	Rating
Development is 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	Modest low density linear development south of Richmond Garth could improve the approach to the historic settlement if sensitively designed. Development of the east of the site would be harmful to local distinctiveness, particularly the character of Back Lane. A reduced site area could be supported because sensitively designed development could reflect local distinctiveness.

Settlement: Kirkby Malzeard

Site: KM4 (Land south of Richmond Garth, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture
Trees and Hedges	There is a line of trees along southern boundary; hedges around other boundaries with occasional trees
Presence of Trees that Merit TPO	Mature boundary trees are likely to merit TPO protection
Water/Wetland	Spring fed ditches along southern and western boundaries
Slope and Aspect	Generally flat
Buildings and Structures	None on site
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 35 Kirkby Malzeard and Grewelthorpe • “Encourage the maintenance and repair of existing hedgerows…” • “Hedgerow trees are important to diversity… Promote the planting and replacement of native hedgerow trees”.
Connectivity/Corridors	The hedgerows and trees are integrated into an intimate system of fields surrounding the village – an important local network for wildlife.
GI/SUDS Opportunities (for biodiversity)	New hedgerows with native trees should be developed to bound any development.A habitat buffer, incorporating a wildflower meadow should be created along the southern boundary
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and may utilise the stone barn.
BAP Priority Species	Not known
Invasive Species	None known
Notes	

Conclusion

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

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

Summary conclusion	Trees, ditches and hedgerows should be retained and protected; A buffer of semi-natural habitsts should be created along the southern boundary

Settlement: Kirkby Malzeard

Site: KM4 (Land south of Richmond Garth, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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

Settlement: Kirkby Malzeard

Site: KM5 (Land east of Richmond Garth, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Located at the west end of the village on Back Lane. LCA 35: Kirkby Malzeard and Grewelthorpe
Landscape description	Area Description:The wider landscape consists of open fields managed for grassland with low hedges and dry stone walling. There are individual trees scattered in fields giving a parkland character to the landscape setting of the village. Site Description: The site comprises a small field at the village edge. It is bounded by mature trees and hedgerows and lies adjacent to open countryside. There are also vacant and derelict stone buildings adjacent to the highway. A mixed species native hedge approximately 3m high forms the boundary with Back Lane.
Existing urban edge	Back Lane and playing fields form part of the urban edge with areas of recent residential development south of Back Lane.
Trees and hedges	Trees and hedges to boundary. One TPO to south end of east boundary.
Landscape and Green Belt designations	Nidderdale AONB
Description of proposal for the site	Residential
Physical Sensitivity	Landscape of AONB is highly valued and susceptible to addition of built form but susceptibility is lower for this small site on the village edge.
Visual Sensitivity	Site reasonably well contained visually particularly assuming hedgerows are maintained.
Anticipated landscape effects	Loss of part of a piecemeal enclosure grass field and addition of new buildings.
Potential for mitigation and opportunities for enhancement	There is potential to mitigate through planting, in particular groups of native trees.
Likely level of landscape effects	Medium scale effect.
Adjacent sites/cumulative impacts/benefits	KM4 is a larger site the the south west and impacts would increase with the development of this site.

Conclusion

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

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

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

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

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

Settlement: Kirkby Malzeard

Site: KM5 (Land east of Richmond Garth, Kirkby Malzeard)

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.	Outbuilding on the site against Back Lane, and Back Lane itself.
Commentary on heritage assets.	The nineteenth century outbuilding is typical of small rural buildings that served the historic tofts (or crofts) perpendicular to the lane. The Back Lane is of particular importance to the historic village, its character should be protected.
Topography and views	Land rises gently to the south. Views from the site are to the southwest, south and east. The site is highly visible from Back Lane and is also viewed from the west from the road to Laverton.
Landscape context	The site in the AONB is next to twentieth century development outside the core of the village.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. South of the village there has been considerable expansion in the twentieth century. Semi-detached and short terraced houses are formally arranged around The Green. Here there is generous spacing between buildings. Further east, at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens. Immediately west of the site is Richmond Garth, developed in the form of a court. Two semi-detached units create the east and west sides, and a longer row of five units form the south side. This arrangement of buildings does not reflect the grain of the settlement.
Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occasionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on The Green further east off Back Lane does not reflect the vernacular. North of the site, dwellings are post 1960. The westernmost is a bungalow, the two opposite the site are slightly taller and have rooms in the roof with dormers. None of these reflect the vernacular. Richmond Garth is two storey housing. The walling is random stone and roofs are of slate (possibly reconstituted) so the colours of the buildings are not incongruous, but their heavy verge overhangs and fenestrated gables are contrary to local distinctiveness.
Features on site, and land use or features off site having immediate impact.	The site is bounded by a hedge and bank along the lane, and a hedge along the eastern boundary. Back Lane is narrow. There is a cobble farm building, roofed in pantiles, abutting the roadside, with an attached timber and corrugated steel building. The cobble outbuilding should be retained. The amenity of residents of houses west of the site and to the dwellings north of the site should be protected.

Conclusion

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

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

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

Rationale	Rating
Development is 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 development of the whole site would impact detrimentally on the historic character of this part of Back Lane. Modest scattered irregular development would suit the character of back lane, so there is scope for only a very small number of dwellings that would reflect local grain and hence not impact so detrimentally on local distinctiveness.

Settlement: Kirkby Malzeard

Site: KM5 (Land east of Richmond Garth, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved Pasture [P1HS 1992]
Trees and Hedges	There is a hedge along the roadside of the western field and hedges along the western and eastern boundaries, the last supporting a mature tree
Presence of Trees that Merit TPO	The mature tree on the eastern boundary benefits from TPO protection
Water/Wetland	None
Slope and Aspect	Generally flat
Buildings and Structures	There is a cobble and pantile barn building abutting the roadside, with an attached timber and corrugated steel building.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 35 Kirkby Malzeard and Grewelthorpe • “Encourage the maintenance and repair of existing hedgerows…” • “Hedgerow trees are important to diversity… Promote the planting and replacement of native hedgerow trees”.
Connectivity/Corridors	The hedgerows are integrated into an intimate system of fields surrounding the village – an important local network for wildlife.
GI/SUDS Opportunities (for biodiversity)	New hedgerows with native trees should be developed to bound any development.
Protected Species	Nesting birds and bats are likely to utilise the hedgerows and may utilise the stone barn.
BAP Priority Species	Not known
Invasive Species	None known
Notes	RL1063a 2010 (amber)

Conclusion

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

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

Summary conclusion	The roadside hedge would be likely to be lost as a result of highway access and if so, would need to be to be replaced. New hedgerows with native trees should be planted to bound any development. There is some potential for the presence of protected species.

Settlement: Kirkby Malzeard

Site: KM5 (Land east of Richmond Garth, Kirkby Malzeard)

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. 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.

Conclusion

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

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

Settlement: Kirkby Malzeard

Site: KM6 (Land west of Galphay Road, Kirkby Malzeard)

Natural and Built Heritage Assessments — Type: Landscape

Landscape Site Assessments

Location/HBC Landscape Character Area	Site located to east end of village south of Back Lane LCA35: Kirkby Malzeard and Grewelthorpe
Landscape description	Area description: The wider landscape consists of open fields managed for grassland with low hedges and dry stone walling. There are individual trees scattered in fields giving a parkland character to the landscape setting of the village. Site description: Linear fields with mature hedgerow boundaries
Existing urban edge	The fields form part of the historic fabric of the village comprising the long thin strip field systems, possibly dating back to medieval times. Although the site lies in close proximity to other housing areas it is distinctly rural in character.
Trees and hedges	Numerous boundary trees and hedgerows that depict historic field boundaries characteristic of the rural setting of the village.
Landscape and Green Belt designations	Noidderdale AONB
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	The site comprises a series of elongated grassland fields to the rear of the village. The fields form part of the thin linear early enclosure system and are bound by hedges reinforced with fencing. There are many tall trees giving the village a wooded appearance and setting. The landscape has high susceptibility to change as a result of new built development.
Visual Sensitivity	The land rises gradually to a high point at the southern boundary of the site. Beyond the southern boundary the countryside is more open and the land falls away to the lower valley floor. The site is mostly visible from Back Lane to the north, however landform and tree cover mostly screen views from the south.
Anticipated landscape effects	Loss of historic field systems important to the setting of the village.
Potential for mitigation and opportunities for enhancement	Planting mitigation would not be highly effective due to the constrained nature of the site.
Likely level of landscape effects	Large scale adverse effect.
Adjacent sites/cumulative impacts/benefits	KM2 located on the opposite side of the road to the east.

Conclusion

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

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

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

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

Summary conclusion	Landscape character sensitive to the loss of historic field pattern and introduction of new built form. No capacity to accept new development without detrimentally affecting the historic setting of the village and landscape character.

Settlement: Kirkby Malzeard

Site: KM6 (Land west of Galphay Road, Kirkby Malzeard)	
Natural and Built Heritage Assessments	**Type: Conservation and Design**
Conservation and Design Site Assessment	
Heritage designations potentially affected by development of the site.	None
Known non-designated heritage assets potentially affected by development of the site.	The Grange, remains of the tofts, historic outbuildings along the lane, and historic buildings at the core of the village at the junction of the roads.
Commentary on heritage assets.	The Grange, a late Victorian villa, does not reflect the vernacular, but is an attractive building that contributes to the scene and should be retained with sufficient land to protect its setting. The site retains the boundaries of the historic tofts. Development of the site would cause their loss, and would impact on the rural character of this part of Back Lane. Development of the site would affect the approach to the village, which includes a number of listed and other historic buildings of merit.
Topography and views	The ground falls towards the village from the south. There are views from the site to the south and from the east of the site over the lower land to the east. The site is clearly visible from Back Lane, although trees do break up the views. Also trees along the southern boundary impact on views of the site from the south.
Landscape context	The site in the AONB is within the village being enclosed to the west by St Andrews Meadows, and the east by housing on Galphay Lane.
Grain of surrounding development	Kirkby Malzeard developed as a linear village, with houses closely related to the roads. The village is characterised by narrow but long plots between the main road and the back lanes. Rows of houses are parallel to the main road and often outbuildings are sited at the back of the plots, these are either parallel or at right angles to the back lanes. North of the site is a junction of roads. As on the main street, buildings are closely related to roads and here they are against the footway creating strong sense of enclosure, particularly due to the buildings in the centre of the main street and side road. South of the village there has been considerable expansion in the twentieth century. Semi-detached and short terraced houses are formally arranged around The Green. Here there is generous spacing between buildings. West of the site at St Andrews Meadows, the later developments have some short rows, but the majority of homes are detached set close side by side behind small gardens.These developments south of Back Lane are detrimental to the local distinctiveness of the village. On the site, the Grange is set well back in generous gardens from the lane. Coverdale is similarly set back, but its frontage is constrained by the dwelling (former telephone exchange) to its northeast. These are excluded from the site. In the east part of the site Granville and Parkfield are set up from the road behind a narrow banking and retaining wall. North of these, the former farmstead at the corner of Main Street has been redeveloped and there are two bungalows set quite close to Back Lane. To the north of the lane there are a few historic outbuildings that are right up to and constrict the lane.
Local building design	Traditionally buildings are of stone with low-pitched stone slate roofs. There are a number of houses with slightly steeper roofs in Welsh slate. Outbuildings are occassionally roofed in pantiles. Houses are two storeys in height. The low proportion of window to wall results in robust character. Most of the main street is in the form of attached buildings forming long rows, a few were built as terraces, but in the main there is subtle variety within the constrained built form. Housing on the east side of St Andrews Meadows better reflects the vernacular than those further to the west. The bungalows north of the site are of stone. Their form and wide windows cause them to be particularly contrary to local distinctiveness. See below in regard to buildings on the site.

Features on site, and land use or features off site having immediate impact.	The site on Back Lane is of five plots divided by hedgerows, which contain trees, particularly to the southern ends. There are also trees along the southern boundary. Holly is present in the hedgerows, which indicates these are old hedgerows. The plots are; a) Springwell, a field to the west retains its original character of a toft (or croft) and appears to be used for grazing. This field backs onto the recent development of St Andrews Meadows. Plot b) is occupied by the Grange, an Edwardian house in the domestic revival style. It has a more complex form than the vernacular, including expressive gables, the roof is in small red tiles and there are feature mullioned windows. The house is attractive and is set in generous gardens, the open fields on either side contribute to its setting. Plot c) an open field is the widest of the plots and is overlooked by the upper floor windows of the Grange. Plot d) is behind Coverdale, and e) includes Granville and Parkfield against Galphay Lane. The site is at a higher level than the road level of Galphay Lane. Granville is a bungalow, Parkfield is a two storey house, both are of stone and neither reflects local distinctiveness, so there would not be objection to demolition. Any development on the western edge of the site would need to respect the privacy and amenity of neighbouring houses. Buildings at the south and east of the site would be visible of the approach to the village from Galphay Lane.

Conclusion

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion	The removal of a long length of hedgerow to form an access would be detrimental to the rural appearance of the lane. The development of the remaining tofts off Back Lane, which are precious because of the developments west of the site, would be a permanent loss of the village history. Development would be contrary to the particular local distinctiveness of the village settlement.

Settlement: Kirkby Malzeard

Site: KM6 (Land west of Galphay Road, Kirkby Malzeard)

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 developmenton in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Hedgerows, Veteran Trees.
Phase 1 Survey Target Notes	None
Sward	Improved Pasture [P1HS 1992] The site comprises five elongated grassland fields to the rear of the village.
Trees and Hedges	The site of five 'toft' plots divided by hedgerows, which contain significant mature trees,
Presence of Trees that Merit TPO	Many of the significant mature trees on site would likely merit TPOs
Water/Wetland	None
Slope and Aspect	gentle NW slope down to Back Lane
Buildings and Structures	The Grange is an early C20th house with a more complex form including gables, mullioned windows and a red tile roof. Parkfield and Granville appear to be modern dwellings.
Natural Area	NCA 22 Pennine Dales Fringe
Environmental Opportunity	SEO 1: "Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history". SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 35 Kirkby Malzeard and Grewelthorpe • "Encourage the maintenance and repair of existing hedgerows…" • "Hedgerow trees are important to diversity… Promote the planting and replacement of native hedgerow trees".
Connectivity/Corridors	These remnants of the village 'toft' field system integrate into an important well-treed landscape to the east and south of the village, including the remnants of the parkland forming Mowbray Park and the whole still forms an important network for wildlife.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity for more tree planting to help restore the once more richly treed field system.
Protected Species	Nesting birds are likely to utilise the hedgerows and birds and bats may utilise the trees and buildings for roosting and hedgerows for foraging
BAP Priority Species	Not known
Invasive Species	Not known
Notes	RL2022 2010 (red)

Conclusion

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

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

Summary conclusion	Intensive development would disrupt the important network of well-treed toft hedgerows. Some less intensive development adjacent to Back Lane may be acceptable, providing it is compensated for by extensive planting of native trees. Should any hedgerows or trees be removed as a result of any access works, replacements should be planted. Tree and hedgerows would require adequate constraints and safeguards, so the site may be unlikely to meet aspirations for housing density

Settlement: Kirkby Malzeard

Site: KM6 (Land west of Galphay Road, Kirkby Malzeard)

Natural and Built Heritage Assessments Type: Land Drainage

Land Drainage Site Assessment

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

Conclusion

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

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