



7. MAIN URBAN EXTENSIONS:

What opportunities are there for improving and creating green infrastructure on the large greenfield urban extension sites?

- 7.1 This section includes an assessment of the opportunities for green infrastructure on sites around the towns of Harrogate and Knaresborough:
- **North of Skipton Road, Harrogate**
 - **North of Penny Pot Lane, Harrogate**
 - **Cardale Park West, Harrogate**
 - **Manse Farm, York Road, Knaresborough**
- 7.2 Due to the scale of these sites, their characteristics, proposed use and their location they are considered to present significant opportunities for incorporating good quality green infrastructure, particularly in terms of establishing important links to the town centre and the open countryside.
- 7.3 Proposals for development of these sites (i.e. the main urban extensions) will be expected to contribute to the delivery of the opportunities identified within this SPD.

Urban extension

Northwest of Harrogate

Site:

Land north of Skipton Road

Site size:

14.05 ha

Proposed use:

The site is considered suitable for a mix of market and affordable housing with a yield of approximately 290 dwellings and a range of recreational facilities including land for new outdoor sports provision.

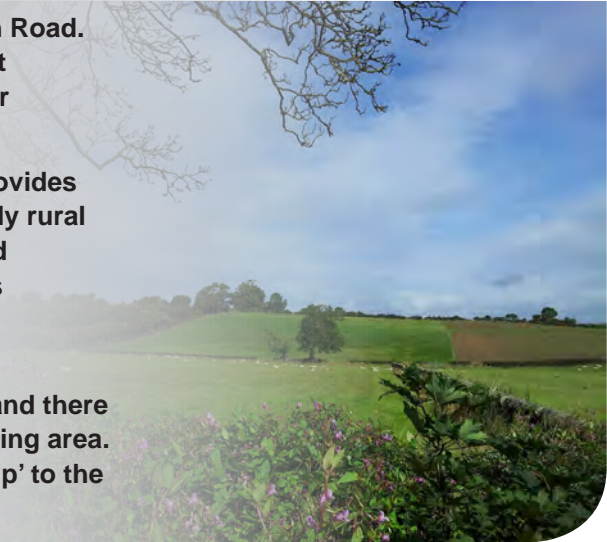
Site Characteristics:

The land is situated northwest of the town centre, off Skipton Road. It is located within Character Area 24 of the Harrogate District Landscape Character Assessment (2004) known as the Lower Nidderdale Valley north west of Harrogate.

The surrounding landscape is of high quality and as such provides an attractive setting for the settlement. The site is prevalingly rural in character despite its close proximity to the urban edge and supports a high level of tree cover. The topography provides local interest where the fields fall gently towards the A59 and to the east towards Cow Dyke Beck.

The site is bordered by suburban development to the south and there is a strong visual relationship between the site and this housing area. The site is distinctive in that it brings the countryside 'right up' to the edge of the town.

Skipton Road site looking north



Connecting green spaces and routes:

The site is one of three large urban extension sites to the west of Harrogate. There is potential to enhance the physical linkages between all three sites to improve cycle and footpath connections around the western edge of Harrogate.

The site is located within an important corridor on the Harrogate Green Infrastructure Opportunities Map (section 8) described as Corridor 3: Skipton Road to Haverah Park set out in the urban extension

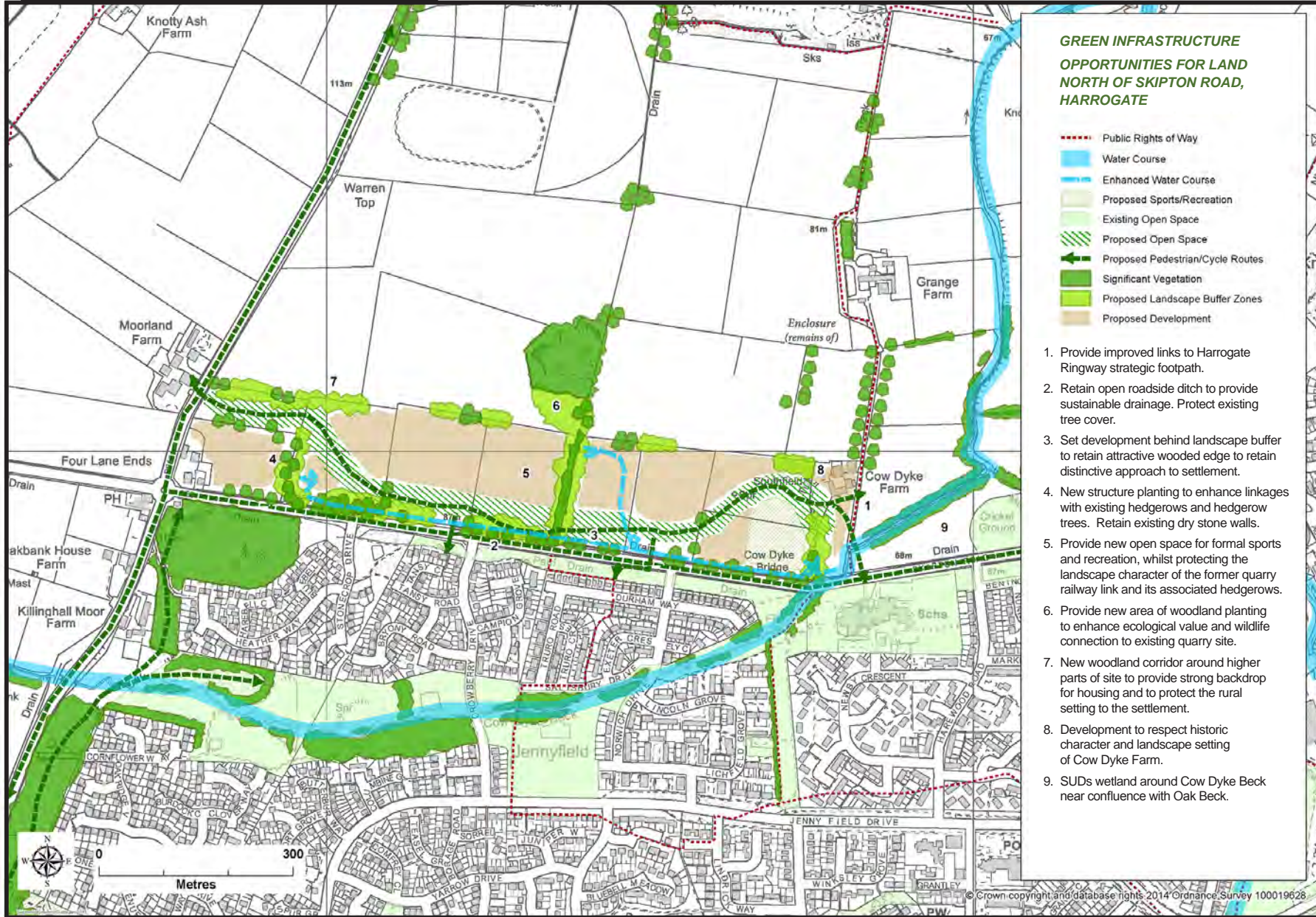
section of this SPD. To fulfil this 'corridor' role there is potential to enhance the site connections to the town centre via Skipton Road, Ripon Road and Coppice Drive.

Opportunity exists to enhance the area around Coppice Drive to improve linkages via Oak Beck and the former gas works site. The de-canalisation of the water course and new planting with improved footways and dedicated space for cycling could significantly enhance the landscape character and biodiversity value in this corridor.

There are also opportunities to develop linkages from this site south via the Jennyfields open space to the nearby site at Penny Pot Lane. There are a number of important open spaces within this corridor and there is scope for significant improvement to encourage the community to make better use of them and improve connections to the outlying countryside.

The site presents a significant opportunity to link to the Harrogate Ringway footpath that follows the

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eastern boundary. From the site there are also potential linkages to the AONB to be explored via Hampsthwaite by creating improved links to the south of Killinghall via High Warren Farm and Lund Lane.



Improving the setting and quality of place:

The landscape setting and the perceived character on the approach to Harrogate is a major factor to be considered in taking forward development on this site. The careful blending of the existing residential areas with the proposal to respect the building line on the south side of Skipton Road will require a robust and mature landscape framework.

The upgrading of existing hedgerows is a key opportunity to provide robustness and maturity, particularly along the highway frontage. There is also scope to place new landscape buffer zones to the rear of the site to provide a wooded backdrop for any new areas of housing, particularly where development is likely to breach the skyline in the western portion of the site.

Cow Dyke Farm, located just outside the eastern boundary of the site, is a traditional farmstead constructed with predominant materials of local sandstone and slate and the site contributes to the rural setting of this group of buildings. The access track serving the farm from the highway is tree lined and the fields to the south of Cow Dyke Farm are attractive and offer potential to be retained to preserve the rural setting of the farmstead.



Skipton Road site looking north

The hedge and tree-lined ditch along the A59 forms a significant corridor and the field boundaries link into the ditch, which in turn ties in with the adjacent network of small scale fields. Even though the internal hedges are generally poor there is an opportunity to improve them since their restoration and management could offer considerable value to the site and provide a landscape framework.

The well-vegetated track (the former rail access to the redundant quarry) is an attractive tree-lined feature and there is an opportunity to retain this as a key element of linkage within the site. The disused quarry retains a relatively rich mix of habitats and is a valuable local wildlife resource. This area could be supplemented with a new woodland belt to provide a valuable wildlife link between the quarry and the site. This woodland could also provide some visual mitigation for the new sports pitches that may occupy the central portion of the site.

There may be potential to provide off-site planting to the northern boundary to improve integration and free up more open space within the development as the site is partially constrained by its elongated and narrow shape, which is not compatible with open space connections.



Encouraging activity and enjoyment:

The River Nidd passes to the north and east of Harrogate and is part of a wider regionally important corridor (R8). There is the potential to improve access to the Nidd corridor from this site by making better connections to the Harrogate Ringway footpath. This strategic path provides links to the north of Harrogate passing via semi-natural public open space at Grange Quarry to the small settlement of Knox, ultimately linking with the River Nidd at Nidd Banks. This area also includes the disused railway corridor and provides links ultimately to the waterfront of urban Knaresborough. Potential also exists to explore links from this area to the Nidderdale Way, which starts and finishes at Ripley village.

Enhanced connections to the primary school on the south side of Skipton Road offer significant opportunities to improve the crossing points over this busy road and provide dedicated cycle and pedestrian routes along the entire road corridor to improve links via Penny Pot Lane to the wider AONB.

Links with the existing sports facilities at Killinghall Moor offer opportunities to improve the existing Jennyfields open space network.





Adapting to changes in climate, floodrisk and growing food locally:

There is an opportunity to explore the possibility of a sustainable drainage system for this site, which could include green swales, balancing ponds, wetland areas and reedbeds.

The potential for off-site drainage improvements also exists in this area with the possible use of land to the east of Cow Dyke Farm as water management for use as wetlands or open balancing ponds.

There may also be potential where Cow Dyke Beck joins Oak Beck to utilise the open landscape areas on the south side of Skipton Road for water storage and retention or drainage swales.



Protecting nature and heritage:

There are multiple opportunities on this site to integrate habitat provision and improve access to nature as the landscape is dominated by the

presence of the Oak Beck valley and its woodlands. The area supports distinct topographical features where the land rises to form a local ridge and the woodlands associated with the Oak Beck and Skipton Road serve to emphasise the topographical prominence of the landscape in this area.

These existing features provide a range of habitats including woodland/scrub, acid/neutral grassland, tall ruderal vegetation, bare ground and rock faces off site, which are locally valuable habitats for invertebrates and nesting birds. Opportunities for new hedgerows, new woodland, water areas and grassland exist to build upon the existing ecology. For example the adjacent disused quarry retains a relatively rich mix of habitats and is a valuable local wildlife resource. The area to the east between Cow Dyke Beck and Oak Beck has the potential to be developed as semi-natural public open space linked to Grange Quarry that lies further to the east.



Skipton Road site looking north east



Urban extension

West of Harrogate

Site:

North of Penny Pot Lane,
Harrogate

Site size:

22.93 ha

Proposed use:

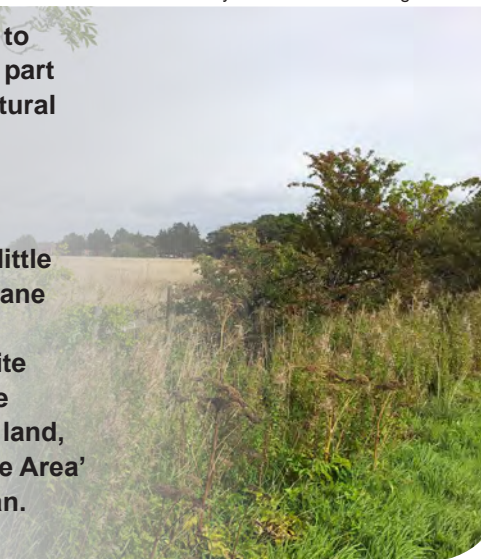
The site is considered suitable for a mix of market and affordable housing with a yield of approximately 600 dwellings, a new primary school, neighbourhood centre, local retail facilities and health centre, car parking, bus terminus and a range of recreational facilities.

Site Characteristics:

Harrogate town occupies a plateau and the peripheral land descends to the valleys of Oak Beck, Crimple Beck and Star Beck. The site forms part of the plateau landscape adjoining the Oak Beck valley and is agricultural land. The outlying landscape comprises a simple landform that is large scale and lack of woodland cover means that the area remains open with extensive views.

In parts the site appears an isolated and remote landscape with very little influence from the urban area despite the distractions of Penny Pot Lane and the B6161 (Oaker Bank). To the west of Oaker Bank the land is occupied by the Hildebrand Barracks and directly to the east of the site is Queen Ethelburga's, a recently developed residential estate. To the south on the opposite side of Penny Pot Lane is an attractive tract of land, which is high quality landscape that is designated 'Special Landscape Area' status and protected within the emerging Harrogate District Local Plan.

Penny Pot Lane site looking north east



Connecting green spaces and routes:

Penny Pot Lane is one of three large urban extension sites to the west of Harrogate. There is potential to enhance the physical linkages between all three sites to improve cycle and footpath connections around the western edge of Harrogate.

This site is located within an important corridor on the Harrogate Green Infrastructure Opportunities Map (section 8) described as Corridor 3: Skipton

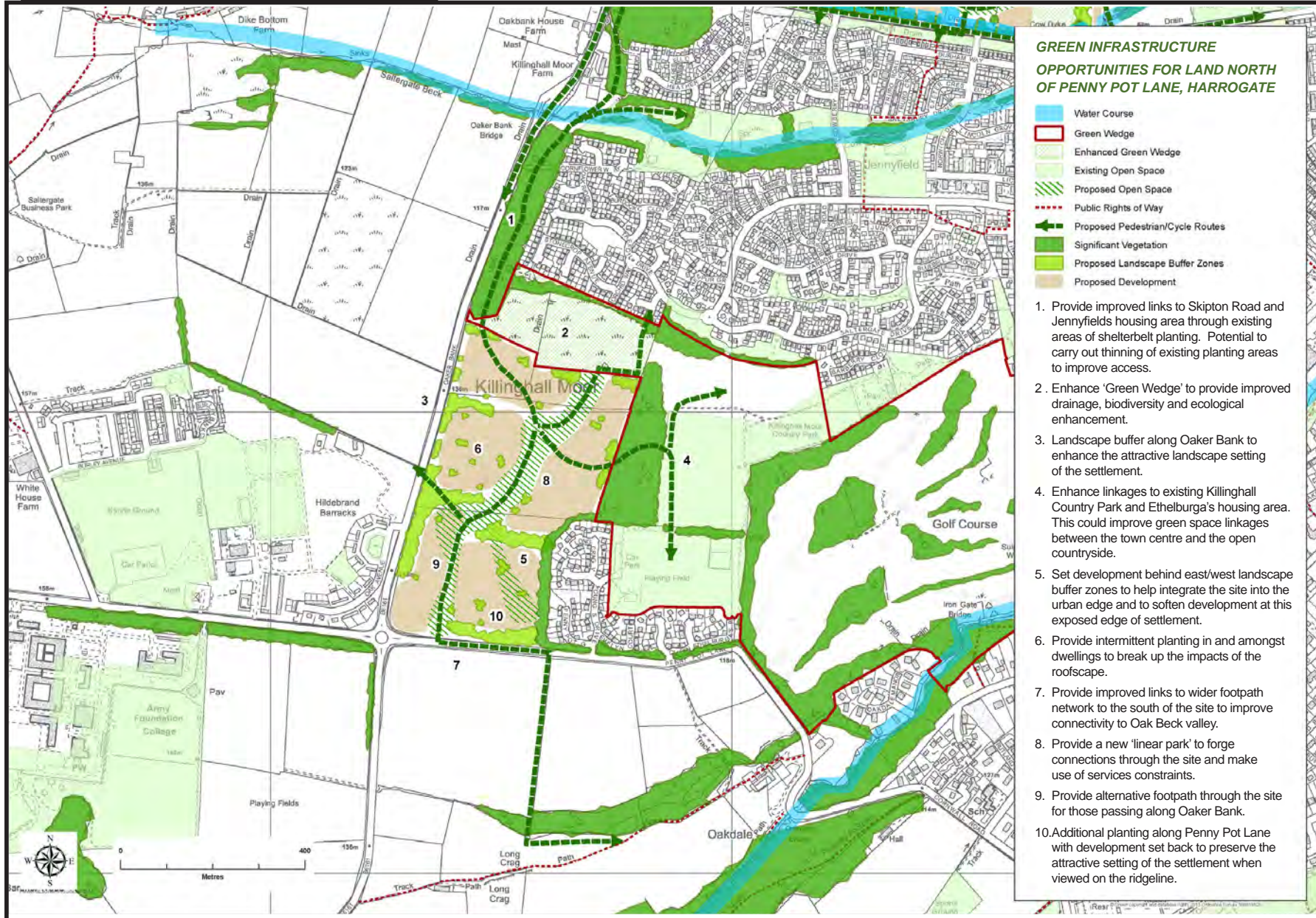
Road to Haverah Park set out in the urban extension section of this SPD. To fulfil this 'corridor' role there is potential to enhance the site connections to the town centre via Skipton Road to the north or via Valley Gardens, which is located to the south within the adjoining Corridor 4: Valley Gardens to Beckwithshaw.

The 'Green Wedge' to the north boundary is a valued local asset and is to be maintained. It serves the purpose of extending land from the open countryside into the town centre via the

country park south of Jennyfields along Cow Dyke Beck and via Oakdale Golf Course to the Oak Beck valley.

There are opportunities to enhance this 'Green Wedge', which includes Killinghall Moor SINC, as semi-natural open space with improved biodiversity and ecological enhancement. Public access would need to be limited in this area in the interests of maintaining biodiversity. This part of the site however could help safeguard the open, natural character of the area, link the town centre with the

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Penny Pot Lane site looking east

open countryside and prevent coalescence between the adjoining housing areas.

North south linkages across the Oak Beck valley between the higher ground at Penny Pot Lane to the north and Moor Park to the south could benefit from significant enhancement. Opportunities exist to provide better connections between the western edge of Harrogate and the AONB. In particular there is scope to explore improved cycle linkages across and along the Oak Beck valley.

There are also opportunities to enhance the north south linkages across the area and provide improved links with Cow Dyke Beck and the Jennyfields housing area to the north. This link has the potential to ultimately connect to land north of Skipton Road.

Linkages to the south could also be improved to provide better connections to the Oak Beck valley and Birk Crag Local Nature Reserve ultimately enhancing linkages with Haverah Park, which is an important landscape on the boundary of the AONB.

Connections to the south to Harlow Carr could also be improved via Harlow Hill Slack that runs through the botanic gardens.



Improving the setting and quality of place:

The site makes a very valuable contribution to the views towards the edge of Harrogate from higher land to the south and the west, some of which comprises 'Special Landscape Area'. The unifying characteristic of the 'Special Landscape Area' and in particular the nearby Duchy estate and Ethelburga's housing estate is the enclosure of these areas with large, or ultimately large, trees, which reduce some of the visual impact of the development from the countryside.

These trees however fail to break up the views of the adjacent Jennyfields estate from higher land, which show it to be an almost unbroken sea of roofs. This is at odds with the prevailing views of the Harrogate urban edge (which presents itself more as buildings amongst trees) and there is an opportunity to improve this scenario by providing extensive areas of structure planting within this development site.

There is an opportunity to provide landscape buffer areas running across the contours of the site that could act as a heavily planted backdrop for the new development. These areas could comprise woodland shelter belts, which could soften and potentially screen the development from many views to the north and west. These areas could also act as a 'greenway' with access for recreation. These east/west blocks of tree planting could be

substantial. Significant structure planting along the site boundaries could also help to integrate the development into the landscape and link with the east/west blocks of planting.

The development could retain visible open or planted gaps between the buildings along the site ridgeline to the south to enable better integration with the surrounding topography and the adjoining urban environment. Careful layout, massing and design of the houses and appropriate use of materials could also help to merge the development into the ridgeline.



Encouraging activity and enjoyment:

The site has the potential to provide improved integration with the urban environment by exploring recreational opportunities and enhancing the green space linkages between the town centre and the open countryside via Valley Gardens and Oak Beck. There is scope to incorporate a range of open spaces into the development including allotments, community orchards and gardens.

Scope exists to create footpath links through the east/west woodland blocks connecting with the other areas of open space including the central road corridors and tree lined boulevards. The provision of circuitous routes for residents could also encourage more walking within the site.

The site offers potential to improve pedestrian connections to the Jennyfields housing area through the planted wooded area that runs adjacent to Oaker Bank to the north of this site and this provision could link well with the other open space along Cow Dyke Beck.



Penny Pot Lane site looking north east

Improvement to the footpath across Killinghall Moor Country Park could also be promoted, which will link into the site from spaces locally including the recreation ground at Ethelburga's and the playing pitches and the country park.

Better linkages across the B6161 Oaker Bank and beyond to Burley Bank Road could also be explored. Better linkages to the fields to the west to connect with the Hildebrand Barracks could be beneficial, in particular to enhance connections to the new primary school on site from the barracks.



Adapting to changes in climate, floodrisk and growing food locally:

Infiltration methods of drainage are unlikely to be successful on this site given the ground conditions in this area. There is however an opportunity to explore sustainable urban drainage (SUDs) methods, since there are many landscape features that offer scope for drainage enhancement. Managing ditches on the lower slopes to retain wetland could be beneficial and there may be scope for wetland development or balancing ponds

including more water retention on the 'Green Wedge' land. The area could include boardwalks to improve access for viewing, education and interpretation.

There may also be an opportunity to explore off-site flood attenuation in the lower parts of the Oak Beck Valley to the south and make improved wildlife linkages with the areas of mixed evergreen and deciduous woodland at Birk Crag. Potential also exists for flood storage potential in the wider areas to the north of the site around the Skipton Road area, where marshy land around Cow Dyke Beck could be used for flood storage and habitat creation.



Protecting nature and heritage:

There are no heritage assets within or near to the site, however, good quality green infrastructure in this location has the potential to retain and improve linkages for wildlife and ecology, in particular the 'Green Wedge' land to the north. This is a distinctive parcel of land that lies close to the urban edge and consists of open grassland with concentrations of scattered scrub and occasional scattered broad-

leaved trees of some significance and some dry stone walls.

The site includes marshy grassland at Killinghall Moor SINC to the north and may, with suitable management (including grazing), offer potential to recreate some of the mosaic patterns of lowland acid grassland and heath which characterised Killinghall Moor until relatively recently. This management might allow restoration of a UK Biodiversity Action Plan (BAP) priority habitat and also (through retention and enhancement of the 'Green Wedge') could help to reinforce the area's very distinctive historical character and provide a valuable extension to the Killinghall Moor Country Park. There may also be scope to encourage succession to native woodland higher up the slope within the east/west woodland belts. However, some of the existing shelterbelt planting is very dense and could be thinned.

Consideration could be given to integrating potential off-site green infrastructure and this could include links (for people and wildlife) to Killinghall Moor Country Park and also potential links towards Birk Crag Local Nature Reserve that is located to the south of the area within the Oak Beck valley, as linkages south towards Birk Crag are particularly poor from this site.

The important hedges (especially roadside) mostly hawthorn, include a line of roadside ash trees towards the southwest, which could be retained and other scattered field boundary trees (including ash) could also be incorporated into the new scheme to enhance the wildlife and nature conservation value of the development site.



Urban extension

West of Harrogate

Site:

Land at Cardale Park West

Site size:

32.4 ha

Proposed use:

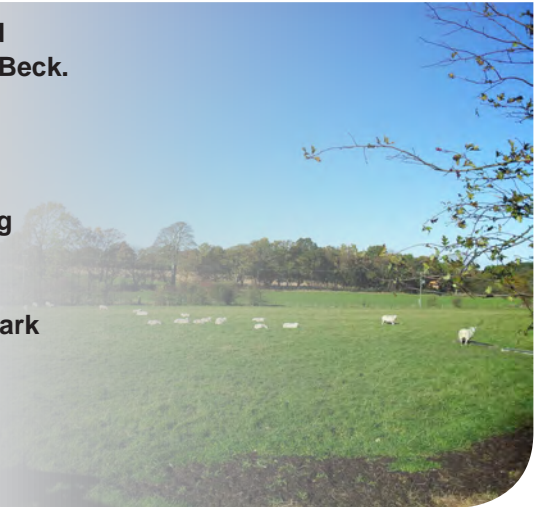
The site is considered suitable for a mix of market and affordable housing with a yield of approximately 680 dwellings, a neighbourhood centre, primary school, local retail and community facilities.

Site Characteristics:

Harrogate town occupies a plateau and on the periphery the land descends to the valleys of the Oak Beck, Crimple Beck and Star Beck. The character around Harrogate is therefore influenced by the presence of high quality and attractive landscape features associated with these river valleys.

The site forms part of the Oak Beck valley that includes Birk Crag and Cardale woodland and provides a strong rural edge to the settlement and an attractive approach to the town because of its abundance of tree and hedgerow cover. The Cardale business park is located directly to the east of the site and to the northeast lies the RHS Garden Harlow Carr and both these areas contribute to the enclosed wooded character of the area: elsewhere the site is surrounded by open countryside.

Cardale site looking west



Connecting green spaces and routes:

Cardale Park is one of the three large urban extension sites to the west of Harrogate. There is potential to enhance the physical linkages between all three sites to improve cycle and footpath connections around the western edge of Harrogate.

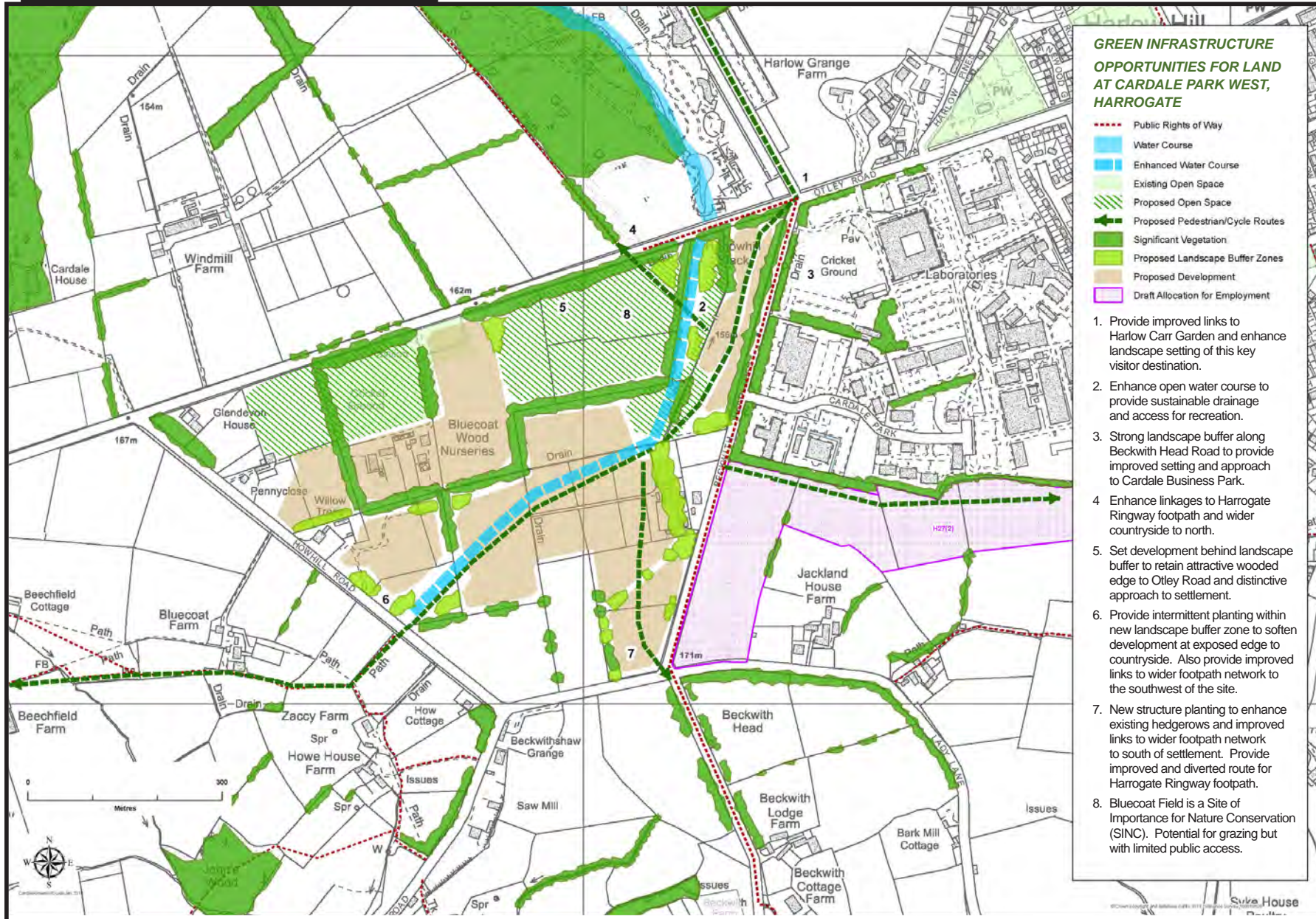
This site is located within an important corridor on the Harrogate Green Infrastructure Opportunities Map (section 8) known as Corridor 4: Valley Gardens to Beckwithshaw set out in the urban

extensions section of this guide. To fulfil this 'corridor' role there is potential to enhance the site connections to the town centre via the Pinewoods and Valley Gardens.

There are also opportunities to enhance the north south linkages across the area and provide improved linkages with the Oak Beck corridor by enabling safer connections across the Otley Road to link with the Harrogate Ringway footpath to the north. This could in turn improve links to Corridor 3: Skipton Road to Haverah Park shown on the Harrogate Green Infrastructure Opportunities Map.

The development site also offers potential to enhance linkages between the town centre and Beckwithshaw via a northeast to southwest link across the site that could follow the course of Harlow Hill Slack. The slack is a small water course that forms a watershed in the fields close to the 'Horticap' nursery in the south west part of the site. This corridor could connect the site to the wider public right of way network that leads to Beckwithshaw and then beyond to Moor Park, ultimately linking with Haverah Park which is an important landscape with a rich network of habitats.

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Cardale site looking north east

Other potential connections exist from Beckwithshaw to the north via Cardale and Pot Bank woodland to Corridor 3 linking at Pot Bridge, which is an historic bridge crossing the Oak Beck. This corridor provides the potential to ultimately link to land north of Penny Pot Lane. The site also provides an opportunity for potential linkages extending to the upper Crimple Valley to the south via the wider pedestrian and cycle network.

There is potential for the site to provide more direct links for cycling and walking to the town's secondary schools. There is scope to the east for linking to Whinney Lane at Pannal Ash as a cycle route. This could in turn enhance connections to the wider corridor at Pannal which comprises the grounds of two secondary schools (Harrogate Grammar School and Rossett School) and Ashville College and the Rossett Local Nature Reserve (LNR).



Improving the setting and quality of place:

The character of the southwest portion of the site is distinguished by individual dwellings and farmsteads scattered across a well-wooded landscape and this character could be respected in any new proposals for the site. Dwellings could be interspersed with new tree planting along Howhill Road and Howhill Quarry Road, retaining drystone walls and important hedgerows and trees to complement the wooded character of the area to soften the built form where it forms the new settlement edge.

The scheme could make provision for additional planting along the site boundaries to consolidate existing vegetation and ensure that the development is set behind a wooded edge, particularly on the approach to Harrogate along the Otley Road. This new planting could provide a more distinctive approach to the settlement and create a robust wooded structure for the site.

Harlow Carr is one of Harrogate's key tourist attractions and this is an opportunity to retain the rural character of Otley Road and for the development not to intrude upon or compete with the approach to the settlement or the gardens and their rural setting.



Encouraging activity and enjoyment:

There is potential to improve access to the open countryside from this site and encourage more activity and enjoyment through cycling and walking.

The local road network is currently used for informal recreation and some public rights of way rely on public highways and lanes in the local area. There is an opportunity to divert the Harrogate Ringway in a loop through the site to take advantage of the attractive site features and to provide a more interesting route.

The site at Cardale Park has the potential to offer areas of new public space and due to its close proximity to the Cardale business park, there is potential to encourage access for the users of the business park. The site provides an opportunity to provide a strong landscape buffer along Beckwith Head Road to enhance the public right of way, but also improve the setting to Cardale business park on approach from Otley Road.



Adapting to changes in climate, flood risk and growing food locally:

This site provides an opportunity for improved drainage and enhanced surface water storage. Harlow Hill Slack is the main watercourse passing through the site, which could be utilised in a positive way. There is scope to divert the watercourse to provide a more meandering alignment coupled with on line storage ponds that could improve the ability of the site to retain surface water.

A sustainable urban drainage system (SUDs) could remove the need for underground water storage on site. Careful design of SUDs is essential to redress flooding and enhance wetland habitats: the site's existing landscape features could be used as a basis for the design. These features include tree



View from Howhill Road

and hedge lines and ditches and these could be enhanced to create a more coherent network.

Retention and enhancement of open drainage ditches could also help to conserve the wildlife and nature conservation value of the site as well as promoting sustainable drainage solutions. The site falls to a low point, or watershed, in the southwest corner and this area could provide an opportunity for flood attenuation ponds or water storage in the form of swales.

The dominant site feature is a belt of mature oak, ash, beech and sycamore which runs south along the western edge of the cricket pitch and 'Horticap' nursery and then extends east eventually linking in with the Otley Road tree belt. The remainder of the field boundaries are mostly a mixture of managed and unmanaged mature hawthorn dominated by hedgerows with scattered mature ash and oak,

which are important features in providing a good site framework. There is potential for the site to support allotments and encourage links to the existing 'Horticap' nursery, should the business choose to remain on site.



Protecting nature and heritage:

There are no heritage assets within or near the site, however, good quality green infrastructure in this location does have the potential to retain and improve linkages for landscape, wildlife and ecology, especially in that the site supports a proposed SINC. In order to ensure the successful integration of new development at this location a high proportion of planting is advised so that the development is softened.

The site supports an intimate landscape and offers potential for wildlife and nature conservation, especially along the existing hedgerows and peripheral areas of woodland, in particular Otley Road and along Harlow Hill Slack, where new areas of structure planting could be provided to enhance the existing tree cover. The tree belt lining the Otley Road is an important landscape feature and connections into Cardale woodland to the west could be enhanced through this wooded corridor.

The screen planting around Cardale business park to the east is also an important feature and could be improved.

The incorporation of the unimproved marshy grassland SINC site at Bluecoat Field and maintaining its integrity is a key priority. The proposed SINC includes valuable grassland to the west of the field, with less sensitive areas to the east and a small strip along the southern boundary. There is potential for a thin strip to be used as amenity space but this would need careful management to preserve the overall botanical quality of this area. The western area could be fenced for protection. This proposed SINC offers potential for possible educational links between the new on site school and RHS Garden Harlow Carr through appropriate access education and interpretation projects.

Urban extension

East of Knaresborough

Site:

Manse Farm, York Road, Knaresborough

Site size:

41.9 ha

Proposed use:

The site is considered suitable for a mix of market and affordable housing with a yield of approximately 600 dwellings as well as a neighbourhood centre to include a primary school, local retail facilities, food store, community uses, together with 2.5 hectares of employment land, a new rail station and car park.

Site Characteristics:

Knaresborough is a market town located on the River Nidd and the river meanders around the town heading north and looping south again, then running in a southeasterly direction to join the Ouse at Nun Monkton.

The Frogmire Dike is a small tributary of the Nidd and is a notable tree lined feature, which passes through Manse Farm. Manse Farm is a greenfield site located directly to the east of Knaresborough and comprises agricultural land principally made up of two large arable fields with some smaller fields containing pasture towards the edges. An operational railway runs along the northern boundary and the site is bordered by residential development to the west. To the east is open countryside with York Road and St. James business park approximately 0.7km to the south.

Manse Farm



Connecting green spaces and routes:

This area has been identified as an important green corridor and part of the Leeds City Region Green Infrastructure Strategy 2010 within the network linking the Ure and Ouse river corridors. There is potential to enhance this site to improve green linkages around the north and eastern fringes of Knaresborough.

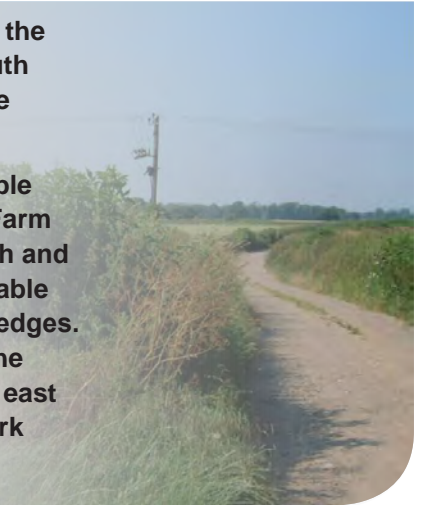
This site is also located within an important corridor (identified within the urban areas section of this study) on the Knaresborough Green Infrastructure

Opportunities Map (section 8) known as Corridor 3: Knaresborough Lakes. To fulfil this important green corridor role there is scope for wildlife enhancement and also the promotion of its use for recreation.

There are opportunities to retain the Frogmire Dyke and build upon this feature as a significant green infrastructure link to enhance the drainage capacity of the site. There is also potential to retain the field to the south of the existing Manse Farm free of development to protect the watercourse and also to retain some open areas that could provide improved linkages to the River Nidd that lies to the south.

Links with the River Nidd to the south are also a key opportunity for this site as riverside land to the south of York Road offers the potential to be used as public open space. The development also offers potential to provide a central linear park that could extend north to south across the site and enhance links to Hay-a-Park in the north ultimately joining with Scriven and Scriven Park, including a potential cycle trail.

This linear park could also be utilised for allotments, growing food and community orchards and could serve as a place for people to come together as a



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Manse Farm site looking west

focal point for community activities. The orchards could provide a valuable habitat for beneficial insects such as bees, ladybirds, hoverflies and lacewings. Shelters could be built to attract slug-eating slow worms and hedgehogs. The orchards could include a small pond to attract amphibians such as frogs and toads with paths winding between the fruit trees.



Improving the setting and quality of place:

The prevailing character of the local area is distinguished by low lying arable fields skirting the town, which provide an attractive rural setting to Knaresborough. Tree cover combined with gently rising landform including views of the spire of Holy Trinity Church gives this area its own distinct and attractive character.

There is potential for this scheme to make provision for a well-designed transition from the high density urban areas to open countryside to the east. Retaining links with the local community, whilst protecting the landscape setting of the settlement

and the quality of place and overall heritage assets, which are valued both by locals and visitors, is key.

The development has the potential to enhance the approach to Knaresborough from the major road network from the east as there is potential for the site frontage to be set back behind a landscape buffer to create a 'soft' appearance to ensure the approach to Knaresborough remains suitably attractive. Open areas and appropriate landscape design throughout the site could be implemented to ensure that there is a soft edge to all development parcels. There is potential for the new employment areas to be approached by a well-designed avenue or boulevard that is separated from housing areas by intervening open space.

Development of Manse Farm could be informed by 'Home Zone' principles and the spaces in and between the new built development have the potential to provide for many different activities providing they are correctly located, carefully designed, welcoming and managed and maintained in a responsible way. There is the potential for the creation of larger public spaces within the site



Manse Farm looking north east

itself, typically fronted by the school and community buildings and the creation of residential character areas could also form part of the project.

Areas along the Frogmire Dike could be left open for recreation and amenity purposes and for their nature conservation value. These areas could be particularly important in defining the character of the new adjoining residential areas as well as maintaining links to the Eastfield housing estate to the west.



Encouraging activity and enjoyment:

There is potential to provide good north-south linkages across this site so that walking and cycling in the area could be expected to increase. In terms of cycle connectivity there are potential links with Knaresborough and the town centre. The wider network could be improved by providing a cycle link between York Lane and Chain Lane and there could be better connections between Manse Farm and the adjacent Eastfield housing estate. There is also an opportunity to consider potential cycle route linkage with Abbey Road to the south via St James business park (via a new bridge over the Nidd) and better links to the Knaresborough Waterside.

Cycle connections to the north could also be explored through opportunities to link to the existing tunnel under the railway line. Cycle connections from the new Halfpenny Lane housing area could also be enhanced and linkages improved to the existing sports fields belonging to the Knaresborough Rugby Club to the north.





Manse Farm looking south

The site frontage offers significant opportunity to incorporate a generous pedestrian/cycle link set back behind a landscape buffer along York Road and there is also scope for the main access roads within the development to be tree lined avenues, which could be attractive and could be wide enough for segregated pedestrian and cycle links.

Walking is a viable option from Manse Farm to the town centre as well as nearby employment areas and the provision of safe well lit pedestrian routes offers significant scope for enhancement. For example, the proposal could include the integration of the existing footpath along the western site boundary within the Eastfield estate and residents at Eastfield could be encouraged to use the new areas of open space.

Linkages from the site to the outlying countryside to the east also offer opportunity for improvement. There is scope to improve links to Goldsborough and create a circular route closing the gaps in the existing footpath system by improving signage, connections and accessibility where needed.



Adapting to changes in climate, floodrisk and growing food locally:

The site has the potential to promote the use of sustainable drainage systems (SUDs), which could remove the need for underground storage on site. This could include rainwater harvesting, swales, surface storage ponds and cellular storage, which could all be sustainable methods of retaining surface water within the landscape at Manse Farm.

The general slope of the site falls from the northeast to the southwest and most of the surface water currently drains into Frogmire Dike. Careful design of SUDs offers the opportunity to allow water run off to find its natural position on the site, which could then become an asset in the landscape. There is potential to increase biodiversity in these areas as well as reducing the incidence of flooding.

A system of linked ponds and attenuation areas could convey water into Frogmire Dike upstream of York Road and could be designed to complement their landscape setting as well as contributing to biodiversity. Opportunities for wetland habitat creation in association with SUDs could also be explored in the low-lying land to the south of the site between the Manse Farm and the York Road boundary.

There is also potential to utilise the areas within the linear park for drainage to provide wetland habitats, absorb run off from the site and offer overflow capacity from Frogmire Dike. Land off site to the north of the railway line could also be utilised for beneficial drainage and to capture run off before it reaches the site.



Protecting nature and heritage:

The Hay-a-Park Site of Special Scientific Interest (SSSI) forms part of the area known as Knaresborough Lakes and is a 45ha site of national importance for breeding birds and numbers of wintering wildfowl, in particular goosander. The site is of local conservation interest for a range of other wildfowl. There is local enthusiasm for the 'Knaresborough Lakes' project to promote the link between the SSSI and the River Nidd corridor by building upon the strategic north-south links across this site.

This SSSI is currently classified as in 'unfavourable' condition possibly due to disturbance so any development could consider the opportunity of on-site open space provision to reduce further pressure on the SSSI. Sensitive links would need to be made from the site via the SSSI to prevent damage to the nature conservation interests at Hay-a-Park.

Any loss to biodiversity associated with birds or arable farmland might be offset by improving field margins to the east of the site. There is also an opportunity to consider the heritage value of the buildings at Manse Farm, including the stone footbridge, which make a positive contribution to the historic character and setting of the settlement. It would be beneficial to ensure that this redundant farmstead is appropriately integrated.