

Pannal

Site Code	Site Name	Site Area		Page
PN17	Land adjoining Spring Lane Farm, Pannal	3.2309	Draft Allocation - housing	281
PN18	Employment site south of Almsford Bridge, Pannal	18.3838	Draft Allocation - employment	286
PN19	Land to the west of Leeds Road, Pannal	17.2816	Draft Allocation - housing	292

Table 4.27 Pannal sites

Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	Site adjoining the northern side of Spring Lane to the east of Burn Bridge Road Pannal. LCA 60: Upper Crimple Valley
Landscape description	Area description: Small scale pastoral valley landform separates the northern edge of Burn Bridge with the southern urban edge of Harrogate. Clark Beck runs north-west to south-east through this area within a treed corridor. Managed hedgerows define fields with occasional hedgerow trees. Views within the area are generally limited by mid-distance horizons and intervening tree cover. Site Description: The site consists of a rectangular stip of pastoral land about 100m in width from Spring lane Farm to Clark Beck. The site is sub-divided into two fields bounded by hedgerows and occasional hedgerow trees.
Existing urban edge	Spring Lane forms the northern boundary of residential development at Burn Bridge.
Trees and hedges	Hedgerows with occasional hedgerow trees are situated along the field boundaries. The hedgerow along Clark Beck having a greater proportion of trees along its banks.
Landscape and Green Belt designations	Open countryside Special Landscape Area (SLA)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	This site contributes to the pastoral landscape character of the SLA which narrows across the valley at this point. Field patten is typical of the characteristics found in the SLA
Visual Sensitivity	Highly prominent site with any built form likely to interrupt views across the valley landscape
Anticipated landscape effects	Loss pasture extending new built form out from the edge of settlement into the valley landscape
Potential for mitigation and opportunities for enhancement	Tree planting enhancement along Spring Lane would be essential if any development were to occur but would ultimately have a further negative effect by reducing openness of the valley corridor
Likely level of landscape effects	Large scale adverse effects to landscape quality and harm to the setting of the settlement
Adjacent sites/cumulative impacts/benefits	Further adverse impacts should PN1 also be developed

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

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

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

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

Summary conclusion	The landscape has very limited capacity to accept development with any planting mitigation having further adverse impacts by filtering views.
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Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Pannal Conservation Area.
Known non-designated heritage assets potentially affected by development of the site.	Spring Lane Farm. Pannal Methodist Chapel (former). Woodcock Farm.
Commentary on heritage assets.	The site is located in the setting of the conservation area (its landscape setting). The two non-designated heritage assets are located in much closer proximity to the site and therefore there will be a direct impact on their setting. Spring Lane Farm is a traditional stone farm house with attached barn. The former chapel is a brick building with steeply pitched roof and rich architectural detailing (e.g. decorative bargeboards, stone dressings). The site is located within Woodcock Farm's wider landscape setting (an historic farmstead).
Topography and views	Numerous views are available looking into and over the site from Spring Lane (with the various heritage assets in context), except where trees in leaf limit some view, also giving rise to views of the wider countryside (which rises up to the area of Rosset Green Lane to the north). Views also possible looking from the land to the south of Rosset Green Lane (where footpath present).
Landscape context	A pastoral landscape that separates the northern edge of Burn Bridge and Pannal with the southern urban edge of Harrogate.
Grain of surrounding development	Varied – the historic grain of Pannal village (broadly linear about its main street), together with the 20th century housing of Burn Bridge and additional housing of Pannal. Also, in relation to the rural context – dispersed settlements of farms / cottages within the surrounding farmland.
Local building design	Stone predominates as the traditional material of the area. Varied materials seen in 20th century housing, including rendered / mock timbered dwellings to the south of the site.
Features on site, and land use or features off site having immediate impact.	The site comprises two fields located on the northern edge of Burn Bridge – Spring Lane gives a distinct boundary between the countryside to the north and the housing developments to the south of the lane. A hedge forms the boundary to the lane on the site's southern edge. Hedgerows elsewhere to field boundaries (some mature trees on boundary lines). Small tree belt present on the eastern edge of the site where it adjoins site PN1. The chapel and Spring Lane Farm are located adjacent to the site (the site extending to meet the lane between the two properties) on its western edge.

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

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

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

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

Will it ensure high design quality which supports local distinctiveness?

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

Summary conclusion

The site is located within the rural surroundings of Burn Bridge / Pannal – this land presents a strong contrast with the residential development to the south of Spring Lane. Although there are some buildings in the valley, they are very limited in number and density and are, for the most part, historic and therefore are an established part of the character of the area. Development to standard density / form on the site would therefore represent a break from the established pattern of development and this would be harmful to the local character of the area and the setting of the heritage assets. Also to be considered is the risk of setting a precedent for further development which could then lead to coalescence of Pannal and Harrogate in the future. Harm to the setting of the non-designated heritage assets could be reduced by giving space to the buildings (particularly the farm) and providing only very low density, appropriately landscaped development in their vicinity; however, it is not considered that would be sufficient to mitigate the overall harm to the historic environment.

Settlement: Pannal**Site: PN17 (Land adjoining Spring Lane Farm, Pannal)****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)	Potential recreational impact on Sandy Bank Wood SINC 300m to NW
BAP Priority Habitats	Hedgerows
Phase 1 Survey Target Notes	None
Sward	Improved pasture (P1HS)
Trees and Hedges	Good low hedges, all except roadside hedges with some mature trees. Possibly elements of riparian woodland along the treed corridor of Clark Beck
Presence of Trees that Merit TPO	Mature field boundary trees those along Clark Beck likely to merit TPO protection
Water/Wetland	Clark beck runs from NE corner and forms eastern boundary of site
Slope and Aspect	Land falls gradually to the south east
Buildings and Structures	Agricultural shed included adjacent to Springlane Farm
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 from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 60 Upper Crimple Valley <ul style="list-style-type: none"> • “To promote the retention, regeneration and management of hedgerows to maintain field boundaries.” • “Encourage management and continuity of wooded character of River Crimple and marginal vegetation as a wildlife corridor”. • “Encourage management for biodiversity in line with the aims of the Harrogate Biodiversity Action Plan”.
Connectivity/Corridors	Clarke Beck links countryside between Pannal and SW Harrogate into the Crimple Valley
GI/SUDS Opportunities (for biodiversity)	The floodzone of Clark Beck site should be developed as a corridor of semi-natural habitat potentially in conjunction with site PN1 to the east.
Protected Species	Bats and nesting birds may utilise boundary trees and hedges. Riparian species may utilise the Clarke Beck
BAP Priority Species	Not known
Invasive Species	Not known
Notes	adjacent to PN1

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 and green infrastructure corridor of Clarke Beck should be protected and enhanced through generous green infrastructure provision, in association with any proposed development, required to offset potential increased recreational pressure on Sandy Bank Wood SINC. Potential to masterplan GI in conjunction with development site to the east, especially as floodzone of Clark Beck is likely to be a development constraint.
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Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, the eastern boundary adjacent to Crimple Beck is located in Flood Zone 2/3. No development should take place in areas of the site that may be susceptible to surface water nuisance.

We are, aware of substantial flooding incidents upstream & downstream of the site due to capacity issues in local sewers, watercourses and overland flows. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding from these sources. It is the owner/developer's responsibility to reduce flood risk where possible using NPPF as a guide. 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 from individual sites is kept to an absolute minimum.

Sustainable Urban Drainage Systems (SuDS), should always be any developers first consideration. SuDS assist in tackling surface water runoff problems at source using features such as soakaways, permeable pavements, grassed swales and wetlands. However, Infiltration drainage may not to be appropriate at this location due to ground conditions in the surrounding area being predominantly heavy clay soils. Consequently, we would expect to see detailed investigations demonstrating the use of all SuDS techniques have 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.

The outline drainage strategy should be agreed in principle with the LPA before any planning consent is granted. Details 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, exceedance flow routes in excess of the 1 in 100 year event & 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. 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: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located north of Pannal on the east side of the A61 and north of the railway line. LCA58:Middle Crimble Valley
Landscape description	Area description: Gently undulating valley sides comprise rectilinear fields of improved grassland typical of parliamentary enclosures bound by an eclectic mix of hedges, walls and fences with individual trees. Although the area is influenced by the urban edge of Harrogate and Pannal there is little built form in the Character Area itself except for several scattered farmsteads. Crimble valley is important to the setting of Harrogate and provides an essential green'rural corridor' separating Harrogate from the village of Pannal and others. Site description: The site comprises arable fields with hedgerow boundaries that are fragmented in places. To the south east boundary is the Harrogate Leeds railway line.
Existing urban edge	The site comprises of three parcels of land situated between the southwest edge of harrogate and the northeast edge of Pannal. The Crimble Hall garden centre lies within the site and Mercedes garage adjoins the site's southern edge. The site is detached from the urban edge.
Trees and hedges	Hedgerow boundaries to the fields.
Landscape and Green Belt designations	Open Countryside Special Landscape Area Public Right of Way
Description of proposal for the site	Employment
Physical Sensitivity	Open valley form would be interrupted by built development with loss of pastoral and arable landscape. Should built development take place there would be loss of separation distance and built form coalescence between Harrogate and Pannal
Visual Sensitivity	The site is highly visible from the surrounding road network and inter-connected PRoWs.
Anticipated landscape effects	Large scale adverse affects due to the loss of open countryside between Harrogate and Pannal and the impact on the special qualities of the SLA.
Potential for mitigation and opportunities for enhancement	Large site offers some opportunities for woodland planting but this would not successfully mitigate the loss of an open area that contributes to the setting of Harrogate and the high quality landscape of the Crimble Valley.
Likely level of landscape effects	Large scale adverse.
Adjacent sites/cumulative impacts/benefits	

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

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

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

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

Summary conclusion	This is a large site that encroached significantly into the valued landscape of the Crimble Valley. Part of site PN14 take up the southern part of this site. The development of this area would be a better option in landscape terms allowing for the maintenance of a significant part of the SLA.
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Settlement: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Special Landscape Area. Setting of Crimple Valley Viaduct (grade II* listed)- development on this site may potentially intrude on views to and from the heritage asset.
Known non-designated heritage assets potentially affected by development of the site.	Setting of Fulwith Grange (circa 1850) and Fulwith Mill Farm (pre-1850 in part) (also Almsford Bridge). Old mill race associated with Fulwith Mill, runs through site (archaeological interest).
Commentary on heritage assets.	Rural landscape setting of Crimple Valley Viaduct (GIILB*)
Topography and views	The site is very visible from the surrounding roads and the railway line. Good views along Crimple valley to the east. Tree lined banks of Crimple provide a screen between the east and west. Views across the site to Crimple Viaduct (II*) to the east. The site falls away from the railway line before rising steeply towards the edge of Harrogate to large detached houses in Fulwith Grove/Fulwith Road.
Landscape context	Rural 'edge-of town' landscape south of Harrogate. Pasture, but very well used for walking / amenity by locals. Edge of Harrogate fringed by dense belts of trees. Significant area of woodland to the west at former quarry site. Openness of valley floor limited due to wooded banks of Crimple, and embankments of A61. Farmland. Fields.
Grain of surrounding development	The Crimple Hall garden centre is to the west of the site and Mercedes garage adjoins the site's southern edge. The site is detached from the urban edge. In the village: Pannal Green – short terraces arranged around small grassed communal 'greens'. Cul de sac layout with roads serving rear elevations of houses. Gardens of varying sizes, not well enclosed. Clark Beck Close – tightly packed terraces, flats and semi detached houses. Cul de sac layout with houses facing road and lining it closely, giving hard street spaces. Small gardens. Trees limited to banks of becks. Hillside Road and Milton Road – well spaced semi-detached houses. Large gardens relative to sizes of houses. Houses face road behind shallow front gardens. Some trees and high hedges between buildings. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Local building design	Modern sheeted commercial sheds for the car garage show room and petrol station. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge. In the village: St Roberts Church – C14th-C19th stone church in Gothic and Gothic Revival style. Locally distinctive landmark building. Pannal Green – brown brick and panel two storey terraced houses, mid-C20th. Shallow gabled forms with artificial tile roofs. Not locally distinctive. Clark Beck Close – C21st two and three storey pseudo vernacular houses and flats. Stone with slate roofs. Mix of moderate and shallow gabled forms. Attempts to pay concession to area, but not locally distinctive. Hillside Road & Milton Road – brick, render and brick and render two storey interwar semi detached houses. Hipped red tile roofs. Bay windows. Not locally distinctive.

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

The nursery site is adjacent to and on the west side of Leeds Road: two storey 'chalet style' shop / cafe / office and large greenhouses. To the west is Crimple Beck – its banks are at different levels and both have significant self sown tree cover. Mature trees along the edge of Harrogate plus other mature trees dotted along field boundaries. Mixed species treeline along Leeds Road and railway. Ringway Footpath to the west with other less formal footpaths branching off to the beck and to the woodland to the north of the site. Fences to railway and Leeds Road. Vehicle access to nursery, footpath access elsewhere off Leeds Road. The site is flanked by Leeds Road forming the western boundary and the railway line forming the south eastern boundary. The northern boundary crosses a larger field. Crimple Beck is further north. Follifoot Road to the south. Pannal Golf Course practice ground to the south. An area of woodland known as Spacey Houses Whin to the east side. Mature trees and hedgerow line Follifoot Road. A footpath to the east of the site linking Follifoot Road with Almsford Bridge to the north. Views across the site to Crimple Viaduct (II*) to the east. Mercedes-Benz car showroom, ATS tyres and BP garage adjacent to the southern edge of the site where The Carr (Leeds Road) crosses the railway line.

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

Site boundary unacceptable as proposed, a smaller site could accommodate some development without harmful impacts. Setting of listed Crimple Valley Viaduct would potentially be compromised by development on the site. Vista into and out of the settlement would potentially be compromised. In the same vein, the character of this important and well-used stretch of the Ringway footpath would be significantly altered. Open land that contributes to the setting of Harrogate and the high quality landscape of the Crimple Valley.

Very minor development of the area where existing buildings are located may be possible (subject to design, scale, layout, massing etc.) at the southern end of the site, adjacent to road and to the Mercedes-Benz car showroom, ATS tyres and BP garage.

Harmful impact on the setting of designated and non-designated heritage assets, particularly the landscape setting of the grade II* listed Crimple Valley Viaduct. Harm caused by the introduction of development into this attractive rural edge to Harrogate and important landscape area. Harm caused by the proposed scale of development on this edge of settlement site.

Settlement: Pannal**Site: PN18 (Employment site south of Almsford Bridge, Pannal)****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 NE over development in relation to SSSIs unless there is a discharge of water or liquid waste that is more than 20m ³ /day. (excluding discharge to a mains sewer)
Sites of Importance for Nature Conservation (SINCs)	None likely to be impacted
BAP Priority Habitats	Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Arable Farmland
Trees and Hedges	There are hedges forming field boundaries and along the A61 including a number of mature trees.
Presence of Trees that Merit TPO	Mature trees on site are likely to benefit from TPO protection
Water/Wetland	There is a small pond on the NW site boundary and the River Crimple flows just to the north of the site,
Slope and Aspect	Generally flat
Buildings and Structures	None on site. Almsford bridge to NW of site
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley
Connectivity/Corridors	The River Crimple has been recognised by Natural England as a Strategic Green Corridor of District Importance which is relatively well wooded through Pannal and to the NE through the fringes of Harrogate. The railway and the A61 also form narrow long-distance tree-lined corridors. The site as a whole, with its fields and hedgerows, forms part of the green wedge that separates Harrogate from Burn Bridge, Pannal and Spacey Houses.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to create a SUDS wetland associated with the floodplain of the Crimple to the north of the site and to reinforce the wet woodland of the floodplain corridor. OS Epoch 1 maps show the site to be better treed in the late C19th than it is now so there may be an opportunity for planting of further hedgerow and field trees. The bordered by the Ringway Footpath and there may be the opportunity for more planting along its route.
Protected Species	Nesting birds are likely to be associated with the hedgerows and trees. Bats may roost in the mature trees and potentially at Almsford Bridge. Great Crested Newts could occur in the pond and riparian species may be associated with the crimple to the north
BAP Priority Species	Priority bird species of arable farmland and brown hare likely to occur
Invasive Species	Himalayan balsam likely along the water courses
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 majority of the site is arable farmland of relatively low biodiversity value but the site is in close proximity to the corridor of the River Crimple. There may be the opportunity to create a SUDS wetland associated with the floodplain of the Crimple to the north of the site and to reinforce the wet woodland of the floodplain corridor. Existing trees and hedgerows should be retained and enhanced with new native planting

Settlement: Pannal

Site: PN18 (Employment site south of Almsford Bridge, Pannal)

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 significant flooding incidents in the general area due to capacity issues in local sewers and watercourses including Clarke Beck & the River Crimple. 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 and general run-off from adjacent land. 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. 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: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****Natural and Built Heritage Assessments****Type: Landscape****Landscape Site Assessments**

Location/HBC Landscape Character Area	The site is located north of Pannal west of the A61. LCA58: Middle Crimple Beck Valley. LCA60: Upper Crimple Beck Valley.
Landscape description	Area description: Gently undulating valley sides comprise rectilinear fields of improved grassland typical of parliamentary enclosures bound by an eclectic mix of hedges, walls and fences with individual trees. Although the area is influenced by the urban edge of Harrogate and Pannal there is little built form in the Character Area itself except for several scattered farmsteads. Crimple valley is important to the setting of Harrogate and provides an essential green'rural corridor' separating Harrogate from the village of Pannal and others. Site description: site comprises grass fields adjacent to Crimple Beck. The beck corridor is well wooded and includes an area that is TPO'd.
Existing urban edge	To the south the site adjoins the edge of Pannal which appears well integrated due to built for density and existing mature vegetation.
Trees and hedges	Hedgerow field boundaries and trees along corridor of Crimple Beck are all important to integration of urban edge.
Landscape and Green Belt designations	TPO along Crimple beck. Special landscape Area Open Countryside Public Rights of Way (Harrogate Ringway)
Description of proposal for the site	Residential (assume 30+ dwellings per ha)
Physical Sensitivity	Open valley form would be interrupted by built development with loss of pastoral landscape. Should built development take place there would be some loss of separation distance and built form coalescence between Harrogate and Pannal. The Crimple beck corridor would be affected due to the proximity of built form extending over a long stretch of the beck. Highly values landscape susceptible to change as a result of loss of countryside and introduction on uncharacteristic built form.
Visual Sensitivity	The site is highly visible from the surrounding road network and inter-connected PRowWs including Harrogate Ringway which crosses the site.
Anticipated landscape effects	Large scale adverse effects on the Special Landcape area interrupting the openness of the valley form with some loss of built form separation distance between Harrogate and Pannal.
Potential for mitigation and opportunities for enhancement	Any development to the west of Leeds Road should be set-back from the highway and also set-back from Crimple Beck and Harrogate Ringway PRowW with substantial woodland screen planting incorporated into any layout.
Likely level of landscape effects	Large scale adverse
Adjacent sites/cumulative impacts/benefits	PN18 on the opposite side of the A61 if developed in conjunction will significantly increase the adverse effects impacting upon important green infrastructure between Harrogate and Pannal.

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 – 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
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red

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

Rationale	Rating
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO.	Red
Summary conclusion	The extent of the proposed site would have a significant impact on landscape character and the special qualities of the SLA which is a highly valued landscape. The southern part of the site is in PN14 and the development of this area while detrimental to landscape character offers greater opportunities for mitigation and would maintain a significant proportion of the green infrastructure of the Crimple Beck corridor.

Settlement: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****Natural and Built Heritage Assessments****Type: Conservation and Design****Conservation and Design Site Assessment**

Heritage designations potentially affected by development of the site.	Special Landscape Area. Site adjoins Pannal Conservation Area on southern edge. Site within setting of Grade II Listed St Robert's Church.
Known non-designated heritage assets potentially affected by development of the site.	Pannal Conservation Area is characterised by surviving older eighteenth and nineteenth century buildings scattered between more recent development- post-war demolition made way for new housing developments that have engulfed Pannal in recent years. There are distinct clusters of older buildings surviving at Woodcock Hill. .
Commentary on heritage assets.	Surviving older eighteenth and nineteenth century buildings scattered between more recent development in Pannal.
Topography and views	Site occupies the valley floor, with Crimple Beck running along the eastern boundary of the site, incised into the valley floor. West of the Beck there is a gentle fall from west to east, with more steeply rising land further west. Flat land to the south, north and east, but the eastern bank of the Beck is higher than the western bank. Good views from within site up valley sides to fringes of Harrogate- houses in Stone Rings Close visible- and Pannal. Good views along Crimple valley to the east. Good views into the site from Crimple Meadows / Main Street by the Church. Good views from the site of the Church and churchyard. Tree lined banks of Crimple screen views between the east and the west.
Landscape context	Rural 'edge-of town' landscape south of Harrogate. Pasture, but very well used for walking / amenity by locals. Open edge to the south, edge of Harrogate fringed by dense belts of trees. Significant area of woodland to the west at former quarry site. Openness of valley floor limited due to wooded banks of Crimple, and embankments of A61. Farmland. Fields.
Grain of surrounding development	Pannal Green – short terraces arranged around small grassed communal 'greens'. Cul de sac layout with roads serving rear elevations of houses. Gardens of varying sizes, not well enclosed. Clark Beck Close – tightly packed terraces, flats and semi detached houses. Cul de sac layout with houses facing road and lining it closely, giving hard street spaces. Small gardens. Trees limited to banks of becks. Hillside Road and Milton Road – well spaced semi-detached houses. Large gardens relative to sizes of houses. Houses face road behind shallow front gardens. Some trees and high hedges between buildings. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Local building design	St Roberts Church – C14th-C19th stone church in Gothic and Gothic Revival style. Locally distinctive landmark building. Pannal Green – brown brick and panel two storey terraced houses, mid-C20th. Shallow gabled forms with artificial tile roofs. Not locally distinctive. Clark Beck Close – C21st two and three storey pseudo vernacular houses and flats. Stone with slate roofs. Mix of moderate and shallow gabled forms. Attempts to pay concession to area, but not locally distinctive. Hillside Road & Milton Road – brick, render and brick and render two storey interwar semi detached houses. Hipped red tile roofs. Bay windows. Not locally distinctive. Fulwith Road / Drive etc. to the north on the east side of Almsford Bank - generally later 20th century housing with additional early 20th century, large housing to the north and interspersed. Large detached later 20th century housing in Stone Rings development to the north on the west side of Almsford Bridge.
Features on site, and land use or features off site having immediate impact.	The nursery site is adjacent to and on the west side of Leeds Road: two storey 'chalet style' shop / cafe / office and large greenhouses. Crimple Beck – its banks are at different levels and both have significant self sown tree cover. Mature trees dotted along field boundaries within the site. Two freestanding mature trees by Ringway Footpath. Mixed species treeline along Leeds Road and railway. Ringway Footpath with other less formal footpaths branching off to the beck and to the woodland to the north of the site. Mixture of boundary features: low hedges (some patchy) predominantly, timber fences to Pannal Green. Fences to railway and Leeds Road. Vehicle access to nursery, footpath access elsewhere.

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

Site boundary unacceptable as proposed, a smaller site could accommodate housing without harmful impacts. Setting of Listed Church (GILLB) and Pannal conservation area would be significantly compromised by development on the site. Vista into and out of the settlement would be lost or severely compromised. In the same vain, the character of this important and well-used stretch of the Ringway footpath would be significantly altered.

Very difficult to get a road access into the northern half of the site without significant tree felling / engineering over beck or demolition of buildings. A principal road access by the Church would significantly harm its setting and the character and appearance of the conservation area. Trees on site could be fairly easily retained. Ringway footpath would need to be retained / realigned / space left to maintain its character and views. The site could be integrated with the village by footbridges providing access to the village via Ringway. If an access is to be provided to the north side of the nursery, the land must be kept tight up to the northern boundary of the nursery rather than extending further northwards as the land rises towards Almsford Bridge. It may be preferable to contain the access to the south side of the nursery site.

Land rear of Pannal Primary School and to the north of Pannal Green extending to the northern boundary of the site, before the land rises up the valley side towards All Saints Court and the footpath, could potentially be developed- this land is comparatively low lying, it is well screened when viewed from the west by woodland on the site of the former quarry to the west. The developable area should not extend too far south, rather it could follow the existing field boundary, thereby being set back from the Ringway footpath in order to maintain its character and in order to main the setting of, the vista from, and the line of sight to the the listed Church. Harmful impact on the setting of designated and non-designated heritage assets, particularly the setting of St Robert's Church (LBII) . Harm caused by the introduction of development into this attractive rural edge to Harrogate and important landscape area. Harm caused by the proposed scale of development on this edge of settlement site.

Settlement: Pannal**Site: PN19 (Land to the west of Leeds Road, Pannal)****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 NE over residential development in relation to SSSIs
Sites of Importance for Nature Conservation (SINCs)	Adjacent to Sandy Bank Wood SINC (disused Quarry to SW)
BAP Priority Habitats	Woodland, Hedgerows, Rivers (Flowing Water) Arable Farmland
Phase 1 Survey Target Notes	None
Sward	Improved pasture with a large arable field in the east
Trees and Hedges	Woodland at Sandy Bank Wood and Almsford bank, Corridor of riparian woodland along the banks of the river Crimple Beck. There are several mature field trees west of the river. There are hedges forming field boundaries to most of the site including a number of mature trees. Other mature trees line the Leeds Road.
Presence of Trees that Merit TPO	Mature trees on site likely to benefit from TPO protection
Water/Wetland	River Crimple cuts through the eastern part of the site, Stone Rings Beck cuts through the north east by Almsford Bank Ditches feed into the Crimple from the east.
Slope and Aspect	The site slopes steeply down from Almsford bank towards the Crimple and moderately east to west towards the river on the western side. Relatively flat on the valley floor
Buildings and Structures	None onsite
Natural Area	NCA 22: Pennines Dales Fringe
Environmental Opportunity	SEO4 Enhancing and connecting semi-natural habitats in river corridors to improve the wildlife movement corridors between lowland and upland. SE04: Supporting and encouraging the creation of grass/woodland buffer strips, in-field grass strips, sediment traps, ponds and wetland habitats to slow run-off and intercept sediments and pollutants from farmland
LCA and Relevant Guidance (for biodiversity)	LCA 58 Middle Crimple Valley
Connectivity/Corridors	The River Crimple has been recognised by Natural England as a Strategic Green Corridor of District Importance which is well wooded to the SW through Pannal and to the NE through the fringes of Harrogate. The railway and the A61 also form narrow long-distance tree-lined corridors. The site as a whole, with its fields and hedgerows, forms part of the green wedge that separates Harrogate from Burn Bridge, Pannal and Spacey Houses.
GI/SUDS Opportunities (for biodiversity)	There may be the opportunity to buffer the River Crimple create a SUDS wetland associated with the floodplain of the Crimple and to reinforce the wet woodland of the floodplain corridor. The site is bisected by the Ringway Footpath and there may be the opportunity for more planting along its route OS Epoch 1 maps show the site to be better treed in the late C19th than it is now so there may be an opportunity for planting of further hedgerow and field trees. The site is bisected by the Ringway Footpath and there may be the opportunity for more planting along its route.
Protected Species	Nesting birds are likely to be associated with the hedgerows and trees. Bats may roost in the mature trees and potentially Almsford Bridge. Nesting birds may also utilise some of the nursery buildings. Riparian birds may include kingfisher. There are old records of Water Vole in the area. Otter may occur along the River Crimple. Great Crested Newts were introduced to a small pond at Sandy Bank SINC quarry in the 1990s and may still be in the vicinity.

BAP Priority Species	Not known	
Invasive Species	Himalayan balsam likely along the water courses	
Notes		
Conclusion		
Will it deliver net gains to biodiversity and protect and enhance existing networks of priority habitats and species and provide for long term management of wildlife habitats? Will it offer opportunities to enhance Green Infrastructure?		
Rationale		Rating
Some potential adverse effects on designated sites (Local Site, SSSI, LNR, the wider ecological network and/or priority habitats and species but appropriate siting/scale or substantial mitigation should enable development.		Orange
Summary conclusion	This diverse landscape centred on the River Crimple contains a range of habitats; woodland, scrub and arable farmland and pasture. It forms a valuable corridor along the river between the upper Crimple Valley to the west and Hookstone Wood and Rudding Park and the countryside to the SE of Harrogate. Large scale development would have an adverse impact on the landscape ecology to the south of Harrogate which would be intensified by the requirement to bridge the river. If the site is developed, high quality landscaping and buffering of the River Crimple through green infrastructure provision would be required to offset harm.	

Land Drainage Site Assessment

Land drainage: summary of issues.

According to the Environment Agency flood maps, the majority of the site is located within flood zone 1. However, Crimble Beck flows through the site that is known to have significant capacity issues both upstream & downstream. In my view, development adjacent to Crimble Beck should be avoided. We have received significantly increased levels of complaints over recent years from concerned residents affected by, and threatened by flooding in this area from sewers, watercourses & overland flows. Due to the number of major development proposals in the general area planning to discharge surface water to the same watercourses etc. it is essential that surface water discharge is kept to an absolute minimum.

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

Any proposed discharge of surface water from site should be restricted to Greenfield rates (1.4 l/s/ha for all storm scenarios or a minimum of 5 (five) l/s, whichever is the greater). The overall strategy should show that there is sufficient on site attenuation to accommodate a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year rainfall event, to include for climate change & urban creep can be stored on the site without risk to people or property and without increasing the restricted flows to the watercourse.

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

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

Crimble Beck is classified Main River, as such, the Environment Agency who is a consultee with regards to matters attaining to Main River and development within the flood zones, should be consulted regarding development of this land.

Conclusion

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

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

