



## **PRE-SUBMISSION PLAN FOR CONSULTATION**

### **PLAN SUMMARY APRIL 2022**

#### **Introduction**

Welcome to this summary of our Pre-Submission Pannal and Burn Bridge Neighbourhood Plan. Here we set out our vision for the future of our area, our aims for this plan and a summary of the plan's policies. The policies are specifically designed to answer the community's key concerns and to achieve the plan's aims: please note - for your ease of reference - the **Policy Documents** have been highlighted in yellow within the full Neighbourhood Plan.

To view the full Neighbourhood Plan with detailed Policies Map, supporting documents, and an online response form for your comments, please go to <http://www.pannalandburnbridge-pc.gov.uk/> then Neighbourhood Plan and Consultations. The parish council urges you to take the time to look at the full detail of the plan and map – at the end of the day, it's your plan for your community. A hard copy response form is also available (see below), although we strongly encourage you to use the Survey Monkey online form at:

[www.surveymonkey.co.uk/r/pbbneighbourhoodplan](http://www.surveymonkey.co.uk/r/pbbneighbourhoodplan)

as this makes it easier for us to process what will be many hundreds of your responses.

You can view a hard copy of the full plan and pick-up/return response forms at the following public locations: Pannal Memorial Hall, the Parish Church, the Methodist Church, The Black Swan and Pannal Golf Club, in addition to Cllr Cathy Burrell's address (below): Monday to Friday 9am-4pm.

You can also request a loan copy of the full plan, discuss the plan and ask questions throughout the April-June consultation period by contacting the parish councillor Cathy Burrell at Clarebria, 24 Church Lane, Pannal, HG3 1NQ (mobile number 07912 448 732).

**The consultation will run from Friday 22<sup>nd</sup> April to Friday 3<sup>rd</sup> June.**

## **Vision for Pannal, Burn Bridge and Walton Park**

The Pannal, Burn Bridge and Walton Park of 2035 will be built on the pillars of environmental, transport and social sustainability – valuing the past, while taking full advantage of new technological developments.

The parish's villages will still remain proudly separate from the built-up area of Harrogate, both buffered and characterised by the Crimple Beck and its valley which lend the villages their distinctive rural, agricultural feel. This treasured countryside gap will enjoy even greater protection against development, while offering enhanced recreational opportunities and improved access for all, to enjoy its rich wildlife and landscape. The valley's landmark beck bridges – at both Pannal and Burn Bridge – and the iconic views afforded of the Crimple Valley Viaduct, will have been conserved, alongside a newly identified list of locally valuable heritage assets.

Though strengthened in its own distinct identity, the parish will have retained and expanded its local and wider connectivity through more frequent and better quality rail links to Harrogate, Leeds, York and all points between, bolstered by a modernised Pannal Rail Station. The Public Rights of Way and cycle network will have been similarly enhanced, thereby further promoting local sustainable travel. Meanwhile, a local rural road network, in keeping with a rural parish, will survive, no longer over-burdened by unwanted commuter and 'rat-running' traffic.

The settlements themselves will be home to a genuinely mixed community, boasting enhanced facilities and activities for the old, young and all between, with an emphasis on real community cohesion and support. Pannal's share of Harrogate's housing allocation will have been successfully integrated, providing a mix of housing appropriate to local needs, enabling the young to stay local and the old to downsize. Such a mix will have helped both to sustain and support the growth of the area's community facilities and services.

By 2035, the parish will not have gone, and of course literally cannot go, back in time. It will however be secure in its self-contained 'village' status, moving with the times, comfortably retaining a rural village feel and hosting a mixed pro-active community with a 'can-do', 'will-do' attitude, fully justified in saying that it 'has-done' in its delivery of its Neighbourhood Plan ambitions.

## **Aims of the Plan**

- To protect, enhance and extend a green space network of landscape, wildlife and recreational value throughout the parish;
- To identify and conserve the parish's local heritage assets;
- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To improve transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- To protect, improve and support further provision of community and recreational facilities, services and activities;
- To ensure that homes of the right types are built to meet the needs of local people;
- To not support further large scale house-building and to control the building of any further new small-scale housing in the area;
- To secure and support the growth of appropriate local employment opportunities;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.



## THE GREEN AND NATURAL ENVIRONMENT

### YOU TOLD US:-

- The area's peacefulness was valued, its rural character should be kept and that Green Belt was important for wildlife
- That separation from Harrogate should be maintained and the Crimple Valley's special landscape preserved
- There was a need for a multi-use games area and a playground for small children, plus support for allotments
- You valued trees and tree planting and had climate crisis concerns

### THE NEIGHBOURHOOD PLAN'S POLICIES:-

- Protect the Crimple Beck/River Crimple green corridor and the green countryside fringing the settlement, so the area's green and blue infrastructure network is not severed or harmed, while encouraging enhancement and extension (GNE1)
- Set out robust criteria for any development in the Crimple Valley Special Landscape Area, to protect the character and appearance of the landscape (GNE2) *(NB the Harrogate Local Plan does not prevent development)*
- Identify 10 sites as Local Green Space, which in effect gives them Green Belt status and protection (GNE3)
- Support enhancement of Local Green Space sites (GNE4)
- Support the provision of new open space including allotments, tennis courts, bowling green, multi-use games area and small children's play area (GNE5)
- Identifies an opportunity for a new natural open space east of Almsford Bridge, incorporating the existing Almsford Wood (GNE6)
- Support the conservation of trees and new tree planting, together with tree replacement on a 'three for one' basis wherever trees are lost to development (GNE7)

## THE BUILT ENVIRONMENT: HERITAGE, DEVELOPMENT AND DESIGN

### YOU TOLD US:-

- Over development is a threat to village identity
- You support the idea of 'Local Heritage Areas'
- You supported the identification of 'Non-Designated Heritage Assets'
- Rural character should be kept

### THE NEIGHBOURHOOD PLAN'S POLICIES:-

- Guide design and development within Pannal Conservation Area so they reflect and take account of the areas' special historic and architectural features (BE1)

- Identify 4 potential new conservation areas or extensions – at All Saints/Sandy Bank, Burn Bridge-Malthouse Lane, Hill Foot/Hill Top Lane and around Pannal Methodist Church – as ‘Local Heritage Areas’, and set out area-specific considerations which any new development should take account of, as well as encouraging enhancement (BE2-3)
- Identify 2 ‘Non-Designated Heritage Assets’ (locally important buildings or structures) in Pannal Memorial Hall and Burn Bridge’s Crimple Beck Bridge, the significance of which will be considered in any development proposal, in order to avoid or minimise conflict with their conservation and to improve them where possible (BE4)
- Guide design and development in defined character areas of the parish so they respect local distinctiveness and reflect good design principles (BE5)

## TRANSPORT AND MOVEMENT

### YOU TOLD US:-

- You support the protection and enhancement of public rights of way and cycling networks
- Young people are enthusiastic about cycling and want more safe cycle routes
- About a range of severe parking problems, connected particularly with the school and the station
- You supported a proposed Park and Stride scheme
- Electric vehicle charging points should be provided as part of a generally expressed concern about the climate crisis
- About severe problems of rat-running traffic, speeding and congestion on many of the parish’s minor roads, with particular issues on Spring Lane and Burn Bridge Road

### THE NEIGHBOURHOOD PLAN’S POLICIES:-

- Expect new development to safeguard, enhance and extend pedestrian, cycling and bridleway provision in Pannal and Burn Bridge, including improvements at 2 specified locations (TTT1)
- Safeguard existing levels of public car parking at Pannal Station Car Park (TTT2)
- Set enhanced car parking provision standards for any new development within a half a mile radius of Pannal Station and Pannal Primary School (TTT3)
- Identify land for a Park and Stride facility at the rear of St Robert’s Church, to serve both the school and Pannal Community Park and address Pannal village parking problems at school drop-off/pick-up times (TTT4)
- Require electric vehicle charging points wherever development provides new parking spaces (TTT5)
- Support highway improvements schemes at A61/Follifoot Road, Spring Lane and Burn Bridge’s Crimple Beck Bridge (TTT6)



## COMMUNITY FACILITIES

### YOU TOLD US:-

- You greatly value community facilities such as the post office, local shops, doctors' and dentist surgeries and The Black Swan being on your doorstep
- Pannal and Walton Park lack a pub and there is a need for a local café
- Rural character should be kept, electric vehicle charging points provided and cycling supported

### THE NEIGHBOURHOOD PLAN'S POLICIES:-

- Protect a list of 11 community facilities in the area and encourage improvements (CFS1)
- Support the provision of new community facilities, particularly a pub in Pannal or Walton Park and a local café (CFS2)
- Require tree/hedgerow retention and planting, electric vehicle charging points and cycle parking/storage facilities as part of the already agreed provision of new educational facilities at Pannal Primary School

## HOUSING

### YOU TOLD US:-

- You would support relatively small scale housing development designed to meet acknowledged local needs
- Of your concerns regarding the landscape, environmental, highways and pollution impacts of further greenfield housing development
- You supported policies addressing both infill housing and unallocated larger scale development
- The highest priorities for any new homes built was for starter and retirement provision
- That there is a threefold need to cater for downsizers and people with special needs, 'up-sizers' and 'upgraders' and young adults/young couples

### THE NEIGHBOURHOOD PLAN'S POLICIES:-

- Set out robust design and layout requirements regarding any new infill housing within the development limit set by Harrogate (H1)
- Set out 'tests' to help decide if any proposed new housing on sites outside the development limit is acceptable (H2) (*NB the Harrogate Local Plan allows for such development to be considered in certain circumstances*)
- Expect a housing mix reflective of the findings of the parish council commissioned 2018 local housing needs survey, i.e. a mix of 1-2, 3 and 4 bedroom properties (H3)

## EMPLOYMENT

### YOU TOLD US:-

- You support the protection of existing employment sites
- Rural character should be kept, A61 traffic issues addressed, electric vehicle charging points provided, cycling supported and light pollution avoided

### THE NEIGHBOURHOOD PLAN'S POLICIES:-

- Protect employment sites at Almsford Bridge, Crimple Hall and Spacey Houses in suitable employment uses as specified (ED1)
- Require new A61 planting, varied building heights, various highways and parking provisions plus transport and visual impact assessments to address local concerns regarding traffic volumes, A61 accesses and light

pollution (ED2), as part of the already allocated development for employment at South of Almsford Bridge (ED2)

