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Pannal and Burn Bridge Neighbourhood Plan

March 2022

Design Code

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Pannal and Burn Bridge Neighbourhood Plan Design Code	DR-11039	Pannal and Burn Bridge Neighbourhood Plan Steering Group (NPSG)	Elliot Joddrell, AECOM	09/03/22	Nick Beedie, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	11/08/21	1st Draft issued to NPSG	LW	Lee Wood	Regional Director
01	21/09/21	2nd Draft reflecting comments received from Mike Dando on 27/08/21	LW	Lee Wood	Regional Director
02	21/01/22	3rd Draft reflecting comments received from the NPSGs public consultation	LW	Lee Wood	Regional Director
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01 Introduction

Background

The Parish Council of Pannal and Burn Bridge within Harrogate, representing the villages of Pannal and Burn Bridge, the residential areas of Walton Park and Crimble Meadows together with the area of rural hinterland have established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG are currently in the process of preparing their Draft Neighbourhood Plan.

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's support programme, Pannal and Burn Bridge NPSG have appointed AECOM to prepare this Design Code document which will form part of the evidence base for their Neighbourhood Plan.

Objective

The purpose of this document is to provide an appreciation of Pannal and Burn Bridge neighbourhood area's existing character in order to create a set of design codes which will apply to any future development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the villages existing character.

Methodology

The process that was undertaken to produce this Design Code document is as follows:

- On the 21st June 2021, an inception call was held with AECOM representatives a member of the NPSG and the parish council's Neighbourhood Plan consultant to understand the aims of the group and confirm the brief.
- On the 3rd August 2021, AECOM representatives carried out a site walkover in Pannal and Burn Bridge Parish in order to appreciate the local character and photograph the area.
- On the 11th August 2021, AECOM shared an early draft Design Code document with the NPSG.
- On the 15th December 2021, an engagement meeting was held with the NPSG to review the draft document and allow local opinion to be captured and represented in the final document.
- After capturing the feedback from the engagement meeting, AECOM issued the final Design Code on 20th January 2022.

Document Structure

This Design Code document comprises of the following six sections:

01 Introduction

Outlining the background, purpose, process, study area, design code document structure and planning context.

02 Place Assessment

Provides an appreciation of physical influences which will be used to help inform the design codes

03 Local Character

A more focussed understanding of Pannal and Burn Bridge Parish's built and natural landscape character is provided by undertaking a photographic survey to analyse key characteristics.

04 Design Codes

The design codes to be applied to future developments in the Neighbourhood Plan area are established.

05 Next Steps

Provides guidance on the next steps for the NPSG and potential future developers.

Study Area

The Neighbourhood Plan area comprises the villages of Pannal and Burn Bridge and the surrounding rural context. The Neighbourhood Plan boundary is defined by Crimple Beck to the west and Crimple Beck and the adjoining Stone Rings Beck to the north. The remaining boundary is defined by agricultural field boundaries. In order to influence the design of future development around the main settlement area, this document will predominantly be focussed on the extent of the built-up area and its more immediate surroundings but will also include rural areas of the parish with their scattered farms and dwellings and industrial/ commercial developments on Leeds Road.



 Pannal and Burn Bridge Neighbourhood Plan Area Boundary

Pannal and Burn Bridge Neighbourhood Plan area

Planning Context

Pannal and Burn Bridge Parish sits within the borough of Harrogate in North Yorkshire. The following planning documents were reviewed to understand the policy context which will influence this design code document.

Harrogate District Local Plan 2014-2035:

Policy GS2 Settlement Hierarchy

Within the Harrogate district settlement hierarchy Pannal is defined as a 'service village'. The policy states that land within such villages should be 'allocated to new homes to support the continued provision of a basic range of services and facilities; with new village shops and businesses supported to maintain their continued sustainability.

Policy GS4 Green Belt

With a significant proportion of Pannal and Burn Bridge designated as Green Belt any development proposals will be made in accordance with relevant national policy.

Policy HS1 Housing Mix and Density

The policy requires a variety of housing typologies in response to the districts housing needs. Any new housing development in settlements the size of Pannal and Burn Bridge are expected to achieve a minimum net density of 30 dwellings per hectare. However, lower densities will be considered where local character / amenity are impeded or where site constraints prevent such density.

Policy HS2 Affordable Housing

It is required that any development (including mixed use schemes) on any qualifying greenfield site must include a 40% minimum of affordable housing and 30% on all qualifying brownfield sites. Such housing should be distributed throughout the development and not partitioned off from the schemes market housing.

Policy TI4 Delivery of New Infrastructure

In ensuring sustainable development adequate levels of infrastructure will be needed dependent on the size and scale of a proposal. Developers will be required to include new infrastructure or contribute to infrastructure costs in order to cater for the new demands generated by their development.

Policy CC1 Flood Risk and Sustainable Drainage

Pannal and Burn Bridge has multiple watercourses (i.e. mostly becks) with Flood Zones Level 2 and 3 in place. Any development will not be permitted where such would adversely affect the watercourses or the likelihood of flooding elsewhere.

Policy HP3 Local Distinctiveness

The policy states development should include high quality design that's both reflective and protective of the districts unique character, qualities and features that contribute to its urban and rural environments. This includes respecting spatial factors such as scale, spaces between buildings, views and vistas.

Policy NE3 Protecting the Natural Environment

Any development will be supported in its efforts to protect and enhance features of ecological or geological stature. This can be achieved by requiring proposals to include connectivity to local habitats or by supporting existing green corridors and spaces. Development will therefore be refused where there is a disregard for the site's natural features and context. Any loss or deterioration of a protected area will only be permissible if the need or benefits of the development clearly outweigh such loss.

Policy NE4 Landscape Character

This policy stipulates that the protection, restoration and enhancement of the districts natural / rural landscape will be supported for the benefit of the economic, environmental and social well-being of the locality.

With Pannal and Burn Bridge falling within the Special Landscape Area (SLA) of Crimple Valley, development must satisfy the following criteria:

- 'Avoid significant loss of key characteristics that contribute to the quality of the special landscape area'.
- 'Designed to integrate the urban edge with the countryside and to enhance the appearance of the urban fringe'.

Supplementary Planning Documents

Heritage Management Guidance – SPD November 2014

The document sets out development principles to guide how future development can sensitively respond to the district's numerous heritage assets. In response to such assets proposals should reinforce local distinctiveness by conserving heritage assets and protecting and enhancing their setting. New dwellings should respect spatial characteristics by mirroring the size, scale, orientation, and overall arrangement of existing developments nearby.

Green Infrastructure – SPD November 2014

This guidance outlines what developers can do to ensure their proposals are making the most of the opportunities that enhancing and creating new green infrastructure can produce. Developers can achieve this by incorporating green spaces within their proposals that will encourage future inhabitants to engage in physical and social activity. In the case of Pannal and Burn Bridge green infrastructure could also be harnessed to mitigate flooding through the provision of sustainable drainage systems such as wetlands, green swales, ponds and ditches.

Affordable Housing – SPD June 2021

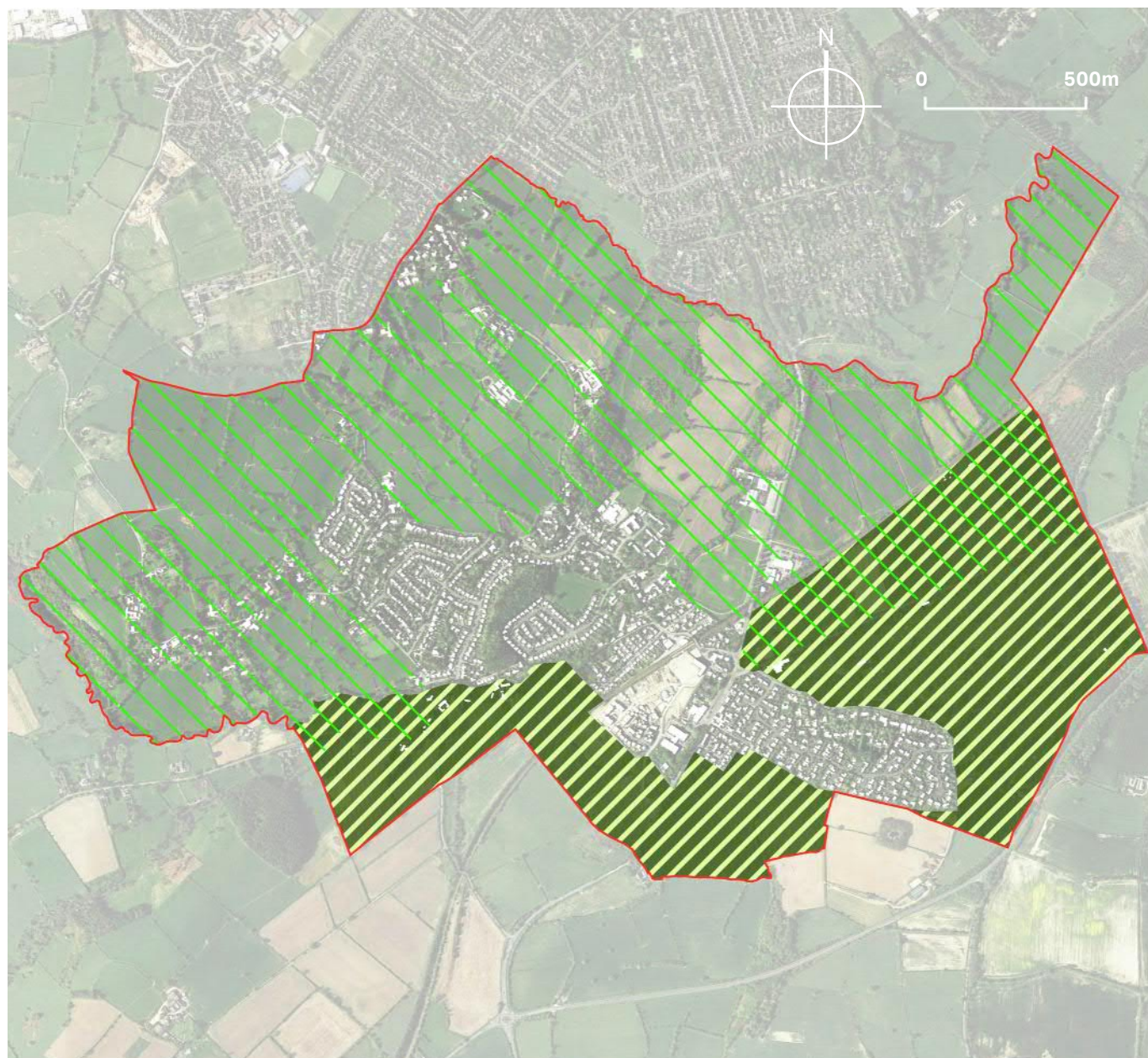
This document supplements Policy HS2 Affordable Housing of the adopted Harrogate District Local Plan 2014-2035. All developments including affordable housing are required to space such dwellings throughout the proposed layout in order to promote integrated and sustainable communities. The dwellings must therefore be indistinguishable from market dwellings in relation to the style, materials, quality, finish and quality of specification used.

Providing Net Gain for Biodiversity – SPD June 2021

This document supplements Policy NE3 Protecting the Natural Environment of the adopted Harrogate District Local Plan 2014-2035. Schemes should also be designed with reference to the Landscape Character Assessments and Green Infrastructure SPD. The document provides guidance on how new development can contribute to the improvement of the district's natural environment and in ensuring it remains a defining feature. Development will be supported where loss or deterioration of irreplaceable habitats is omitted from proposals and where green infrastructure is embedded into the schemes design and layout.

Pannal Conservation Area Character Appraisal

This document outlines the defining features of Pannal's built and natural landscapes within the conservation area and how they can be protected. By identifying what constitutes Pannal's distinctiveness this document will suggest what methods and strategies can be implemented to manage any future development within the village.



 Harrogate Borough Council Green Belt (Policy GS4)  Crimple Valley Special Landscape Area (SLA) (Policy NE4)



Burn Bridge Road

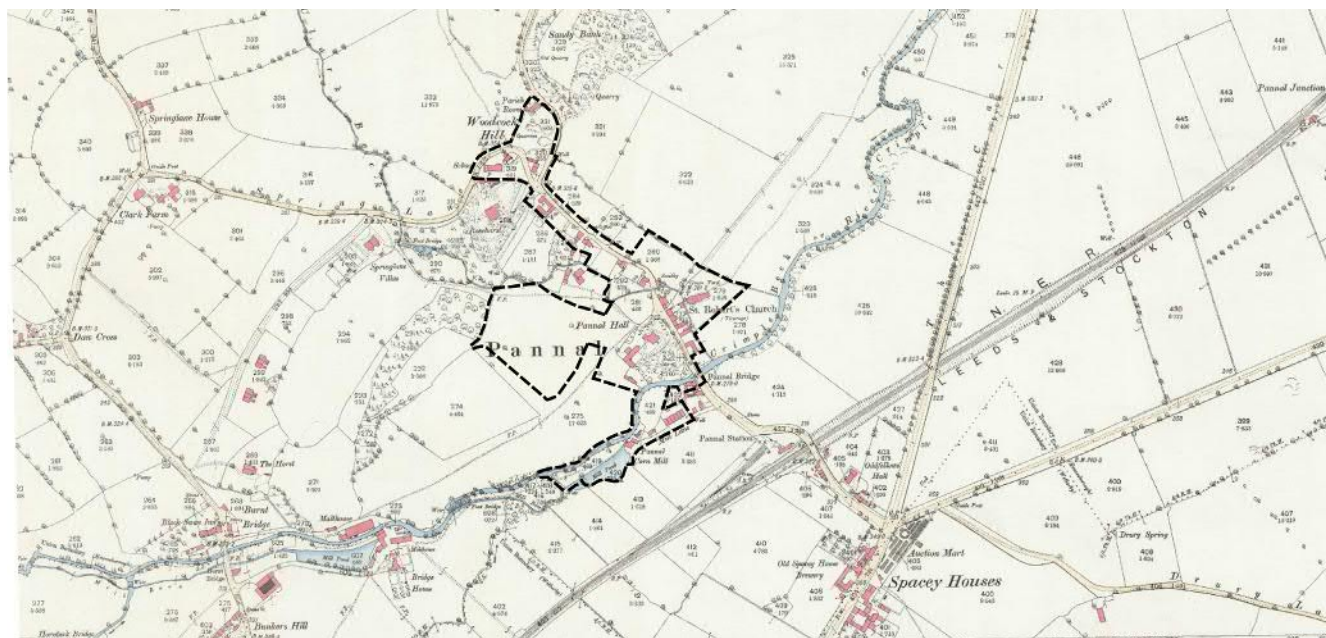
02 Place Assessment

Historic Evolution & Heritage

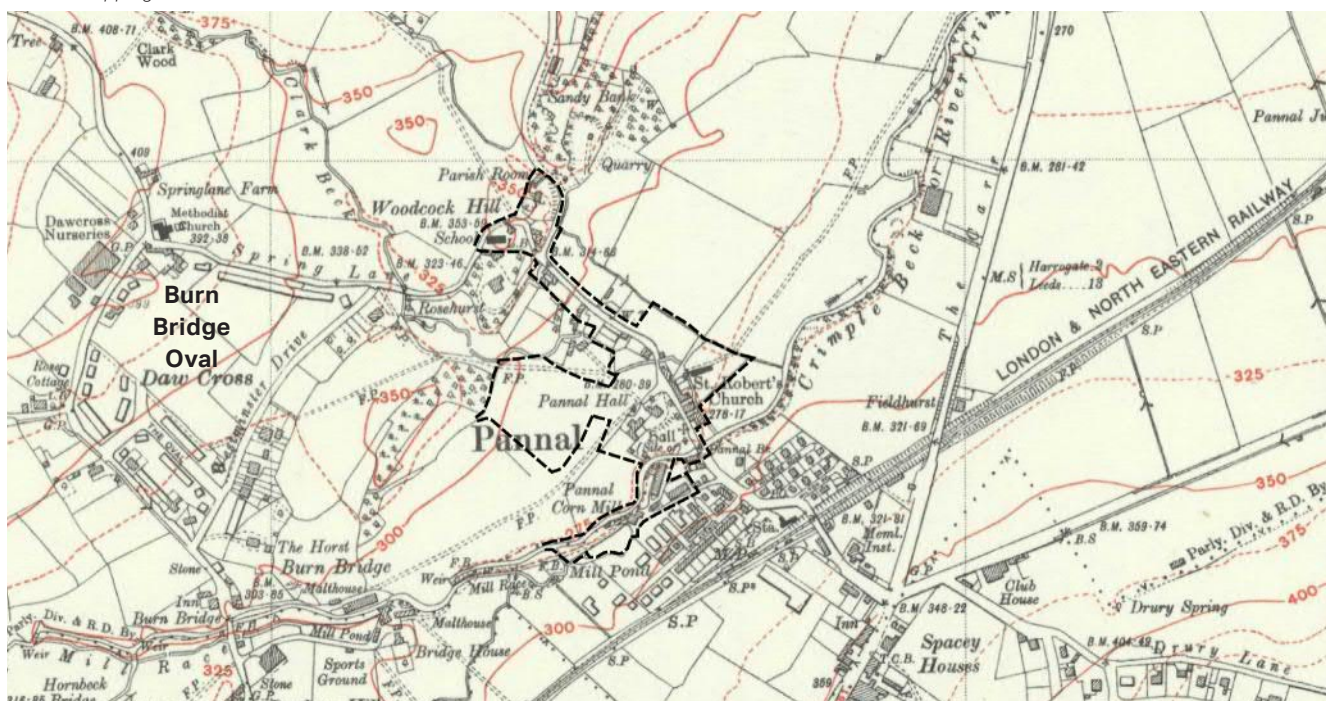
A comparison between the historic mapping of Pannal and Burn Bridge between 1891 and 1947 highlights several changes throughout the area's historic evolution. Much of Pannal's growth has centred around St Robert of Knaresborough Parish Church and Pannal Hall, forming what is Pannal's historic core along Main Street. The Grade II* Listed church dates to the 13th century and is situated prominently within Pannal village, adjacent to Pannal Hall. These landmark heritage buildings, along with those radiating from them, are what make up the Pannal Conservation Area.

Historically, development in Pannal and Burn Bridge has comprised of compact village centres and a series of scattered agricultural buildings. When comparing 1891 mapping to the present-day residential housing makes up most of Pannal and Burn Bridge's urban growth, such as the Jubilee Park housing estate south of Pannal Station. Other recent notable additions are the car dealerships, dementia care home, and retail outlets lining Leeds Road (A61). These developments are characterised by a much larger size/ scale and varied building use to those seen throughout Pannal and Burn Bridge's historic evolution.

The 1947 mapping shows an increased density of housing around Pannal Station, which has served the villages of Pannal and Burn Bridge since 1848. This development stands out due to its size, scale and housing estate layout when compared with the more sporadic distribution of the area's historic buildings. The most notable development has been the Walton Park estate which comprises detached dwellings and bungalows to the south of the station. Another notable addition is the Burn Bridge Oval housing estate along the northern edge of Burn Bridge Road, within the Daw Cross area. All other development has comprised of smaller residential clusters of mostly detached and semi-detached dwellings, such as those seen along Spring Lane and Westminster Drive on the 1947 mapping. Notable additions to local amenity include Pannal Methodist Church off Yew Tree Lane and Pannal Golf Club to the east of Leeds Road (A61).



Historic mapping from 1891



Historic mapping from 1947



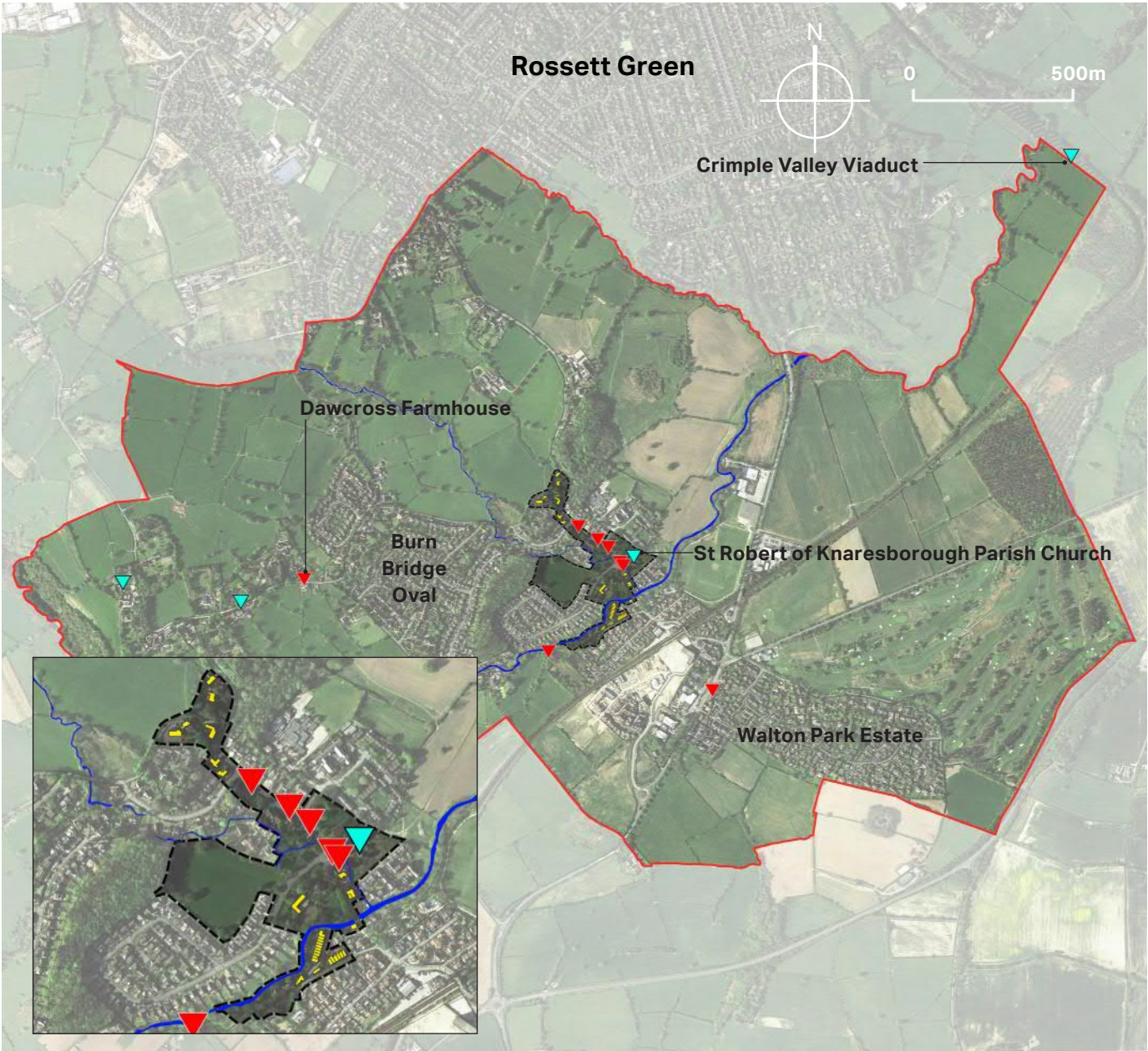
Grade II* Listed Crimple Valley Viaduct







Grade II* Listed St Robert of Knaresborough Parish Church



Grade II Listed Dawcross Farmhouse



-  Pannal Conservation Area
-  Grade II* Listed buildings
-  Grade II Listed buildings
-  Buildings of local interest

Landscape

The surrounding landscape is predominantly enclosed farmland with hedgerow and tree bound fields. There are a number of small wooded areas within and beyond the parish boundary.

Pannal and Burn Bridge's settlement area straddles the Crimble Valley with Pannal sitting on the southern slope and Burn Bridge on the northern slope. Crimble Beck runs along the valley bottom in a north-east direction.

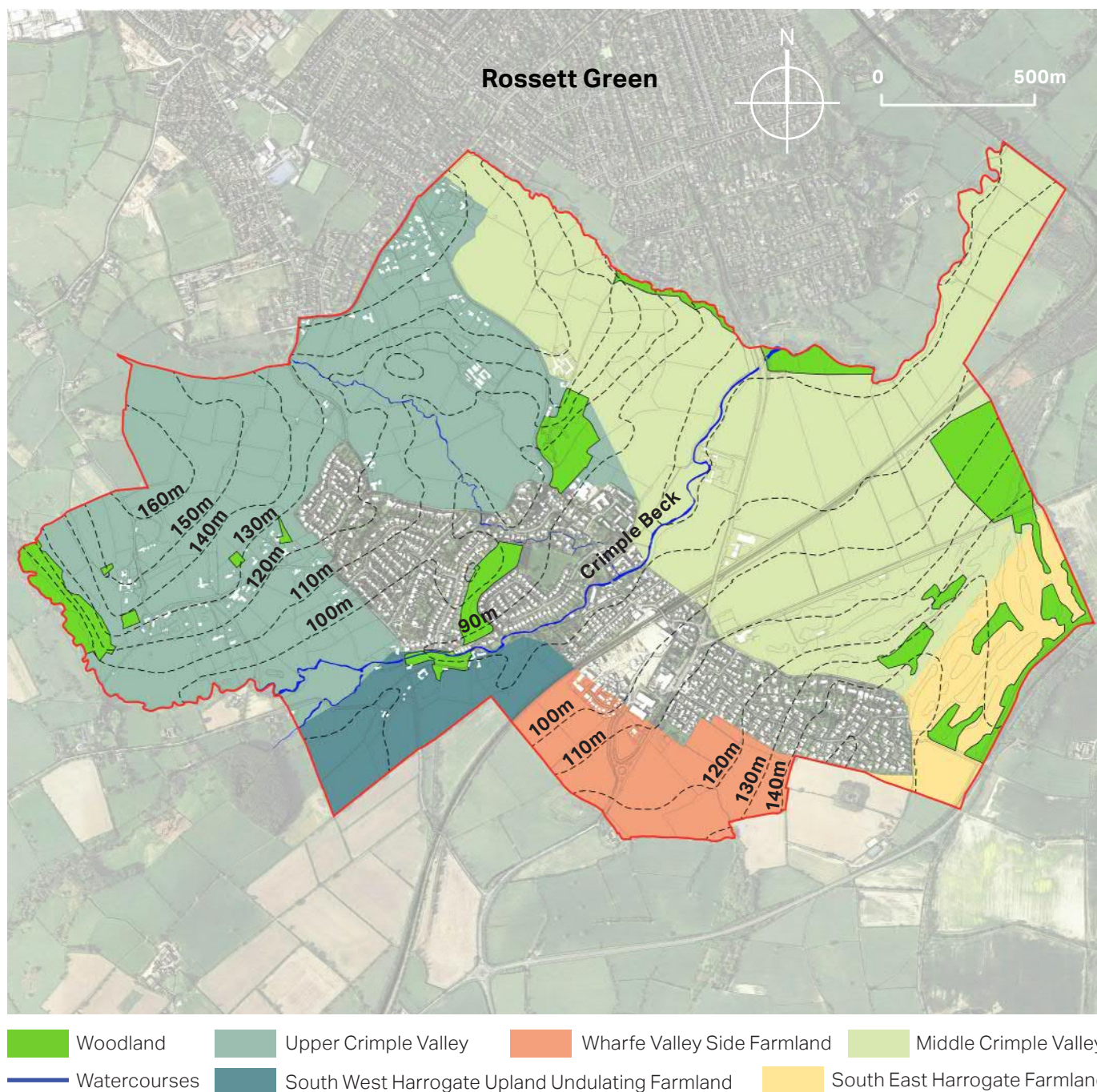
The level change between the two villages is approximately 70m (See page 15) .

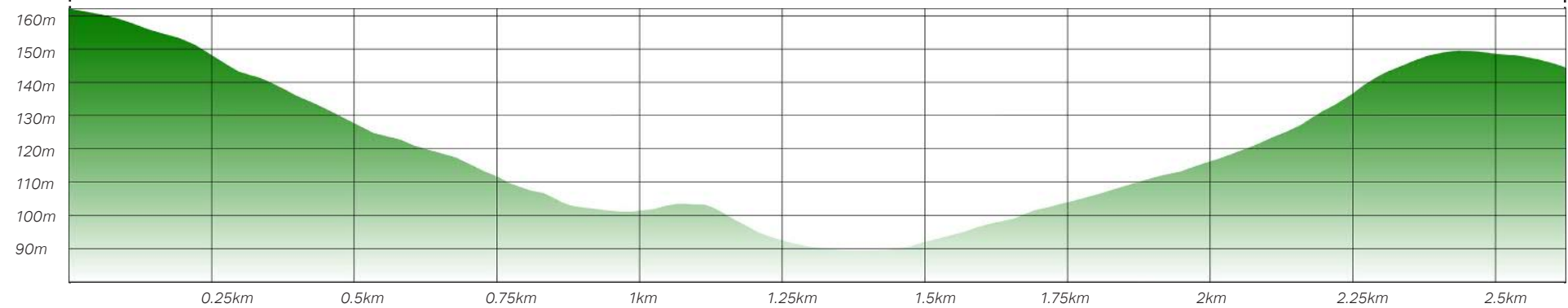
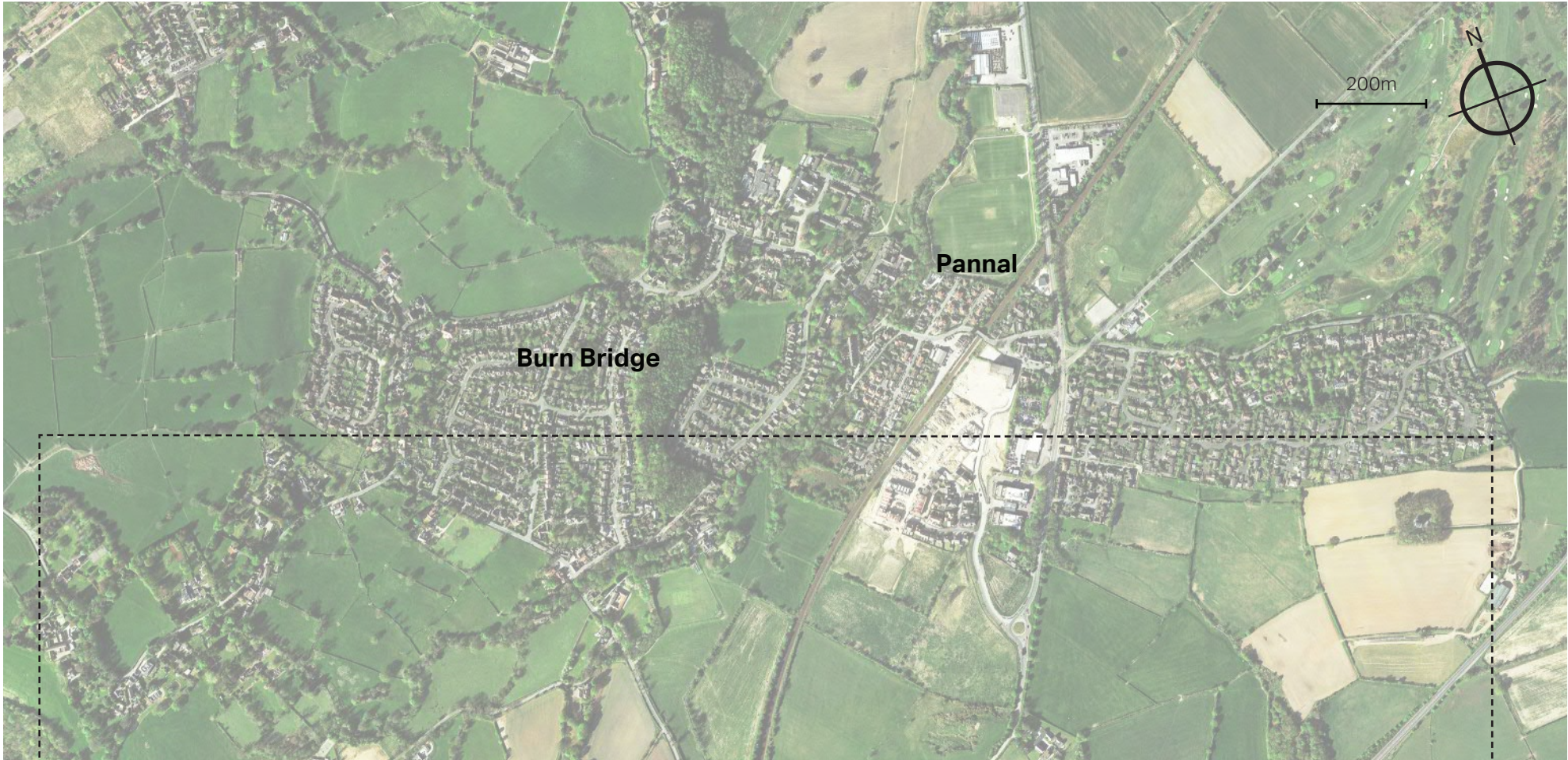
The parish has a mixed landscape character covering 5 of the identified character areas within the Harrogate District Landscape Character Assessment. These include:

- Upper Crimble Valley;
- Middle Crimble Valley;
- Wharfe Valley Side Farmland;
- South West Harrogate Upland Undulating Farmland; and
- South East Harrogate Farmland.

Pannal and Burn Bridge Parish sits within the southern area of Natural England's National Character Area 22. Pennine Dales Fringe. The area is described as having a varied topography of exposed upland moorland fringes and plateaux dropping to lower foothills, separated by major river valleys and incised by numerous minor tributary valleys. Drystone walls are common in the west while hedges, often thick and tall with frequent hedgerow trees, are more prevalent at lower elevations in the east.

Broadleaved woodlands (many of them of ancient origin), coniferous and mixed plantations, and numerous small woods and hedgerow trees all contribute to the well-wooded character of the area. Hamlets, villages and small market towns are particularly distinctive, with strong visual unity, being built in local Millstone Grit Group and Yoredale Group stone in the west and Magnesian Limestone in the east.





Topographical cross section of Pannal and Burn Bridge illustrating the level change between the two villages,

Route Hierarchy

Pannal and Burn Bridge are situated to the south of Harrogate on the main route (A61) between Harrogate and Leeds. Junctions 47 and 46 of the A1(M) are approximately 10 miles to the east of the villages providing connectivity to the wider region.

The residential streets in the neighbourhood area comprise predominantly of looped estate roads and cul-de-sac access streets.

The primary route through the area is the A61 which connects Harrogate with Leeds.

Spring Lane, Main Street and Station Road are the historic linear routes which runs through the centre of Pannal and Burn Bridge.

Pannal is serviced by a train station providing access to Harrogate, York, Leeds and beyond. The villages are served by a local bus services providing access to Harrogate, Bradford, Ripon Leeds and Ilkley.

The surrounding area is well connected with public right of way routes providing traffic free footpaths to explore the surrounding landscape. In addition, the Harrogate Ringway long distance footpaths run through the parish.

- Primary route
- Secondary route
- Access route
- Bus stops
- Public right of way
- Harrogate Ringway long distance footpath
- Train station
- Bridge
- Railway
- Watercourse



Route Hierarchy



Burn Bridge Road



Spring Lane



Follifoot Road



Main Street



Church Lane



Drury Lane



Hill Top Lane



Pannal Train Station





Village & Open Space Structure

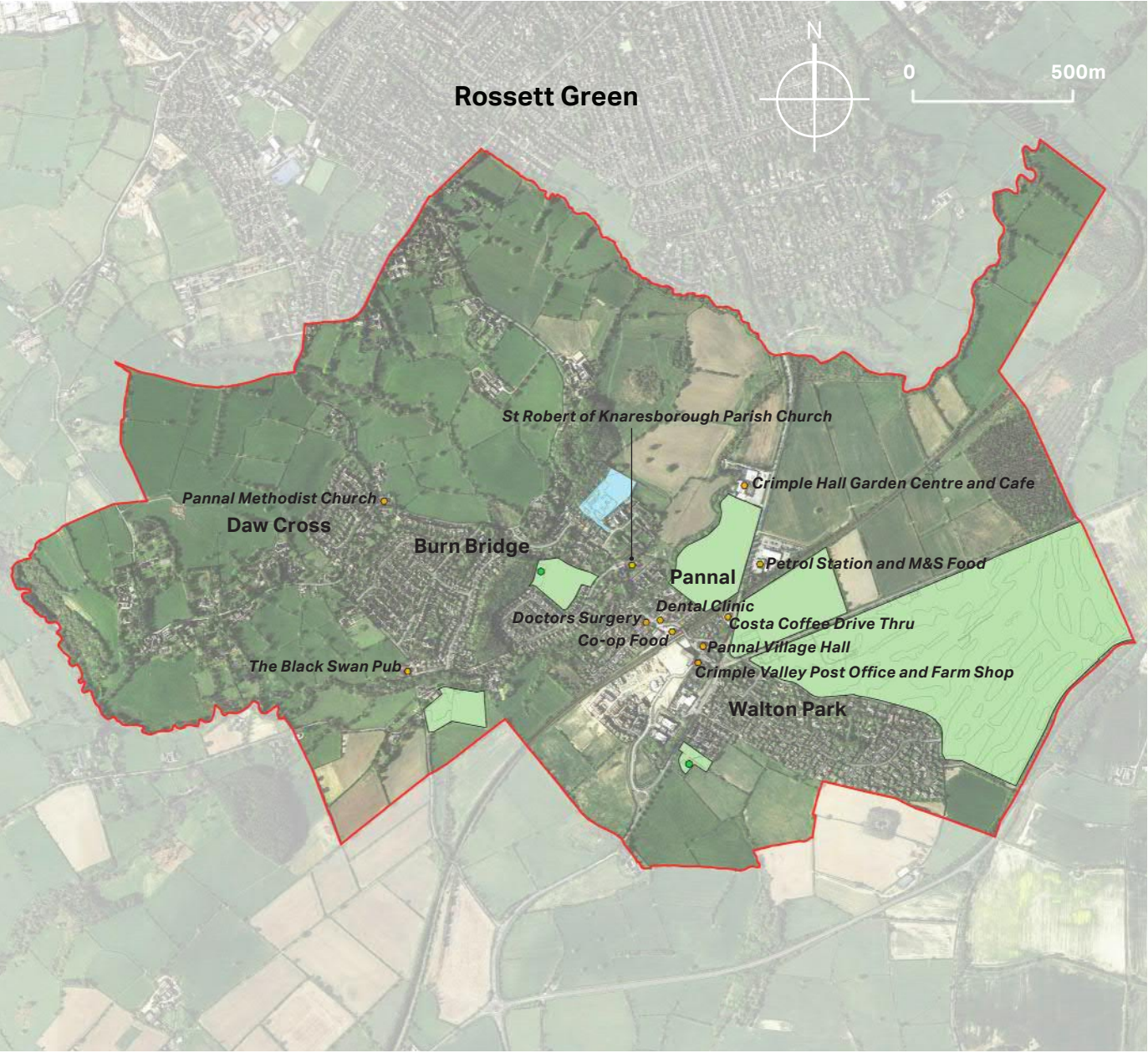
The parish comprises a number of small historic settlements (see plan). The majority of these have coalesced to form a single settlement area. To the north of the parish is a clustering of dwellings which sits just outside the Harrogate neighbourhood of Rossett Green. This area along with Daw Cross, along Hill Top Lane and Hill Foot Lane, has a looser development grain and lower densities of dwellings with large plots and high levels of screening from trees and hedgerow boundaries.

The majority of the local amenities are found in Pannal. There are two churches in the parish, outdoor sports and recreation space. There is a public house in Burn Bridge. There is a primary school and a nursery. The parish is also served by a dental clinic and doctors surgery. There is a Co-op convenience store, Post Office and village shop, M&S Food supermarket and petrol station and Crimble Hall garden centre and cafe/bistro.



The Black Swan

- Outdoor space and sports facilities 
- School 
- Local Amenities 
- Play areas 



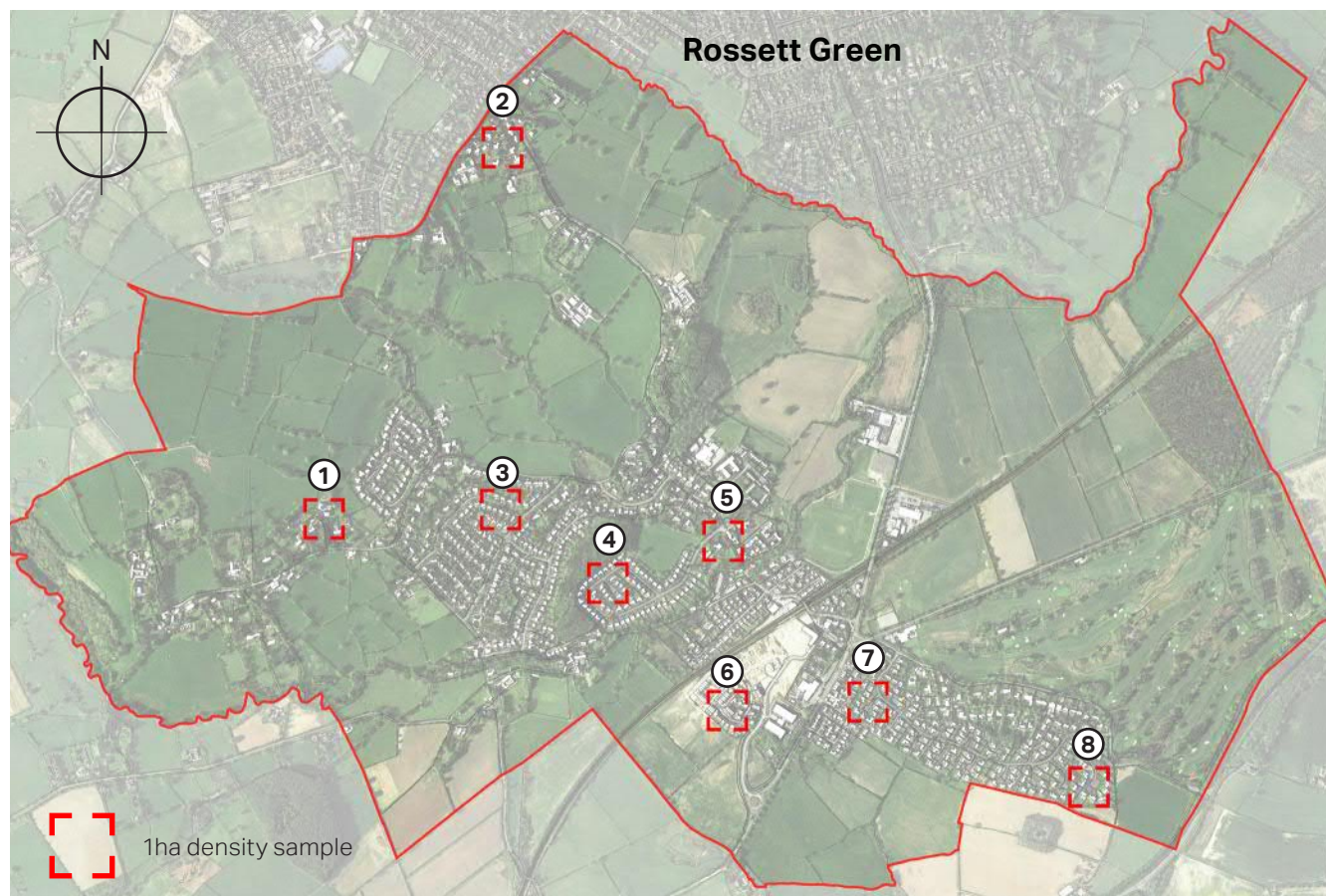
Village & Open Space Structure



Pannal Methodist Church



Co-op



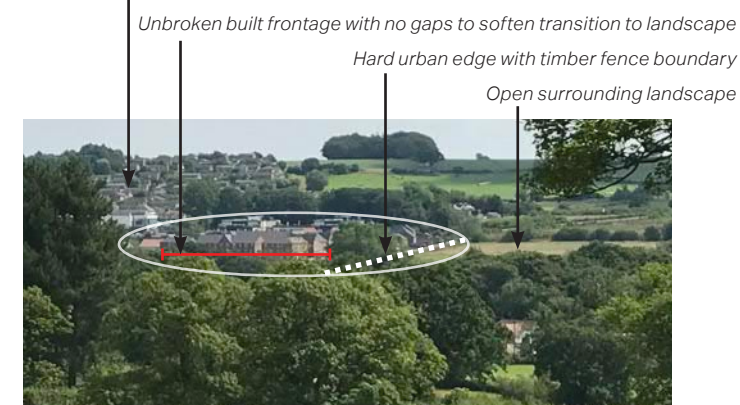
Pannal and Burn Bridge 1 hectare housing density samples

On the adjacent plans the following 1 hectare housing density samples have been tested to understand the appropriate density of future developments in Pannal and Burn Bridge.

1. Dawcross Rise - 5 dwellings per hectare (dph)
2. Church Lane - 9dph
3. Burn Bridge Oval - 16dph
4. Crimple Meadows - 17dph
5. Main Street - 6dph
6. Smithy Close (Jubilee Park) - 28dph
7. Walton Park - 14dph
8. Walton Park - 12dph

This shows that the villages have historically developed at an average density of 11dph. A density sample taken from the recent Jubilee Park development (6) shows that higher densities than are typical of Pannal and Burn Bridge have been used. This scheme can be seen from the elevated parts of the parish to the west. The density and spacing of dwellings has resulted in a more urban character development with blocks of unbroken built frontage and very few gaps to allow trees and planting to soften the transition to the surrounding landscape.

Walton Park housing estate softened with buildings interspersed with trees and planting



Jubilee Park housing development








Sense of Place & Wayfinding

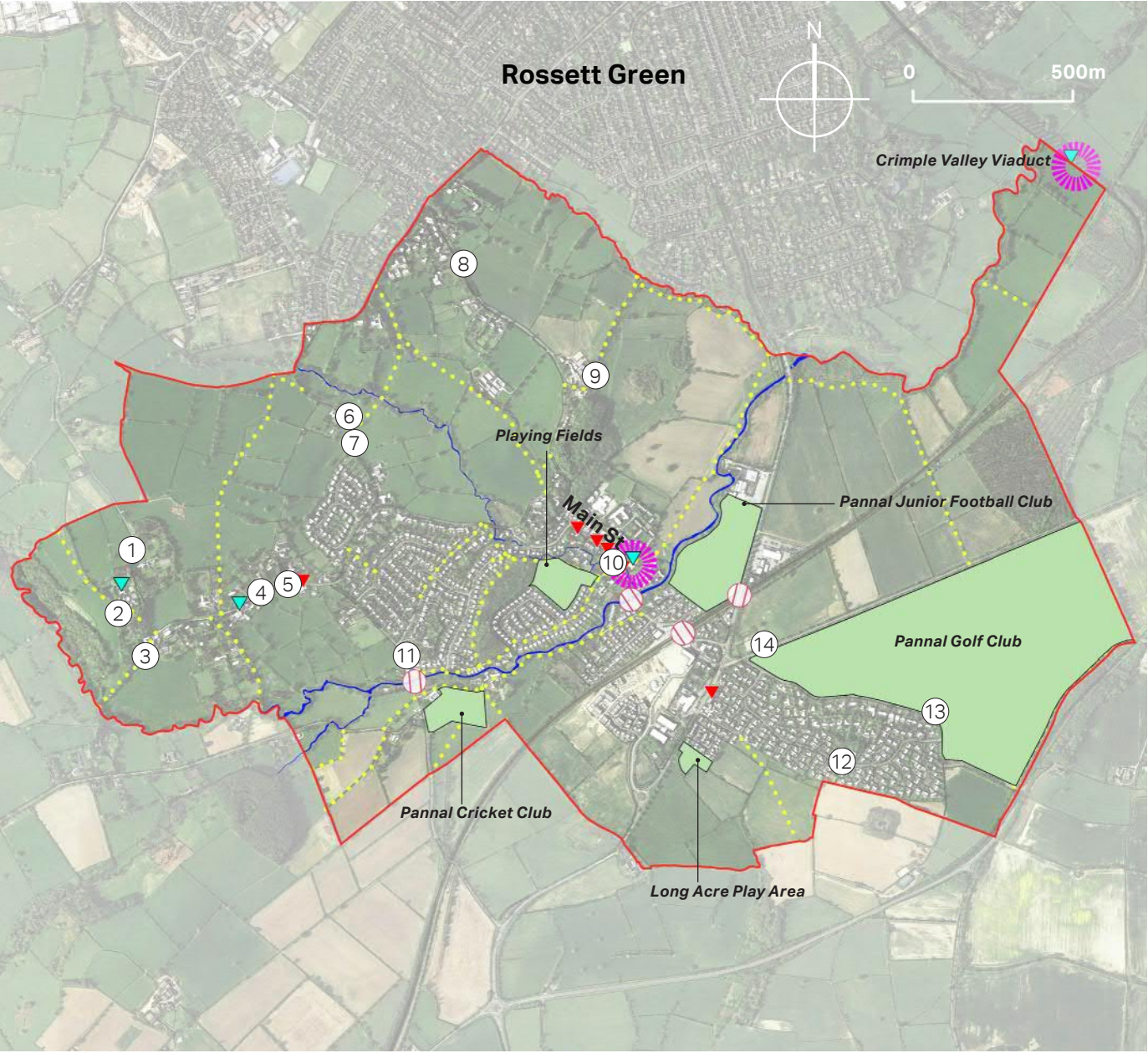
The valley setting of Pannal and Burn Bridge has resulted in many view points where the surrounding landscape can be appreciated.

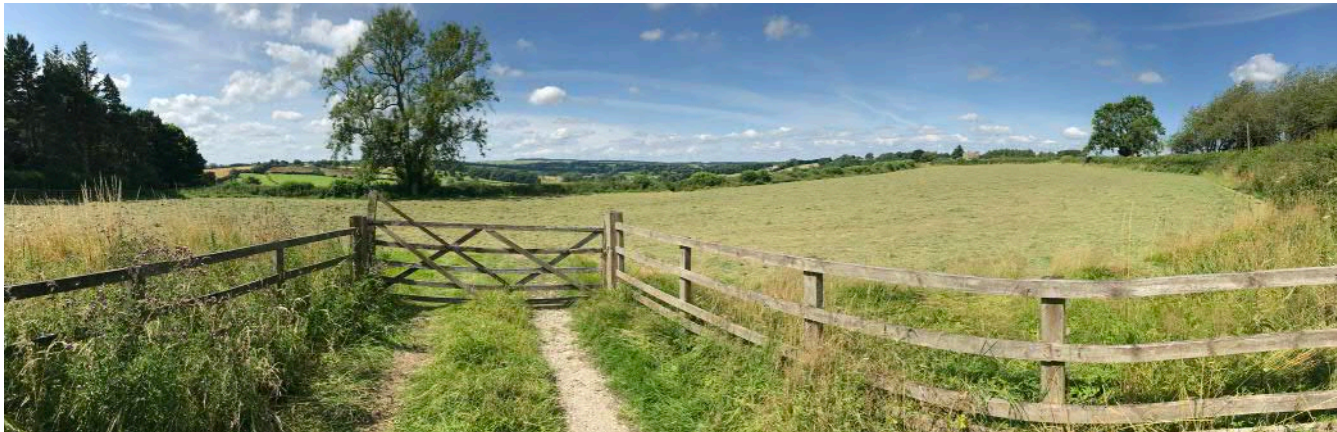
Main Street has a strong historic feel with most of the historic buildings in the area lining this route.

There are a number of historic listed buildings which contribute to the character of the parish. The Grade II* Listed St Robert of Knaresborough Parish Church is a prominent landmark on Main Street. The Grade II* Listed Crimple Valley Viaduct is another prominent landmark within the parish which can be seen from numerous long distance view points.

The influence of the surrounding landscape contributes to the rural character of the villages. The elevated pockets of woodland and mature trees within the villages bring the natural landscape in to the street scene.

- Open space and recreation 
- Public right of way 
- Grade II* Listed Buildings 
- Grade II Listed buildings 
- Landmarks 
- Bridge 
- Photo viewpoints 





View 1 from Hill Top Lane looking west



View 4 from Hill Foot Lane looking south east



View 2 from Hill Top Lane looking west



View 5 from Hill Foot Lane looking south



View 3 from Fall Lane looking south



View 6 from Yew Tree Lane looking south east



View 7 from Yew Tree Lane looking east



View 10 St Robert of Knaresborough Parish Church



View 12 from Walton Park looking north west



View 8 from Church Lane looking east



View 11 from Burn Bridge Road looking west



View 13 from Drury Lane looking north east



View 9 from All Saints Court looking east



View 14 north east from Follifoot Road towards the Crimple Valley Viaduct



Hill Foot Lane

03 Local Character

Photographic Analysis & Observations

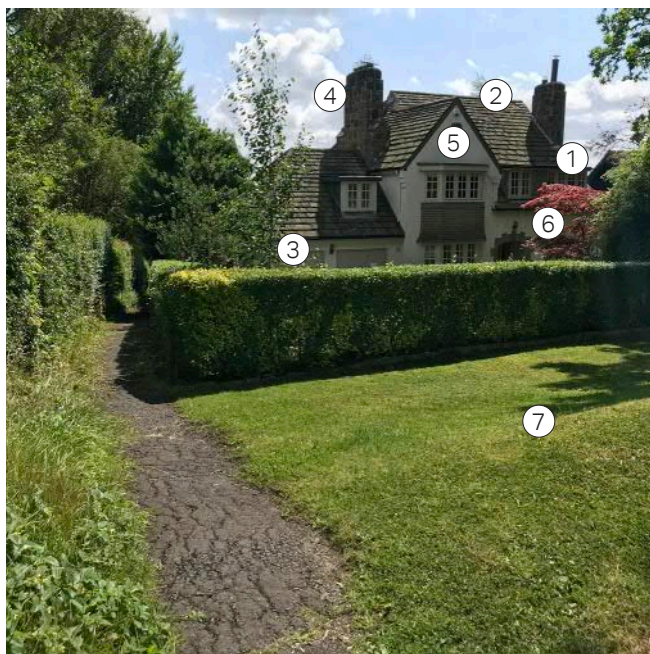
A site walkover of the villages was undertaken on the 3rd August 2021 to understand the topography, form and character of the villages.

Following the visit, a photographic analysis has been prepared to identify and illustrate key design features which help underpin Pannal and Burn Bridge's intrinsic character. This understanding will then be used to inform and shape the application of the proposed design codes.

The images which have been chosen for the purpose of this analysis represent a sample from across the Neighbourhood Plan area as illustrated in the adjacent key plan. The sampled areas and dwellings have been selected based on their positive contribution to the character of the neighbourhood area. Each of the images portrays key characteristics / spatial responses which help to shape the sense of place.



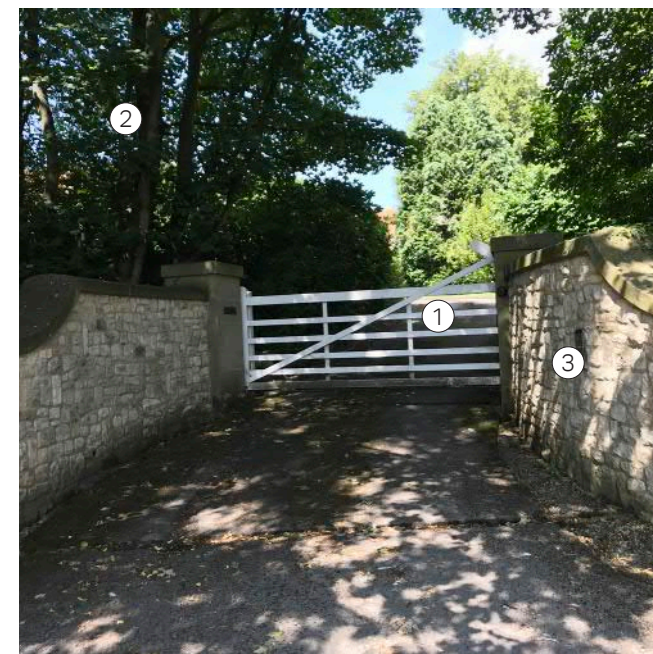
Pannal and Burn Bridge Photo Analysis Key Plan

**Photograph 1: Burn Bridge Road**

1. Two storey detached dwelling.
2. Gable roof forms with stone roof tiles.
3. Double garage with hipped roof, stone roof tiles and dormer window.
4. Tall chimneys in snecked stone.
5. Front facing gable with two storey bay window articulation.
6. Elevations are rendered.
7. Building set back from the street behind grass verge and front garden with hedgerow boundary treatment.

**Photograph 2: Hill Foot Lane**

1. Two storey detached dwelling.
2. Gable roof form with stone slate roof tiles and coped gables. The building is oriented with the gable end facing the road.
3. Recessed sash windows with stone sill string and stone lintels.
4. Grit stone ashlar building elevations.
5. Front door is centrally positioned with architrave doorway with panelled frieze and cornice, semi-elliptical, radial fanlight, and 6-panel door.
6. Double fronted elevation with symmetrical fenestration.
7. Stone chimneys are positioned at the ridge on each gable end.
8. Stone eaves cornice forming gutter.
9. Stone wall boundary treatment.
10. Building is positioned close to the road with garden to the side.

**Photograph 3: Hill Foot Lane**

1. Numerous dwellings are set back from the road in large plots with private driveways.
2. Dwellings are well screened by a landscape of mature trees and hedgerows.
3. Stone boundary wall with timber gate.

**Photograph 4: Hill Foot Lane**

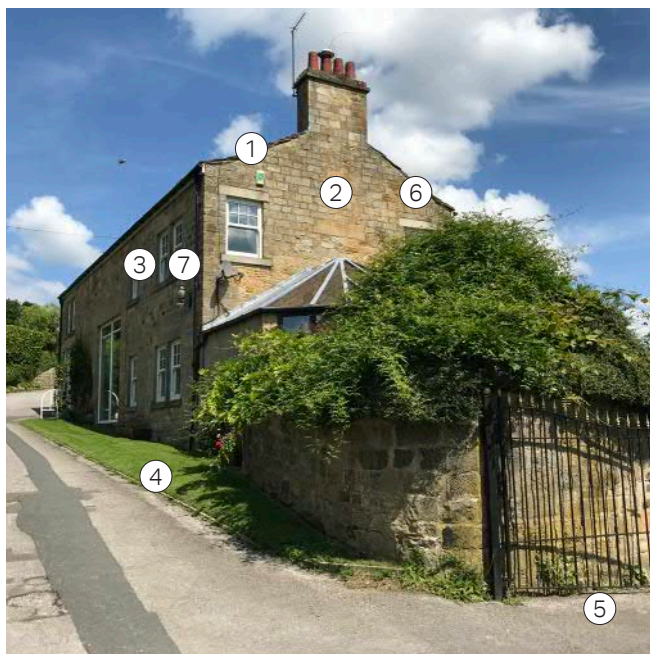
1. Stepped gable roof forms with chimneys at gable ends along the ridge.
2. Coped gable end with kneeler stones.
3. Mix of stone and slate roof tiles.
4. Dwelling is located on a slope with a single storey visible at road level and additional storeys to the rear.
5. Grit stone building materials.

**Photograph 5: Hill Foot Lane**

1. Two storey dwelling with hipped roof form and slate roof tiles.
2. Grit stone building materials.
3. Upper windows are 6 over 6 sash with stone lintels and stone sill string.
4. Building set back from the street behind long private driveway and front garden.
5. Building is oriented perpendicular to the road.
6. Low stone front boundary treatment with mature trees screening the dwelling from the road.
7. Large stone porch with arched multi-paned windows and central front door with fan light.

**Photograph 6: Hill Top Lane**

1. Two storey detached farm building.
2. Grit stone buildings materials.
3. Gable roof forms with stone roof tiles, copied gable end with kneeler stones.
4. Quoined corner detail.
5. Stone window surrounds.
6. Stone wall boundary treatment.
7. Farmstead building layout with courtyard space.

**Photograph 7: Fall Lane**

1. Two storey dwelling with gable roof form, stone roof tiles and chimney at gable end of ridge.
2. Grit stone building materials.
3. Windows are recessed with stone sills, lintels, and mullions.
4. Building is set back from the lane behind a small grass verge.
5. Parking is provided on a private driveway to the side of the dwelling.
6. Gable ends are perpendicular to the lane.

**Photograph 8: Dawcross Rise**

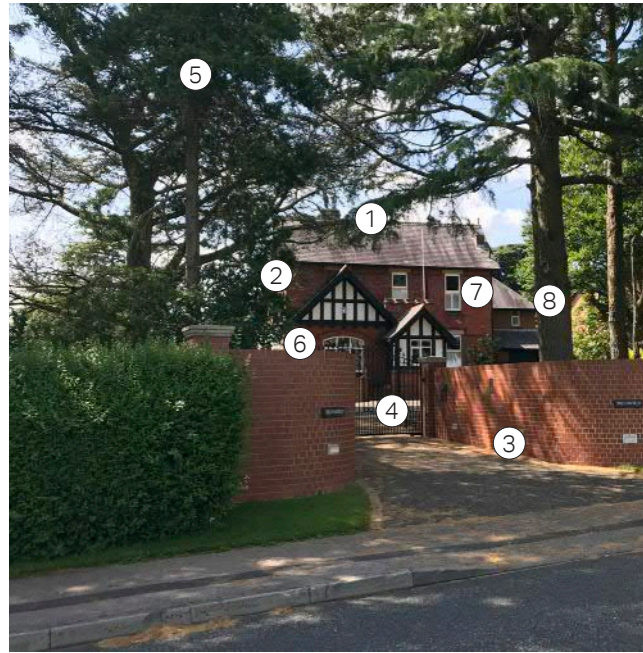
1. Catslide roof in a gable roof form with white fascia board and dormer window.
2. Slate roof tiles in diminishing courses.
3. Brick chimney set back from gable end along ridge.
4. Two storey dwelling with red brick building elevations.
5. Casement windows with arched brick lintel and coursed brick sills.
6. Building is set back from road within front garden with hedgerow boundary treatment with brick gateposts and metal gate.
7. Building is oriented at an angle to the road.

**Photograph 9: Hill Foot Lane**

1. Two storey dwelling with gable roof form.
2. Stone roof tiles with coped gables and stone chimneys.
3. Grit stone building materials.
4. Double fronted dwelling with symmetrical fenestration arrangement with centrally positioned front door.
5. Sash windows with stone sills and lintels.
6. Front door has stone door jambs, lintel and a square fanlight.
7. Low stone wall and hedgerow boundary treatment.
8. Building is set back from the street behind a short front garden.

**Photograph 10: Burn Bridge Road**

1. 2.5 storey semi-detached dwelling with additional floor within the roof space and dormer window.
2. Hipped roof with front facing gable projection with slate roof tiles.
3. Black painted fascia board and white painted rafter tails.
4. Black and white mock Tudor elevation to upper floors.
5. Grit stone lower elevation with bay window with chamfered stone window sills.
6. Building is set back from the street behind a front garden with mature trees screening the dwelling and a stone front boundary.
7. Parking is provided on a driveway to the side of the dwelling.

**Photograph 11: Church Lane**

1. Two storey detached dwelling with gable roof form and slate roof tiles.
2. Red brick building materials with front facing gable projections with black and white mock Tudor apex detailing.
3. Building set back from the road behind front garden with hedgerow front boundary treatment with red brick wall and metal gate.
4. Parking is provided on a private driveway to the front of the dwelling.
5. Mature trees sit within the front garden screening the dwelling from the road.
6. Arched brick detailing above ground floor window.
7. Windows have stone lintels and brick sills.
8. Hipped roof two storey side extension in matching material palette.

**Photograph 12: All Saints Court**

1. Two storey semi-detached dwelling with gable roof form, slate roof tiles in diminishing courses, coped gables, with kneeler stones.
2. Double fronted dwelling with centrally positioned front door and symmetrical fenestration.
3. Matching stone bay windows.
4. Sash windows with stone sills and jack arches.
5. Grit stone front elevation with belt course.
6. Achitraved stone door surround with fan light.
7. Building set back behind garden with stone boundary wall.
8. Skylights



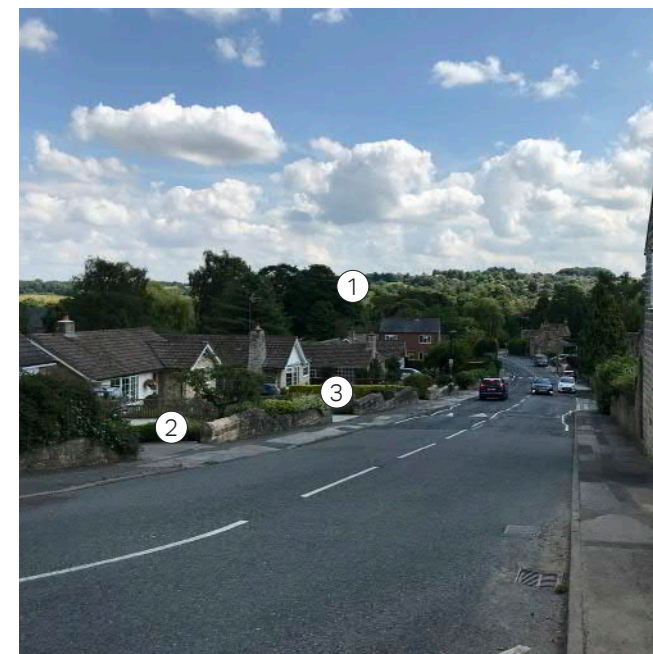
Photograph 13: Church Lane

1. Two storey terrace and detached dwellings with gable roof forms.
2. Red clay roof tiles with stone chimneys.
3. Strong shared building frontage between neighbouring dwellings.
4. Grit stone building materials.
5. Ground floor bay windows.
6. Windows positioned up against the eaves with stone sills, lintels and mullions.
7. Scalloped fascia board.
8. A more recently built dwelling has successfully responded to the scale, massing and architectural detailing of the neighbouring buildings.



Photograph 14: Junction of Church Lane, Spring Lane and Main Street

1. Two storey dwelling with gable roof form with slate roof tiles and three stone chimneys.
2. Building is positioned on a slope set back behind a garden with a retaining stone boundary wall.
3. Sash windows with stone sills and lintels.
4. Grit stone building materials.



Photograph 15: Main Street

1. Low building heights on one side of the street allow unobstructed views to the surrounding wooded landscape.
2. Dwellings are set back from the street behind front gardens with low stone boundary walls.
3. Parking is provided on driveways to the front and side of dwellings.

**Photograph 16: Main Street**

1. Two storey detached dwelling with gable roof form and stone roof tiles.
2. Roof has coped gables with kneeler stones.
3. Stone quoin corner detailing.
4. Multi-paned sliding sash windows with stone sills and lintels.
5. Yorkshire (sideways sliding) sash windows with stone surround and mullion.
6. Grit stone building materials.
7. Building is oriented at an angle to the street and set back behind a front garden with a stone boundary wall.

**Photograph 17: Clark Beck Close**

1. Two storey dwellings with gable roof forms and stone roof tiles.
2. Grit stone building materials with stone quoin corner detailing.
3. Stone window lintel and mullion.
4. More recently built dwelling built of stone with slate covered gable roof, quoined corner detailing, coped gables with kneeler stones and stone sills and lintels.
5. Buildings are positioned up against the back of the pavement.

**Photograph 18: Main Street**

1. Two storey dwelling with gable roof form covered with stone roof tiles.
2. Multi-paned Yorkshire sash windows with stone lintels and coursed sills.
3. Building is positioned up against the back of the pavement.
4. Sash windows with stone sills and jack arch stone lintels.

**Photograph 19: Spring Lane**

1. Two storey semi-detached dwellings with gable roof forms covered with clay roof tiles.
2. Buildings set back from the road behind front gardens with hedgerow front boundaries.
3. Parking provided off the street on private driveways.
4. Black and white mock Tudor elevation detailing.
5. Front facing projecting gable.
6. Replicated building types has resulted in a visual rhythm to the street and roofscape.

**Photograph 20: Burn Bridge Road**

1. 2.5 story dwelling with gable roof with slate roof tiles.
2. Additional storey has been provided within the roof space of the dwelling.
3. Upper half of elevation is rendered with red brick lower.
4. Building is set back from the road behind a front garden with a hedgerow front boundary
5. Parking is provided on a private driveway to the side of the dwelling as well as a garage to the rear.
6. Red brick porch with lean-to slate roof and stone lintel above door.

**Photograph 21: Westminster Drive**

1. Two storey detached dwelling with thatched gable roof with stone chimney at the centre of the ridge.
2. Building is set back from the road behind a front garden with a hedgerow front boundary.
3. Parking is provided on a private driveway to the side of the dwelling.
4. Projecting gable with thatched roof.

**Photograph 22: Westminster Drive**

1. Three storey semi-detached dwelling with a slate covered gable roof and front facing projecting gables with timber fascia boards and finial detailing.
2. Grit stone building materials with stone bay windows to the ground floor.
3. Sash upper windows with stone sills, lintels and mullions.
4. Building is set back from the road behind a front garden with a hedgerow front boundary.
5. Parking is provided via a private driveway to the side of the dwelling.
6. Established trees and planting screen the dwelling from the road

**Photograph 23: Station Road**

1. Two storey terraced dwellings with slate covered gable roof with gable end perpendicular to the road.
2. Coped gable end.
3. Building is positioned up against the back edge of the pavement.
4. Casement windows with stone sills and lintels.
5. Grit stone building materials.
6. Stone porches with slate covered lean to roof.
7. No parking provision resulting in on street parking.
8. Planting within the building apron softens the interface between the building elevation and the street.

**Photograph 24: Crimble Meadows**

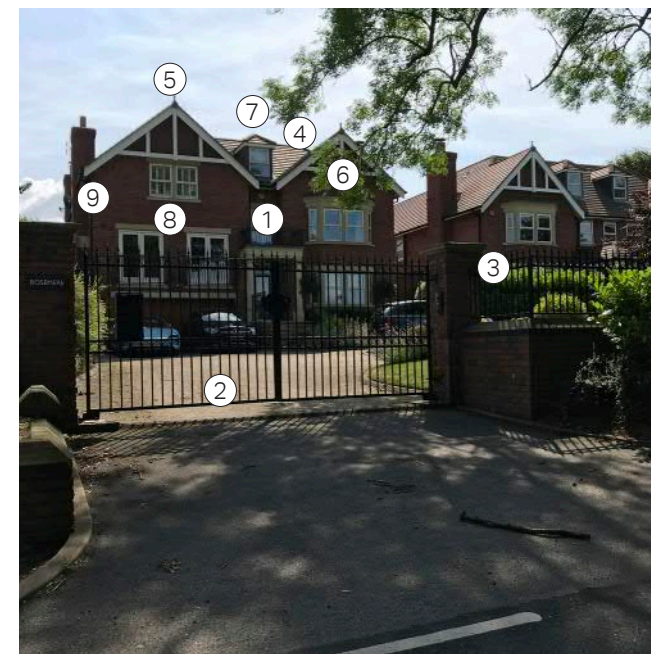
1. Two storey dwellings.
2. Ashlar elevations in a random bond.
3. Casement windows.
4. Catslide roof.
5. Front facing gable end repeated along the street creating a sense of rhythm to the street scene.
6. Dormer window.
7. Tall hedgerow front boundaries along the street creating a verdant street character.
8. Parking provided on private driveways.
9. Concrete roof tiles.

**Photograph 25: Walton Park**

1. Detached two storey dwellings.
2. Ashlar elevations in a random bond.
3. Concrete roof tiles.
4. Open front garden with weak front boundary definition.
5. Parking provided on driveways to the front of dwellings.
6. Integrated garage.
7. Catslide roof.

**Photograph 26: Walton Park**

1. Detached two storey dwellings.
2. Ashlar elevations in a random bond.
3. Concrete roof tiles.
4. Open front garden with weak front boundary definition.
5. Parking provided on driveways to the front of dwellings.
6. Integrated garage.
7. Buildings oriented to face views down the slope.
8. Gable roof form.

**Photograph 27: Drury Lane**

1. Large double fronted dwelling.
2. Deep setback with private gated driveway.
3. Tall brick wall and railing boundary treatment.
4. Red clay roof tiles.
5. Front facing gables.
6. Two storey bay window.
7. Roof space used to provide a third storey with a dormer window.
8. Stone window sills and lintels.
9. Red brick elevations.

**Photograph 28: Drury Close**

1. Two storey detached dwellings
2. Slate stone and red clay roof tiles
3. Local stone building elevation
4. Stone window sills, lintels and mullions
5. Buildings set back behind gardens with tall hedgerow boundary treatments
6. Street lined with mature trees

**Photograph 29: Rossett Green Lane**

1. Half timber clad elevation
2. Slate roof covering
3. Laurel hedgerow
4. Stone boundary wall
5. Gable roof forms

**Photograph 30: Rossett Green Lane**

1. Red brick building materials
2. Mock Tudor timber panelling
3. Integrated garage parking
4. Dwelling set back behind front garden and private driveway
5. Large trees and hedgerows within plot
6. Red clay roof tiles



Photograph 31: Rossett Green Lane

1. Hedgerow and metal railing boundary treatment
2. Large trees providing screening within the plot boundary
3. Mock Tudor timber panelling
4. Building set back behind front garden with private driveway.

Key Findings and Opportunities

- Settlement edge development should sensitively respond to the surrounding landscape with lower densities and larger plot sizes and gardens. Lower densities, a dominance of soft landscaping and retention of existing trees and planting will support a soft transition from the settlement to the surrounding landscape.
- Pathways providing onward connectivity at the settlement edge provide accessibility to the surrounding landscape.
- Lower building heights can help to protect views to the surrounding landscape.
- Typical building heights across the parish are 2 storeys which should be responded to in future development, but it is appropriate to provide additional storeys within the roof space of a dwelling.
- Parking is generally provided on plot and out of site which avoids cluttering the street scene.
- Views of the unspoilt woodland, pastoral surrounding landscape have a positive influence on local character and should be protected.
- A material palette of Yorkshire grit stone elevations and slate or stone roofing is most appropriate for development in the parish. The historic parts of both Pannal and Burn Bridge are most sensitive to deviation from this palette.
- Well integrated and designed renewable energy sources should be encouraged within future developments and building orientation and spacing should allow for retrospective implementation.

Character Areas

The Neighbourhood Plan area has a varied character ranging from open countryside to rural residential areas to sub-urban neighbourhoods. At the engagement meeting held on 15th December 2021 the varied character of the Neighbourhood Plan area was discussed and defined. The outcome of the workshop was the adjacent plan which splits the area into the following 9 character areas:

A - Hill Foot & Hill Top Lane

B - Rossett Green

C - All Saints & Sandy Bank

D - The Westminster, The Oval, The Hazels & The Rosedales

E - Malthouse Lane

F - Pannal Conservation Area

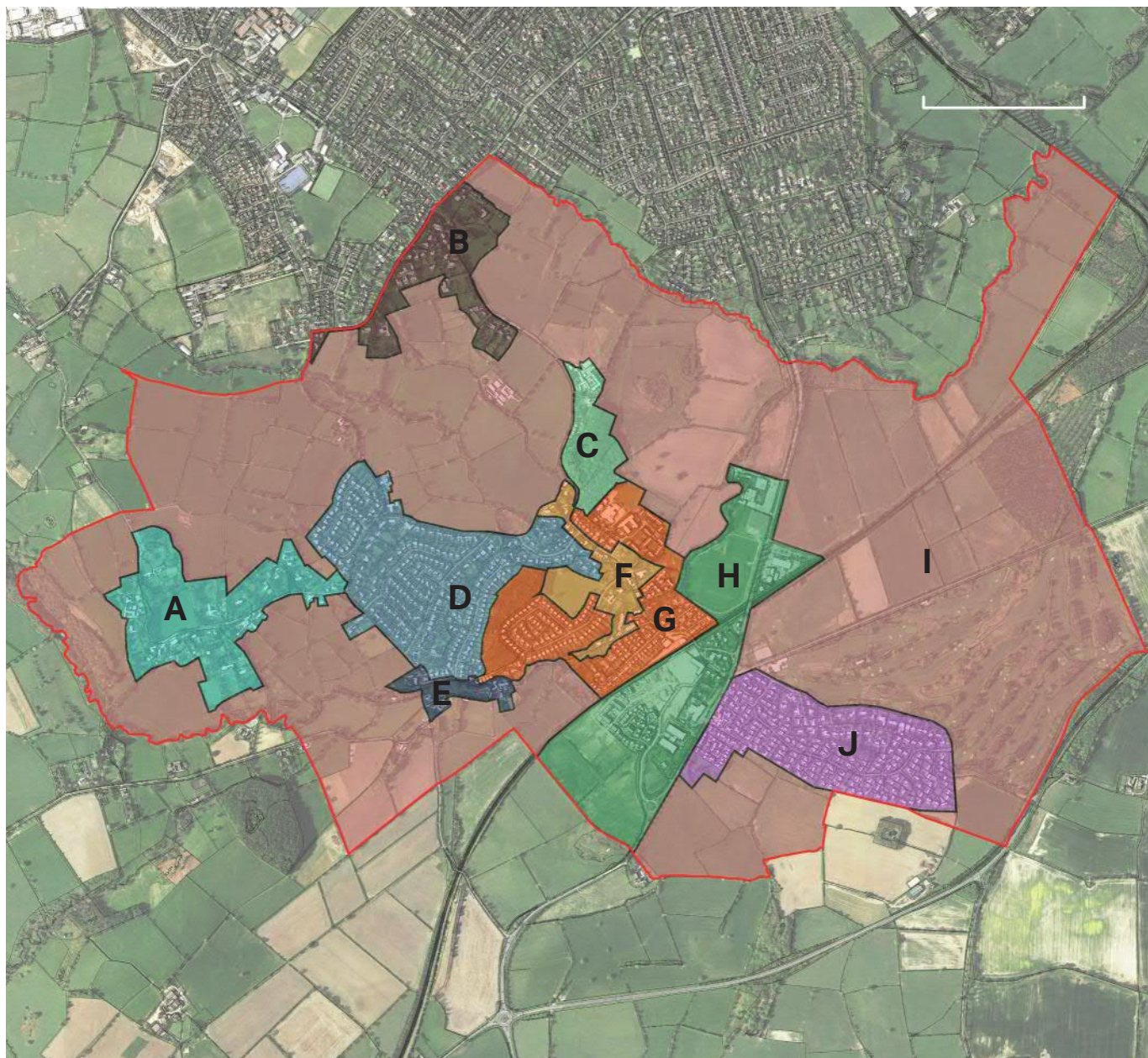
G - Crimble Meadows & Pannal Green

H - Leeds Road Corridor

I - Crimble Valley & Green Belt

J - Walton Park

Each of these areas is described on the following pages along with some design recommendations for each area.



Character Areas

A - Hill Foot & Hill Top Lane

The Hill Foot and Hill Top Lane Character Area comprises large mainly detached dwellings sporadically located along the road. Rather than adhering to a formal layout pattern, the orientation of buildings and alignment of the road are organically laid out responding to the gradient of the landscape. There are relatively high levels of privacy with dwellings set back from the road as well as through the use of strong boundary treatments such as hedging, trees and stone walls. Except for the eastern end of Hill Foot Lane, the roads in the character area have no pavements. This, along with the edge of settlement setting, reinforces the rural character of the area. The rear and sides of plots within the character area tend to be well planted with trees screening many dwellings from the surrounding landscape. There are also several dwellings, particularly on the south side of the road, with outward facing rear elevations to allow views to be appreciated.



Hill Foot Lane



Hill Foot & Hill Top Lane Character Area



Hill Foot Lane



Hill Top Lane



Hill Foot Lane

Hill Foot & Hill Top Lane Design Recommendations

- Hedgerow or stone wall boundaries are most commonly used in this area and would be supported in any future development.
- There are some hedgerow boundaries that have been introduced which are of a non-native species (laurel) which is detrimental to biodiversity. Where opportunities arise, the replacement of these boundaries with native species will be supported.
- Parking is generally provided on private driveways, many of which have gated entrances and there are high levels of privacy through the use of hedgerows and trees screening many dwellings from the road. This should typically be adhered to in any future development.
- Grass verges along the edge of the road are typical and would be supported if included in any future development.
- Views to the south of the character area across the Crimble Valley should remain unobstructed.
- Dwellings are typically detached and sit within large plots which has resulted in a low density area. Any future development should uphold this development pattern.
- Dwellings in this area typically adhere to a material palette of stone or rendered elevations which would be supported in any future development.
- Small scale development or the construction of single dwellings may occur within this area in the future. Any development should avoid introducing streets with pavements as this will degrade the rural character of this area and introduce a more sub-urban character.
- Building heights are typically 2 to 3 storeys which should be adhered to in any future development.

- The large plots in this area could lead to backland development and tandem development proposals which should be carefully managed to avoid issues with shared accesses and privacy.
- Varied character of buildings resulting from organic piecemeal development of the area. Schemes of repeated building typologies would be inappropriate.
- This area could be designated as a special character area or conservation area to provide extra protection of the historic character.



Land behind dwellings on Hill Top lane



Fall Lane

B - Rossett Green

This Character Area is detached from the main settlement with a stronger relationship with the Rossett Green area (outside the Neighbourhood Plan area). This area comprises large, detached dwellings within generous plots. Hedgerows are the most frequently used boundary treatment, sometimes in combination with a metal railing fence. There is a leafy character to the area with many tall trees located within plots and along boundaries. Mock Tudor timber panelling is commonly used on the elevations of dwellings in this area in combination with red brick and either slate or red clay roof coverings.



Rossett Green Lane



Church Lane



Rossett Green Character Area



Church Lane



Church Lane



Rossett Green Lane

Rossett Green Design Recommendations

- Render, red brick or a combination of red brick and render is most appropriate in this character area.
- Detached dwellings are typically and most appropriate in this character area.
- Hedgerows are the dominant boundary treatment in this area. Any future provisions or alternations of hedgerow boundaries should be of a native species.
- Mock Tudor detailing is typical and may be acceptable in a future proposal in this area.
- Future proposals in this area should respond to the existing development pattern and provide high levels of privacy with buildings set back from the road. Gated driveways are also typical and appropriate for future development.
- Some large plots could lead to backland development and tandem development which would need to be carefully managed to avoid loss of privacy and inappropriate shared accesses.
- Grass verges between pavement and front boundaries are common in this area and should be retained.
- Views to the landscape to the south of the character area should be protected.



Rossett Green Lane



Rossett Green Lane



Church Lane

C - All Saints & Sandy Bank

This character area is a small pocket of development comprising several farm buildings and dwellings laid out in a courtyard arrangement. To the south is a short row of dwellings fronting on to Church Lane and the Sandy Bank woodland. These dwellings are located at the site of an old quarry and have the rock face from the former operations of the site to the rear of their back gardens. The buildings in this area are of stone construction and have a mix of slate, stone and red clay roof coverings.



All Saints Court



Church Lane



All Saints & Sandy Bank Character Area



Church Lane



Pannal House Farm



Vale End

All Saints & Sandy Bank Design Recommendations

- New development in this character area is not anticipated due to the tight boundary encircling the woodland and small number of existing dwellings.
- Changes to existing dwellings in this area should uphold the historic character of the buildings through the use of appropriate materials and detailing responding to those of the buildings within the context.
- A material palette of stone or render elevations is most appropriate in this area.
- Stone boundary walls are typical and should be retained.
- Roof coverings are typically red clay, slate or stone roof tiles. Where re-roofing is required these materials are appropriate in this area.
- A typical building height of 1 to 2 storeys exists in this area. The roofscape in this area should be protected by restricting the addition of dormer windows. Conservation skylights may be appropriate.
- This area could be designated as a special character area or conservation area to provide extra protection of the historic character.



All Saints Court



Church Lane



All Saints Court

D - The Westminster, The Oval, The Hazels & The Rosedales

This area comprises the main bulk of the villages' developed area. The layout of this area is typically in the form of looped estates and cul-de-sacs. Most dwellings are detached but there are also a small number of semi-detached and terraced dwellings. The character across this area is generally more suburban than the rest of the area with repeated building types, and streets with pavements on both sides. The connection with nature remains strong with a backdrop of trees visible from most streets. The character area abuts the open countryside at several points such as Spring Lane and Burn Bridge Road, affording views to the surrounding landscape.



Burn Bridge Oval



Westminster Road



The Westminsters, The Oval, The Hazels and The Rosedales Character Area



Spring Lane



Burn Bridge Road



Westminster Road

The Westminster, The Oval, The Hazels & The Rosedales Design Recommendations

- Integrated garages and driveways are typical in this area and would be acceptable in any future proposals. Where possible garages should be set slightly further back than the main frontage of a dwelling to reduce the significance of the garage on the main elevation of the building.
- Hedgerow, dwarf wall boundaries and gardens with no boundary treatments are common in this area. It may be appropriate to provide a stronger boundary to front gardens that are lacking physical boundary between the public and private space.
- A mix of stone, red brick, yellow brick and rendered materials is appropriate for elevations in this area and slate, pantile, rosemary tiles and stone are acceptable for roof coverings.
- Grass verges are typical on numerous streets and where possible should be retained.
- The character area includes dwellings of 1, 2 and 3 storeys. 2 storey dwellings are most appropriate.
- Buildings are set back and front gardens are typically turfed or landscaped with hard surface driveways taking up the smallest proportion of the area. This should be upheld in any future proposals.
- Views from this character area should be protected. Views at the settlement edge in particular should remain open such as at Spring Lane and Burn Bridge Road.



Burn Bridge Oval



Rosedale



Westminster Drive

E - Malthouse Lane

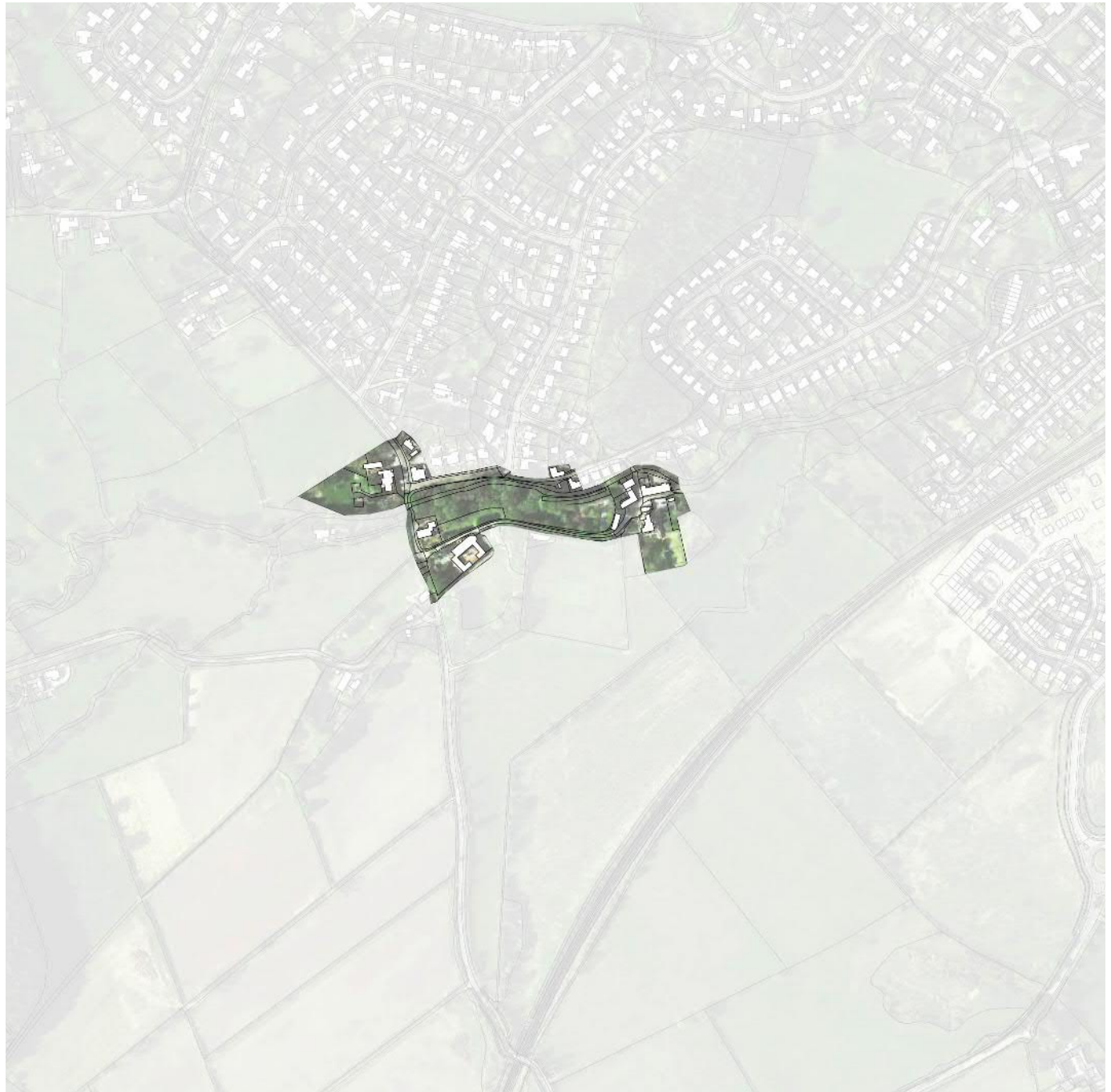
This is an attractive area, with a variety of historic residential, industrial and agricultural buildings, and includes a corridor of mature woodland along the banks of Crimpe Beck.



Burn Bridge Lane



Off Malthouse Lane



Malthouse Lane Character Area



The Black Swan, Burn Bridge Road



Malthouse Lane



Off Malthouse Lane

Malthouse Lane Design Recommendations

- A stone building material palette is most appropriate in this area along with stone, slate or rosemary tiles for roofing materials.
- Historic buildings, historic boundaries such as dry stone walls and cobbled or stone sett surfaces should be retained in this area.
- The River Crimple corridor and woodland should be protected and any development should have an 8m set back from the top of the bank of the River Crimple in order to allow for access to the river.
- This area could be designated as a special character area or conservation area to provide extra protection of the historic character.
- Any remnant features associated with the area's industrial heritage should be retained and where possible restored.
- Pedestrian permeability should be maintained and enhanced through this area.
- The traditional pattern of the buildings should be reflected in any future development, especially the scale and proportions of any future building.



Burn Bridge Road



Burn Bridge Road



Malthouse Lane

F - Pannal Conservation Area

This character area comprises the centre of Pannal which is designated as a Conservation Area. This area has a strong historic character and is sensitive to change. The existing material palette and architectural detailing should be strictly adhered to in this area.



Main Street



Main Street



Pannal Conservation Area



Crimple Beck



Corner of Main Street/Clark Beck Close



Main Street

Pannal Conservation Area Design Recommendations

- A detailed study of this character area has been produced within the Pannal Conservation Area Appraisal. This document should be referred to better understand the historic features within this area that should be retained and maintained.
- Alterations to existing buildings should be carefully managed in this area. Timber windows and doors and historic architectural detailing should be protected. Elements of buildings that fall into disrepair should be refurbished wherever possible before replacing.
- Crimble Meadows Recreation Ground should retain its function as a recreation space.



Pannal Hall



Crimble Meadows Recreation Ground



St Robert's Church and graveyard

G - Crimble Meadows & Pannal Green

This character area comprises a mix of building styles ranging from the 1920s housing to the south of Crimble Beck to the post 1960s housing at Crimble Meadows. The area also includes Pannal Primary School and Allen Wood. Housing in this area includes terraced, semi-detached and detached dwellings which are typically two stories. There are also a number of single storey bungalows along Main Street. The building material palette is a mix of stone, brick and render. Roof coverings are a mixture of ridged red clay tiles, slate and concrete roof tiles. There are long distance views visible from some streets in this area as well as streets which have the leafy backdrop of Allen Wood.



Crimble Meadows



Spring Lane / Main Street



Crimble Meadows & Pannal Green Character Area



Pannal Green



Clark Beck Close



Crimple Meadows

Crimple Meadow & Pannal Green Design Recommendations

- The influence of the surrounding landscape on the streets, including long distance views and the backdrop of Allen Wood should be protected and maintained.
- There is a mixed material palette in this area which may be appropriate for future developments. Any proposals within close proximity to the neighbouring conservation area should respect the material palette used in that area to avoid having an adverse impact on the conservation area's historic character.
- Concrete roof tiles are a poor quality alternative to natural materials such as slate and clay and have a negative impact on the character of this area. Where opportunities arise to re-roof dwellings which have concrete roof tiles, it is recommended that the replacement material is either slate or clay.
- Hedgerows are a typical boundary treatment in this area and would be supported in future developments providing that native species are opted for. Adjacent to the conservation area stone boundary walls may be more appropriate such as those used along Spring Lane and Main Street.
- The streets and pavements around Pannal Primary School should be maintained to encourage walking and cycling to school.
- There are some dwellings with open front gardens with no boundary treatments. Should the addition of any boundary treatments to these dwellings be opted for in the future, hedgerows of a native species are most appropriate.
- Any development should have an 8m set back from the top of the bank of the River Crimple in order to allow for access to the river.



Main Street



Station Road



Milton Road

H - The Leeds Road Corridor

This corridor runs along Princess Royal Way and The Carr Leeds Road and is where the majority of the commercial development within the Neighbourhood Plan area is found. This includes commercial buildings with a larger footprint such as a garden centre, car garages and coffee shop. There are some areas of residential development within the corridor, including the recently developed Thirkill Drive housing development as well as the housing located on Station Road and Pannal Bank.



The Carr Leeds Road



The Leeds Road Corridor Character Area



Railway with Thirkill Drive housing development in the distance



Station Road

The Leeds Road Corridor Design Recommendations

- This character area is where commercial development would be most appropriate in the Neighbourhood Area.
- Opportunities to plant more trees within this corridor could provide visual and auditory screening from the A61 and railway.
- Pannal Community Park, to the west of Leeds Road in this area should maintain its function as a space for recreation.
- The timber panel fencing used on the rear boundaries of the Jubilee Park development provides a hard edge to the settlement against the surrounding landscape. Screening using tree planting could provide a softer edge to the settlement.
- Any development should typically have a 10m set back from the railway and/or the A61 to reduce noise and allow for unimpeded access to the transport infrastructure.
- Any development should have an 8m set back from the top of the bank of the River Crimple in order to allow for access to the river.
- Commercial developments have tended to be larger footprint buildings constructed using materials that are not typical of the local area. Any future commercial development could uphold local character by using the local material palette.
- Lower building heights in this area could reduce the risk of future developments being visible from the higher ground of the surrounding landscape.



Village shop and post office, Station Road



Access point to Thirkill Drive housing development

I - Crimble Valley & Green Belt

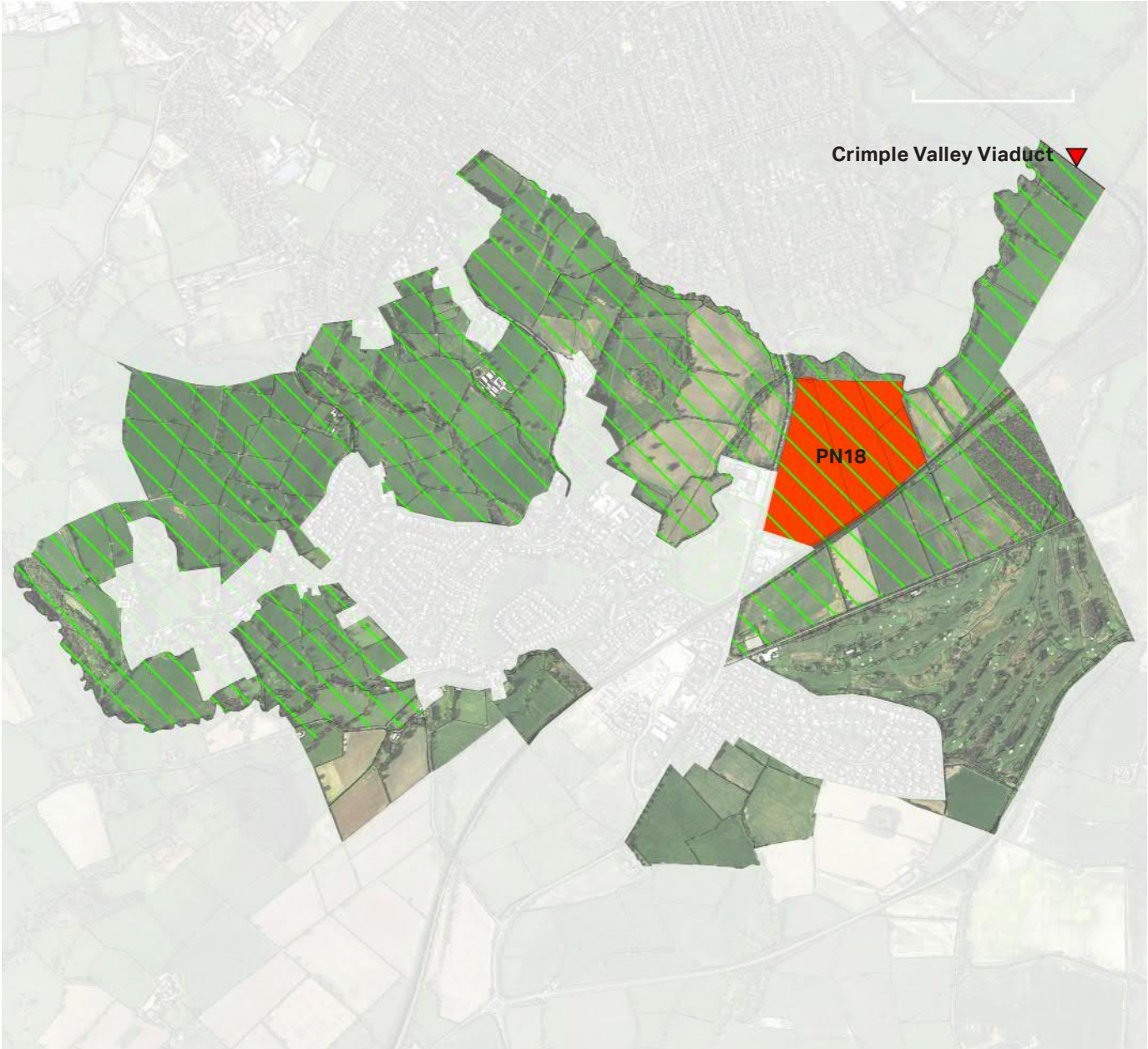
This Character Area is made up of the landscape surrounding the developed parts of the Neighbourhood Plan area. The sloping landscape comprises hedgerow and tree bound fields as well as the manicured landscape of Pannal Golf Club. The area is a combination of the Harrogate Green Belt to the south and the Crimble Valley Special Landscape Area (SLA) to the north. Key views towards the Crimble Valley Viaduct can be seen from within this area. There is an allocated employment site within this area which sits within the Crimble Valley SLA.



View from Drury Lane across Pannal Golf Club



View from All Saints Court to the East



 Crimble Valley Special Landscape Area

Crimble Valley & Green Belt Character Area



View from Burn Bridge Road looking West



View from Hill Top Lane looking west



View from land off Hill Top Lane looking north

Crimple Valley & Green Belt Design Recommendations

- The rural and open character of this character area should be protected.
- Development should typically be limited in this area unless for agricultural uses or development associated with the golf course or railway.
- Public rights of way should be maintained and protected to allow access to the landscape surrounding the settlement.
- Historic field patterns and boundaries should be protected.
- Views across the countryside should not be obstructed.
- The north of this area should maintain its role in separating Pannal from Harrogate as well as providing a rural setting to the urban edge.
- The setting of the Crimble Valley Viaduct should maintain its rural character and views to, from and through this listed structure should remain unobstructed.
- Any development of site PN18 should adhere to the site requirements identified in the Harrogate District Local Plan which aim to protect the heritage and landscape setting of this area.
- Pannal Cricket Club ground should maintain its function as a sports facility.



View from Church Lane looking east



View from land off Hill Top Lane looking west



Crimple Valley Viaduct

J - Walton Park

This character area comprises predominantly of the Walton Park housing state. The estate has a main route which loops through to Drury Lane with numerous cul-de-sac streets stemming from it. Having been developed as a large housing scheme there is a consistent material palette and architectural style which unifies the character of the area. Drury Lane, Walton Avenue and Drury Close have a separate character in this area, defined by much larger detached dwellings with large plots and high levels of privacy. In addition to the Walton Park estate and Drury Lane area this character area also encompasses Walton Place and Long Acre Walk/Court.



Drury Lane



Walton Park



Walton Park Character Area



Walton Park



Walton Avenue



Walton Park

Walton Park Design Recommendations

- Leylandii and laurel have been used as boundary treatments for many dwellings. These non-native species are known to have a negative impact on biodiversity. Where opportunities arise to replace boundary planting, native species of hedgerows and trees should be opted for.
- Lower buildings such as bungalows are typical within the Walton Park estate, particularly towards the east where the area reaches higher ground.
- The long distance views across to the valley should not be obstructed by additions or alterations to the roofscape.
- A material palette of stone, rendered and red brick elevations is typical in this area.
- Concrete roof tile have been used on numerous dwellings as an alternative to natural slate or clay tiles. This detracts from the quality of the built form. Where opportunities arise to re-roof dwellings which have concrete roof tiles, it is recommended that the replacement material is either slate or clay.
- Open front gardens with no boundary treatments can blur the line between public and private space. Where the addition of any boundary treatments is opted for in the future, hedgerows are most appropriate.



Drury Lane



Drury Lane



Walton Park

04 Design Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future developments within Pannal and Burn Bridge to adhere to. The following design codes have been created to apply to the whole neighbourhood area:

Code 1 - Sustainability and Climate Change

Code 2 - Landscape, Views and the Settlement Edge

Code 3 - Building Design

Code 4 - Parking, Gardens and Boundary Treatments

Code 5 - Privacy, Space and Natural Surveillance

When to Use the Codes

The table below identifies when each of the codes should be used. A prefix has been included for each code to allow simple application and referencing of the design codes.

Code	Prefix	When to use the code
Sustainability and Climate Change	1A	Code to be applied to all future housing developments in the Pannal and Burn Bridge Parish to reduce water wastage and flood risk and tackle climate change.
Landscape, Views and the Settlement Edge	2A	Code to be applied where a housing development could impact upon views to the surrounding landscape.
	2B	Code to be applied where a housing development could impact upon views towards the villages from the surrounding landscape.
	2C	Code to be applied when a housing development is proposed within the land / garden of an existing dwelling.
	2D	Code to be applied when the arrangement of a housing development's layout could restrict views to the surrounding landscape.
	2E	Code to be applied when a proposed housing development has the potential to restrict views to local landmarks.
	2F	Code to be applied when a proposed housing development has the potential to impact on the transition space between the developed settlement area and the surrounding landscape.
Building Design	3A	Code to be applied when determining the height and scale of future housing developments.
	3B	Code to be applied when determining the material and detailing palette to be used in a housing development.
Parking, Gardens and Boundary Treatments	4A	Code to be applied when designing how parking will be provided within future housing developments.
	4B	
	4C	
	4D	
	4E	Code to be applied when designing the back gardens of future housing developments.
	4F	Code to be applied when selecting the boundary treatments to be used within future housing developments.
Privacy, Space and Natural Surveillance	5A	Code to be applied when designing the space between dwellings in future housing developments.
	5B	Code to be applied when designing the orientation of buildings and plots to ensure appropriate levels of security and surveillance are met.

Code 1 - Sustainability and Climate Change

1A - Sustainability & Energy

Any new housing in the Pannal and Burn Bridge Parish should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

- Cavity wall and under floor insulation should avoid where possible heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should reach Passivhaus standards.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.
- Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.
- New development should provide suitable and safe storage for bicycles of sufficient size. At least one secure space should be provided per dwelling in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.
- Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.
- The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future dwellings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that it is of this alignment to allow for the fitting of solar panels. This applies to all future dwellings whether solar panels are proposed or not to allow for retrospective implementation.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.
- The installation of water butts within new developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.
- Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.
- Developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.
- Existing trees should be retained where possible. All proposed planting should be native species in order to promote biodiversity.
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
- The adoption of swift bricks, bat and owl boxes are encouraged to help provide nesting and roosting spaces for bats and birds.
- The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.
- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.
- New developments should provide Electric Vehicle (EV) charging points where practical. As a minimum, the installation of ducting or cable routes should be provided to allow for the installation of EV charging points in the future.

Where a proposal falls short of these sustainable measures it must be explained why and what compensatory measures are being offered.



Precedent image - Optimising permeability in front gardens (2)



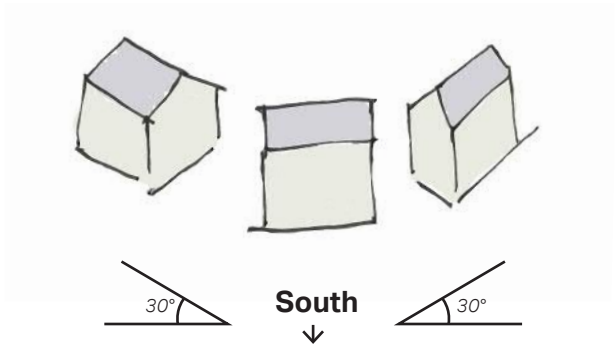
Precedent image - illustrating integration of sustainable urban drainage solution:



Precedent image - Solar tiles used to minimise visual impact (4)



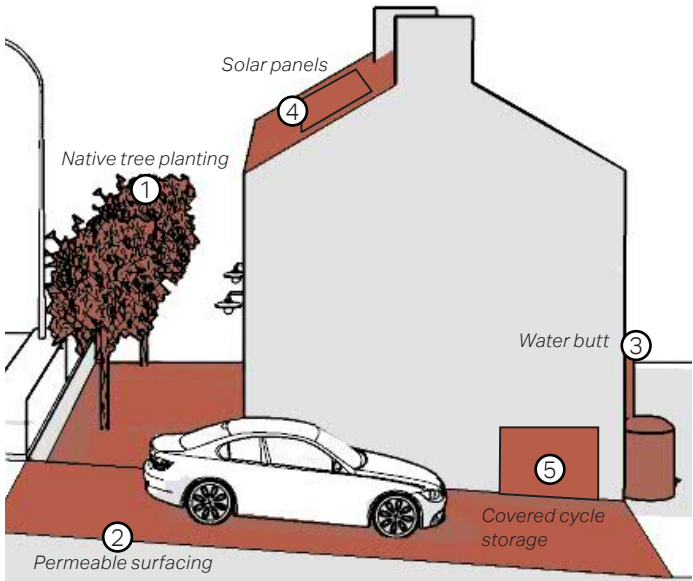
Precedent image - safe, convenient and covered home cycle storage (5)



Building/roof orientation for solar gain



Rainwater harvesting - collection and re-use (3)



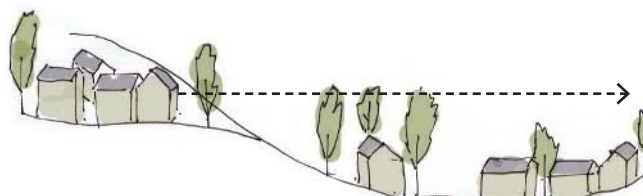
Code 2 - Landscape, Views and the Settlement Edge

2A - Views from the Villages

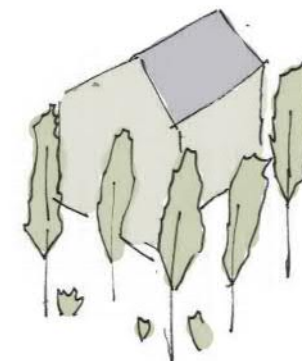
New developments should be designed to have a minimal impact on existing views to the surrounding landscape. Where a development has the potential to obscure existing views to the surrounding landscape lower building heights should be proposed.

2B - Views to the Villages

New developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.



Views of the surrounding landscape should be protected

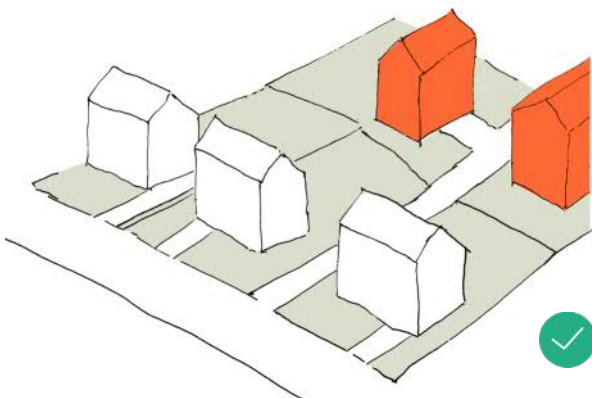


Views to the villages from the surrounding landscape should be protected by providing natural screening through the use of hedgerows and trees.

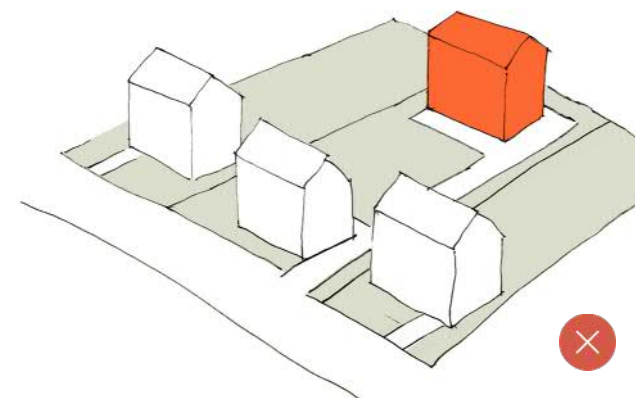
2C - Backland Development

Backland Development (development on land of an existing property) has the potential to cause issues for existing residents including loss of privacy, daylight and parking problems. In addition, proposed backland development should also ensure that the spacing requirements set out within code 5A of this document are maintained and that the density, scale and appearance of the development reflects its immediate context and reduces impacts to the amenity of existing properties.

Tandem development is a form of backland development where a new dwelling is placed immediately behind an existing dwelling and served by the same vehicular access. Tandem developments will generally be unacceptable due to the impact on the amenity of the dwelling at the front of the site.



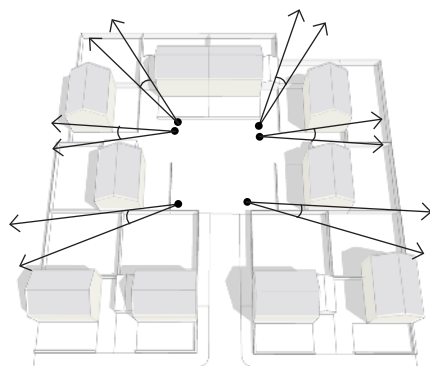
Backland development



Tandem development will generally be unacceptable

2D - Development Spacing

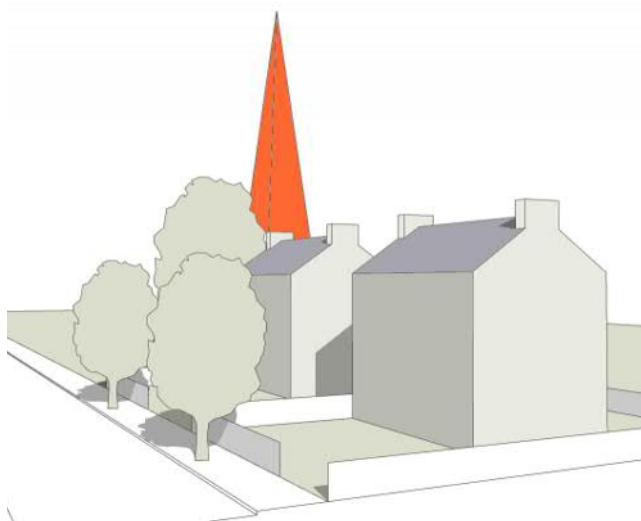
A key characteristic of the Parish is the influence of the surrounding landscape on the streets with long distance views visible from many of the streets in the neighbourhood area. The protection of this will be key in any future development. Therefore, any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.



Spacing between dwellings should retain views to the surrounding landscape

2E - Views to Local Landmarks

New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks.



Views of important landmarks should be protected

2F - Edge of Settlement

The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition in to the rural landscape.

Where appropriate, access to the surrounding landscape should be designed in to future development, connecting to the network of existing public rights of way surrounding the villages.



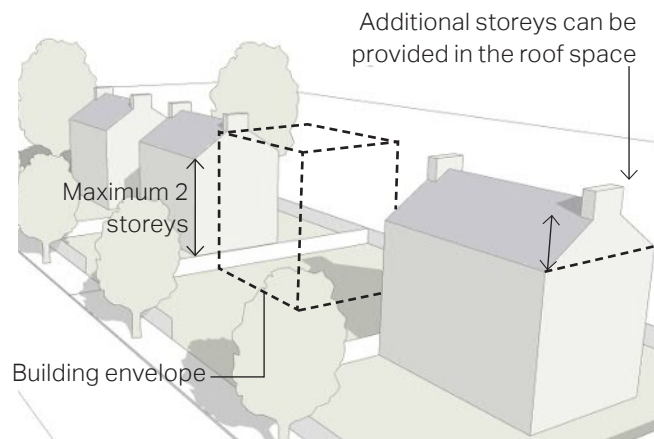
Development at the settlement edge should have lower densities to achieve a soft transition in to the surrounding landscape

Code 3 - Building Design

3A - Height and Scale

Future development should adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights and/or gable end windows,

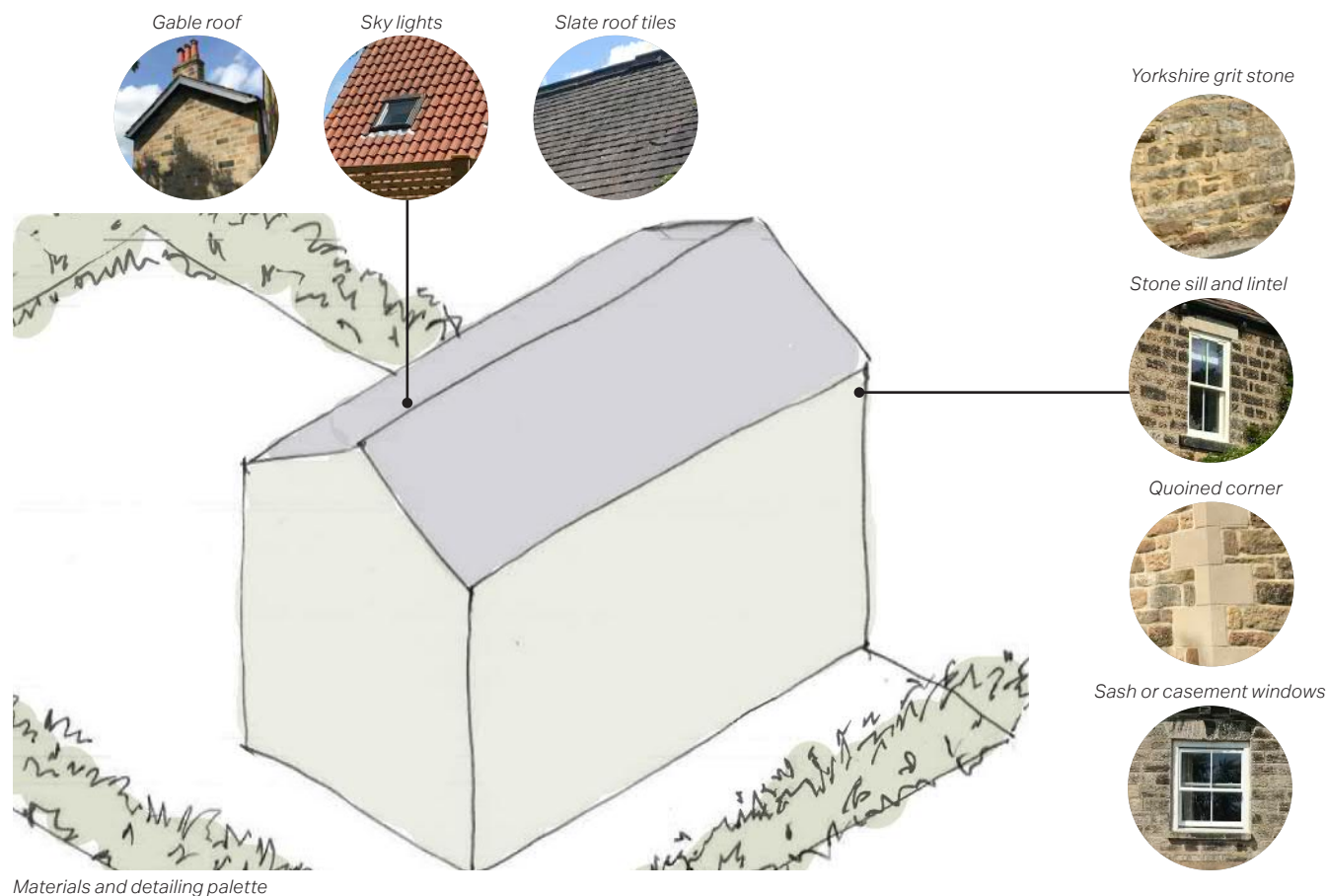
The scale of future development should be informed by adjacent dwellings. Neighbouring properties should be used to create a building envelope for future developments to adhere to.



Height and Scale

3B - Materials and Detailing

Informed by the local vernacular, the adjacent diagram illustrates acceptable materials and detailing for future housing developments in Pannal and Burn Bridge. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.



Materials and detailing palette

Code 4 - Parking, Gardens and Boundary Treatments

The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. In line with North Yorkshire County Council's Parking Standards, 1 bedroom dwellings should provide at least 1 on-plot parking space. 2 and 3 bedroom dwellings should provide at least 2 and dwellings with 4 or more bedrooms should provide 3 on-plot parking spaces.

4A - On-Street Parking

On-street parking is the only parking option for several dwellings within the historic centres of Pannal and Burn Bridge. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development.

4B - Front of Dwelling Driveway Parking

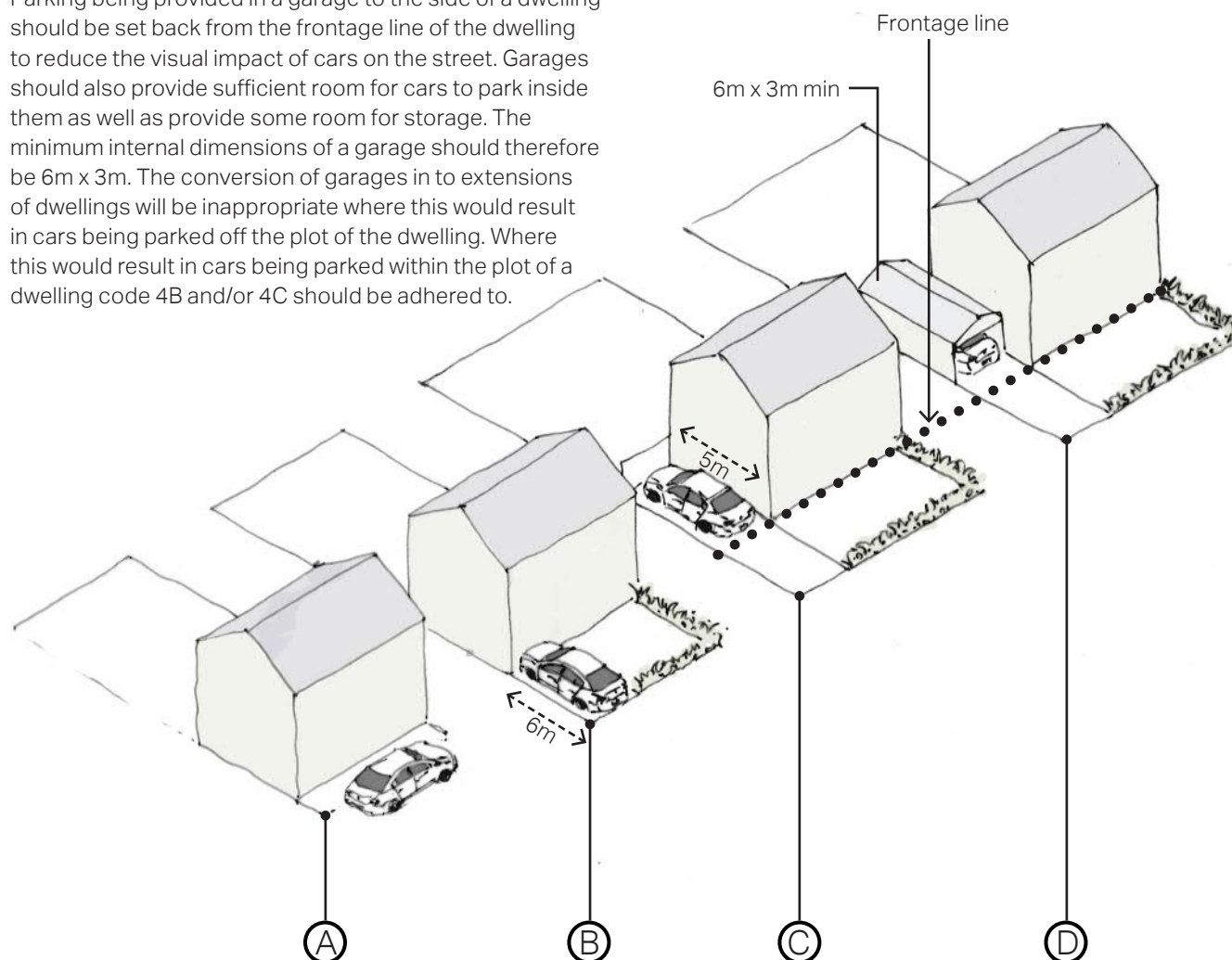
Parking provided on driveways in directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.

4B - Side of Dwelling Driveway Parking

Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided,

4D - Garage Parking

Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m. The conversion of garages in to extensions of dwellings will be inappropriate where this would result in cars being parked off the plot of the dwelling. Where this would result in cars being parked within the plot of a dwelling code 4B and/or 4C should be adhered to.



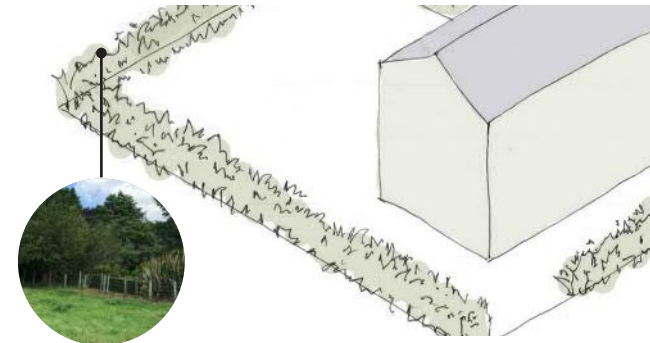
4E - Back Gardens

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised.

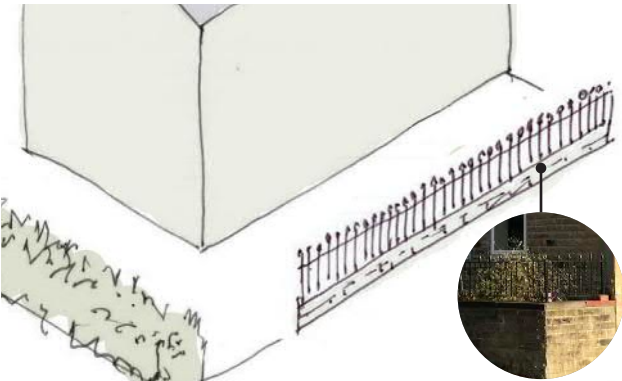
4F - Boundary Treatments

When rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views.

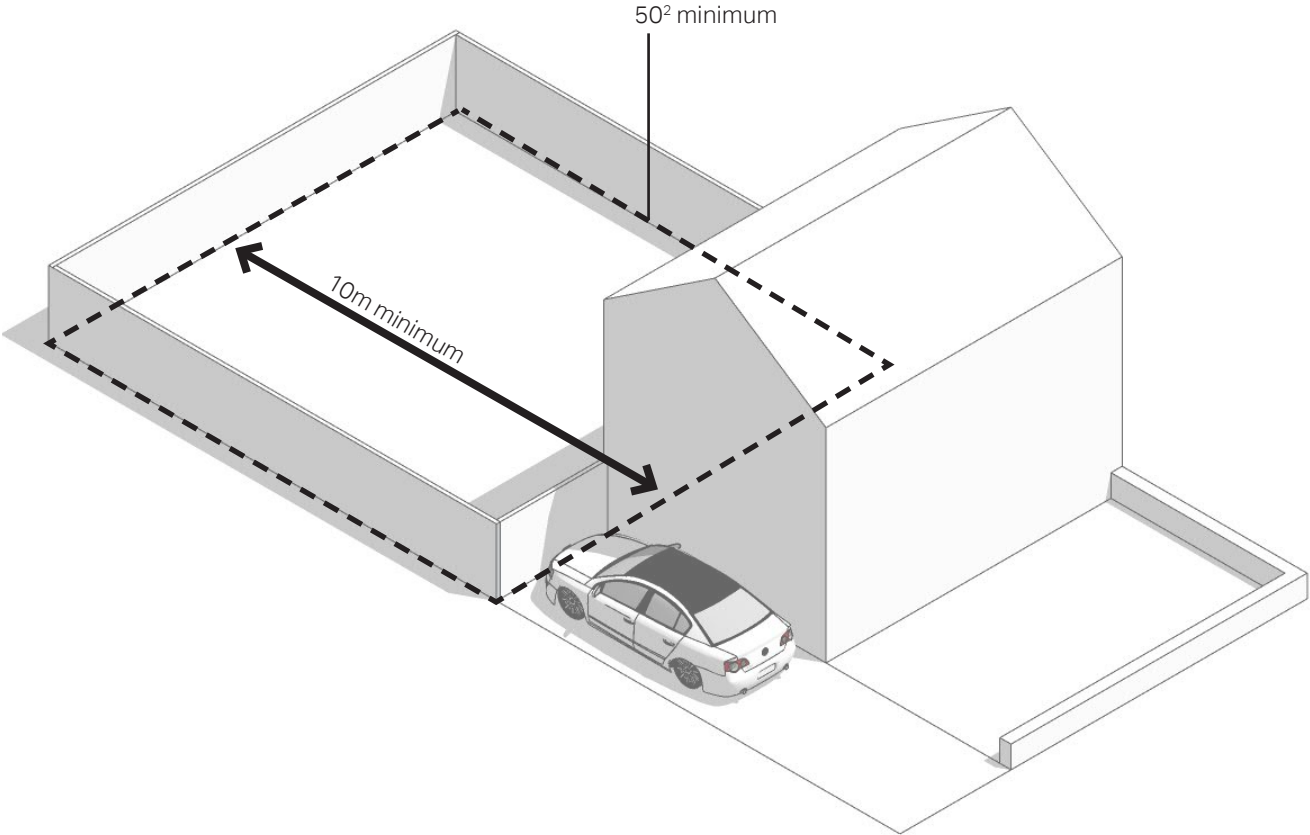
Front boundaries should respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.



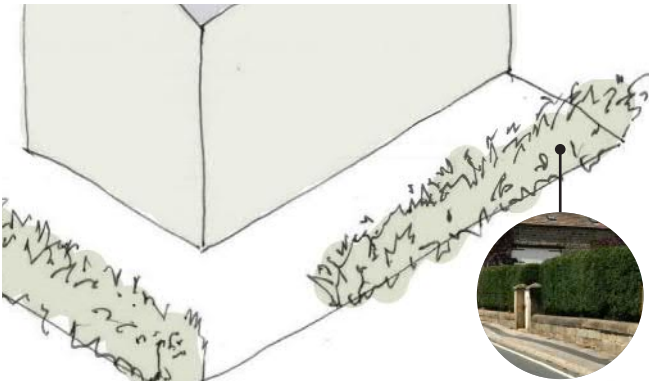
Planted rear boundaries abutting surrounding landscape



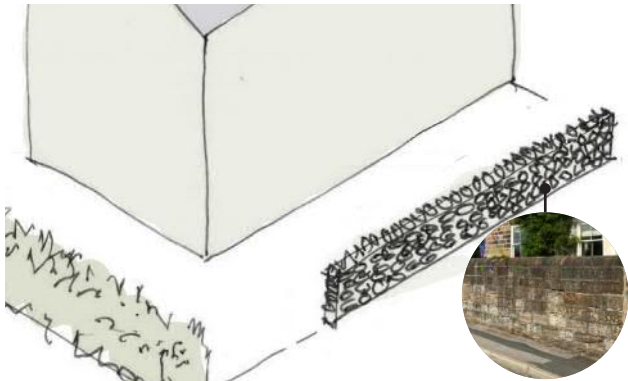
Low wall and railings



Back garden dimensions



Wall and Hedgerow



Stone wall

Code 5 - Privacy, Space and Natural Surveillance

5A - Privacy and Space Between Dwellings

To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m.

A minimum separation distance of 21m should be achieved between facing windowed rear elevations.

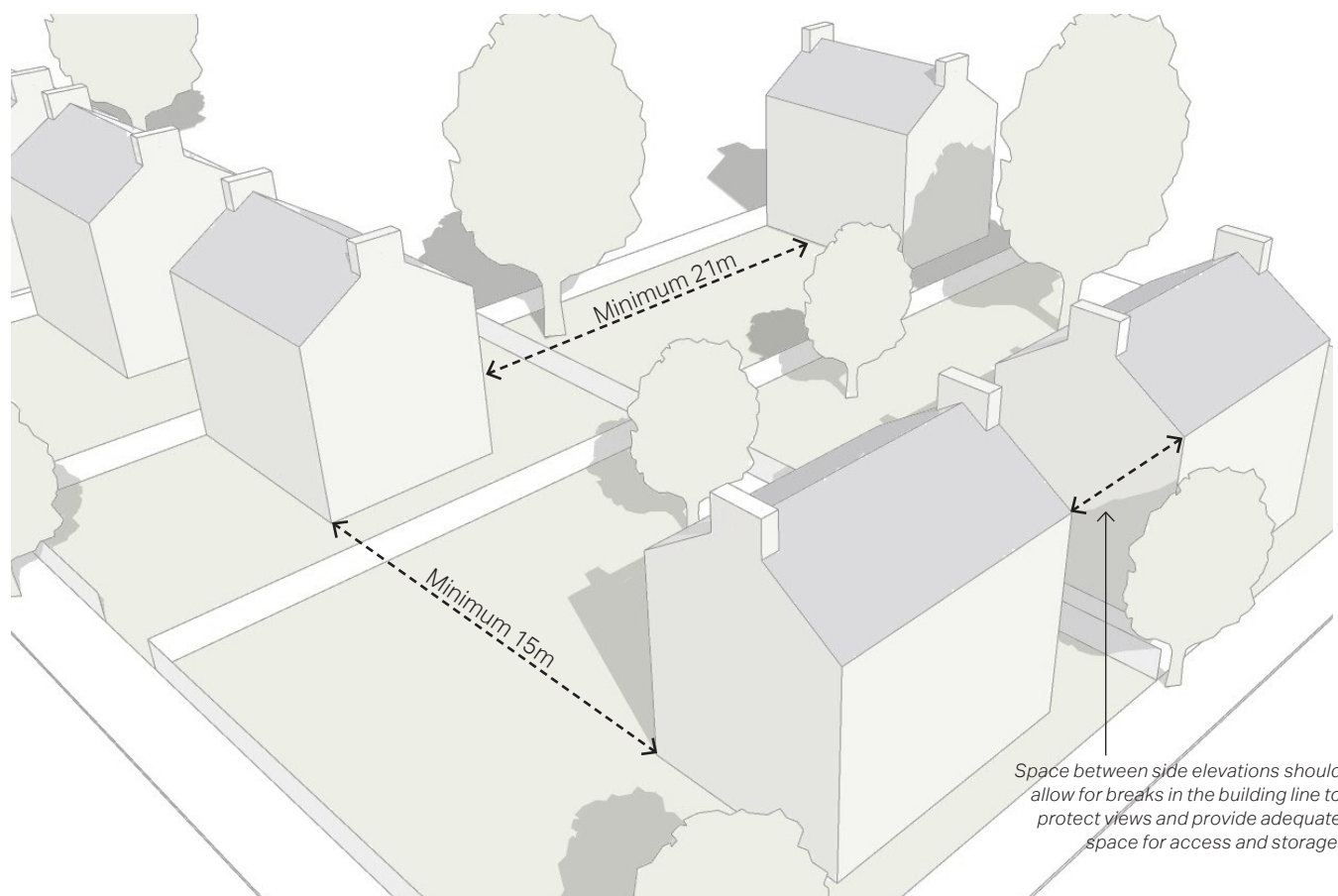
Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures.

Future housing developments should design the spacing between dwellings to allow for retrospective introduction of garden and cycle storage as well sustainable measures such as air source heat pumps.

5B - Natural Surveillance

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

There are some examples within the parish of rear boundaries facing the street. Where possible this should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition in to the natural environment such as at the settlement edge.



Privacy and space between dwellings



Natural Surveillance of the street

05 Next Steps

This document has set out an evidence base for the Pannal and Burn Bridge Neighbourhood Plan and it is recommended that the codes are embedded within the forthcoming plan as policy.

Should any development sites come forward in the Parish through a site selection and allocation process, these could be reviewed through a Site Assessment package that AECOM can offer, the NPSG may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for preferred development sites within the Neighbourhood Plan area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

As well as using this document, future developers should also make sure that they have observed the guidance in the Department for Levelling Up, Housing and Communities' **National Design Guide**.

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard**.

Further standards on residential developments should also be obtained from **Building for a Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.



