



SF2770 PN17, PN18 AND PN19, PANNAL

LANDSCAPE COMMENTARY ON PROPOSED ALLOCATIONS |Rev A - March 2018 | For Planning

PBB2a

SMEEDEN FOREMAN

Landscape Architects ■ Urban Designers ■ Ecologists ■ Arboriculturists

DOCUMENT REVISION RECORD

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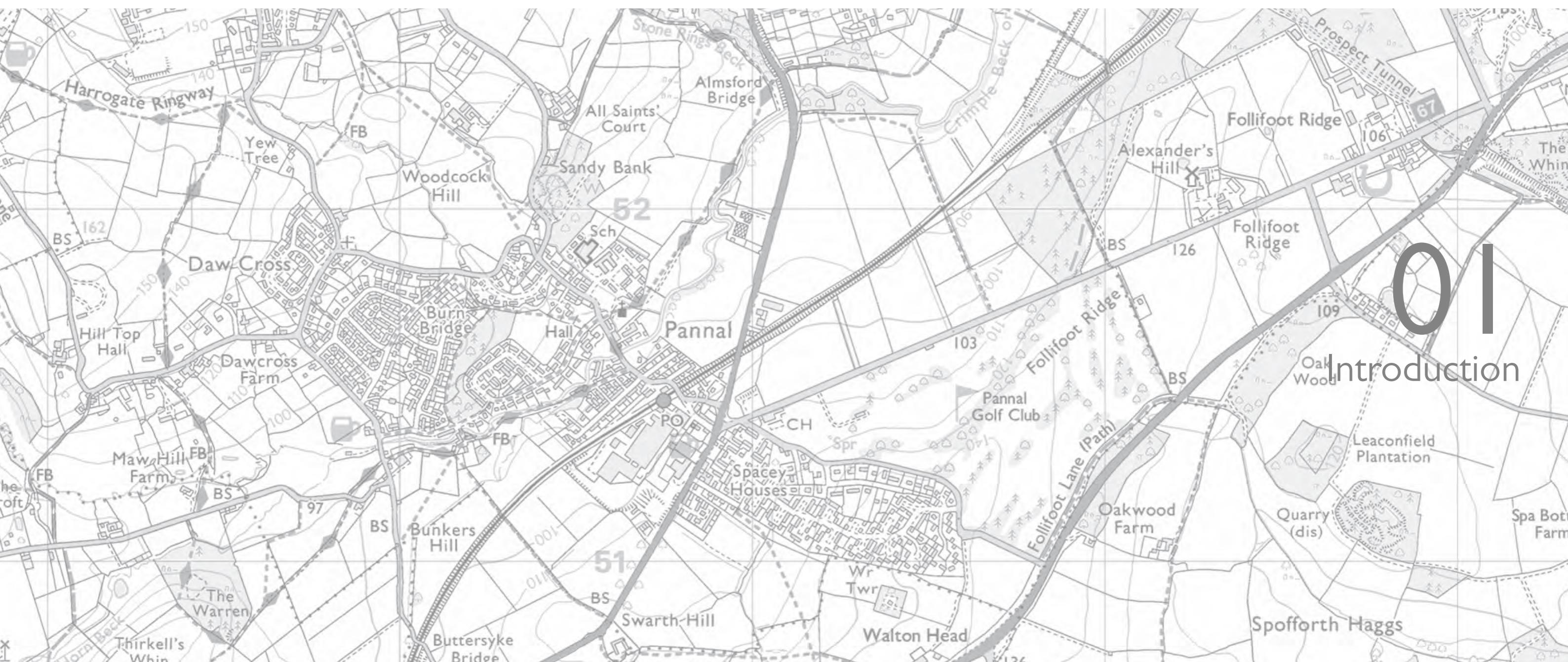
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# 01

## Introduction



# 1.0 INTRODUCTION

## 1.1 PURPOSE OF THIS DOCUMENT

Smeeden Foreman Ltd has been instructed by professional planning consultants acting on behalf Pannal Parish Council to assess the potential impacts from allocation in the context of the Harrogate District Draft Local Plan: Additional Sites Consultation July - August 2017, and the following emerging policies:

- NE4: Landscape Character
- NE8: Agricultural Land
- GS3: Development Limit
- HP2: Heritage Assets
- HP3: Local Distinctiveness

## 1.2 SITES PN17, PN18 AND PN19

The sites are situated to the south of Harrogate, to the east and west of the A61 on fields which separate Harrogate and Pannal. The pastoral landscape includes dispersed settlements of farms/cottages within surrounding farmland.

### Site PN17

Site PN17 consists of a broad ribbon of land approximately 100m wide, with an area of c.3.2ha, extending from Spring Lane Farm in the west to Clark Beck in the east. It comprises pastoral land, sub-divided into two fields bounded by hedgerows and occasional hedgerow trees. Spring Lane and the residential development of Burn Bridge bound the site to the south, the Clark Beck bounds the site to the east. There is no development within the site.

### Site PN18 - Employment site south of Almsford Bridge, Pannal

The site is 18.4ha of agricultural land and comprises several regular shaped fields with hedgerow boundaries. The A61 Leeds Road runs adjacent to the western boundary and the railway line lies to the south east. To the north of site boundary is the Crimble Beck with associated woodland and scrub.

### Site PN19 - Land to the west of Leeds Road, Pannal

Agricultural land located to the north of Pannal and to the west of Leeds Road, with an area of 16.8ha. It comprises several large and irregular shaped fields bounded by hedgerows with the Crimble Beck running the length of the site from south to north. The land is gently sloping on either side of the beck. Part of the site, adjacent to the beck, has an Agricultural Land Classification of 3a.

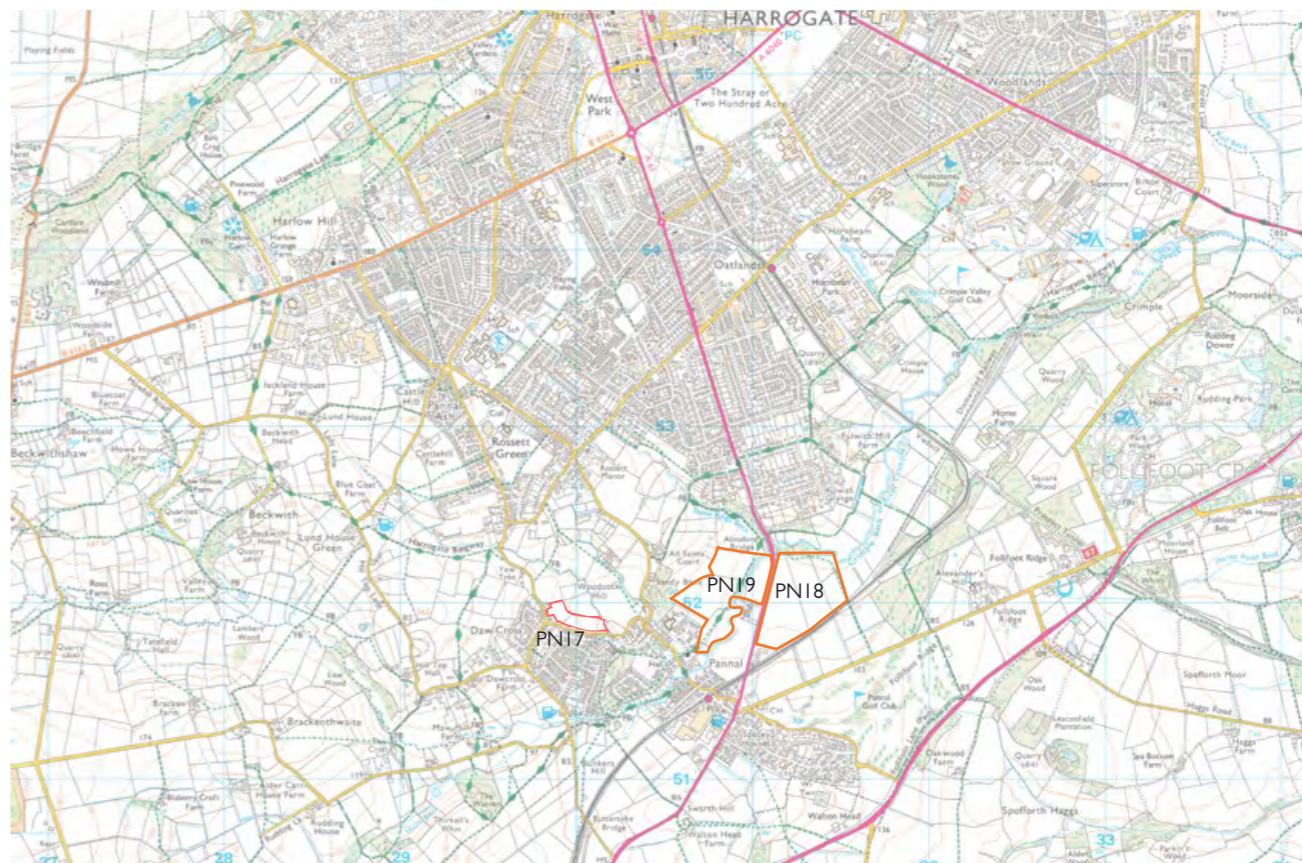


Figure 1a. Site Location Plan

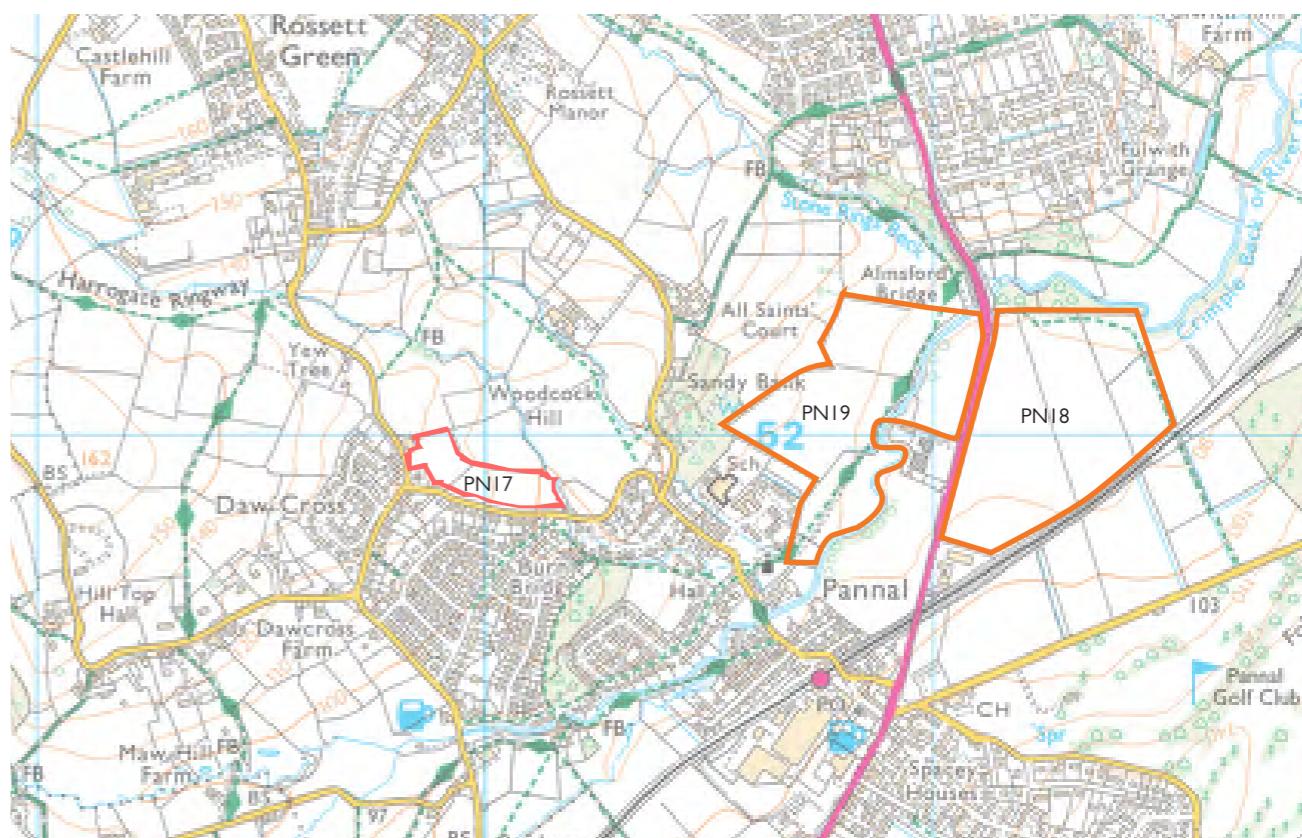


Figure 1b. Site Location Plan

## 1.3 PLANNING CONTEXT

This section introduces the landscape planning context for the project, listing relevant landscape-related policies and designations, applicable to the proposed allocation site and surrounding landscape.

### 1.3.1 National Planning Policy

The National Planning Policy Framework (NPPF) was published in March 2012 replacing Planning Policy Statements (PPS) and Planning Policy Guidance (PPG). The overarching emphasis of the NPPF is on sustainable development, which has economic, social, and environmental components. In setting out to achieve sustainable development the Planning System performs a number of roles, including:

*'Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'* Para 7 p2 [1].

The NPPF sets out principles which Local Planning Authorities must reflect in local policy. The following paragraphs from the NPPF are most relevant to landscape and to development sites.

Paragraph 58 of the NPPF places an emphasis on good design as a key factor to providing sustainable development. It sets out a list of design objectives. These state that Planning policies and decisions should aim to ensure that developments:

1. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
2. Establish a strong sense of place, using...buildings to create attractive and comfortable places to live, work and visit;
3. Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
4. Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
5. Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
6. Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 109 of NPPF includes the requirement to protect and enhance valued landscapes, geological conservation interests and soils.

Paragraph 156 includes the strategic priority to deliver climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

Paragraph 17 and 129 of the NPPF recognise the importance of the setting of historic assets and state the following:

- "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;" Para 17
- "Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal." Para 129

### 1.3.2 Local Planning Policy

The proposed allocation sites lie within the civil parish of Pannal and Burn Bridge, Harrogate District. The Local Planning Authority is Harrogate Borough Council.

- NE4: Landscape Character
- NE8: Agricultural Land
- GS3: Development Limit
- HP2: Heritage Assets
- HP3: Local Distinctiveness

These local polices are in accordance with NPPF.

## 1.4 STATUTORY AND NON STATUTORY LANDSCAPE APPLICABLE DESIGNATIONS AND CLASSIFICATIONS

For precise boundaries, the following information should be read in conjunction with SF2770 Figure 1.

### 1.4.1 Green Belt

The sites do not fall within a designated Green Belt.

### 1.4.2 Landscape Character Areas

The sites lie within:

- National Character Area 22: Pennine Dales Fringe [2]
- County Landscape Character Type 29: Undulating Lowland Farm [3]
- District Character Area 58: Middle Crimble Valley [4b]
- District Character Area 60: Upper Crimble Valley [4a]

Detailed descriptions of the relevant District Character Area is provided in Chapter 3 of this document.

### Policy NE4: Landscape Character

Proposals that will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported. This will be achieved by:

- A. Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage within the landscape such as trees and woodland, hedgerows, walls, buildings, watercourses, ponds, reservoirs, lakes, ecological networks or other topographical features;
- B. Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character Assessment and that proposals respect the distribution and form of settlements and buildings in their landscape setting;
- C. Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and consider the ambiance of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure;
- D. Requiring that visually sensitive skylines, hills and valley sides and visual amenity are protected and/or enhanced;
- E. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement. The council will work with landowners and statutory agencies to encourage land management practises that will protect and reinforce landscape character across the district and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

### 1.4.3 Special Landscape Area

Sites PN17, PN18 and PN19 are all located within the Special Landscape Area d: Crimble Valley

### Policy NE4: Landscape Character

'Locally Valued Landscapes: Outside of those landscapes protected by national landscape designations, the impact of development

proposals on the Special Landscape Areas, will be carefully considered.

The Special Landscape Areas are valued locally for their high quality landscape and their importance to the settings of Harrogate, Knaresborough and Ripon. The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated. Development proposals within these areas are required to meet the following criteria:

F. Avoid significant loss of key characteristics that contribute to the quality of the Special Landscape Area and the setting of Harrogate, Knaresborough and Ripon.

G. Ensure that development proposals are linked to existing settlements and are designed to integrate the urban edge with the countryside and where appropriate to enhance the appearance of the urban fringe.

The justification for this is:

...Planning aims to manage this change to make a positive contribution where possible and minimise any detrimental effects on landscape character...' Para. 9.39 [5a]

### 1.4.4 Listed Buildings

There are no listed buildings on sites PN17, PN18 and PN19, the closest are a collection of Grade II listed buildings on Main Street in Pannal and the Grade II\* Crimple Valley Viaduct.

#### Policy HP2: Heritage Assets

8.35 Substantial harm to or total loss of significance of grade I or grade II\* listed buildings, including their setting, unless it can be shown that the public benefits outweigh the harm or loss. [5b]

### 1.4.5 Local Conservation Areas

The application site is not located within a Local Conservation Area. The Pannal Conservation Area boundary is adjacent to the boundary of PN19.

PN17 can be viewed from the Pannal Conservation Area and is adjacent to Spring Lane which forms a main approach to the Conservation Area.

#### Policy HP2: Heritage Assets

Proposals for development affecting a conservation area should preserve or, where appropriate, enhance those elements that have been identified as making a positive contribution to its character and special architectural or historic interest. These elements may include buildings, boundary features, other structures, landscape features, open spaces and the setting. Where proposals would lead to harm of conservation areas the harm will be assessed as either substantial or less than substantial based on the relative significance of the element affected and its contribution to the significance of the conservation area as a whole. Para. 8.38 [5b]

### 1.4.6 Public Rights of Way (PROW)

There are no Public Rights of Way located on the site PN17. The nearest PROWs with potential inter-visibility with the site are footpaths located to the south of the site within the residential part of Burn Bridge. Of importance also, are the PROWs to the north, east and west of the site (refer to Figure 3).

- Path ID: 15.54/81/1
- Path ID: 15.56/76/2
- Path ID: 15.54/135/1

There is one PROW, the Harrogate Ringway, travelling through site PN19. The footpath is a long distance recreational route which connects Pannal in the south to Harrogate in the north.

- Path ID: 15.54/126/2

There is one PROW travelling around the edge of Site PN18

- Path ID: 15.54/79/1

## 1.5 LANDSCAPE CHARACTER

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, and which combine together to create landscape character.

During the site visit, the landscape of the site and wider study area were appraised in relation to the established Local (District) Landscape Character Areas.

### 1.5.1 District Character Area (DCA)

PN17 and wider study area lies wholly within District Landscape Character Area 60: Upper Crimple Valley as defined by Harrogate Borough Council [4b].

PN18 and PN19 and wider study area lies wholly within District Landscape Character Area 58: Middle Crimple Valley as defined by Harrogate Borough Council [4a].

The key characteristics of the Character Areas in relation to the allocation sites are discussed in further detail in the following sections.

**PN17 TO PN19 HARROGATE  
DRAFT LOCAL PLAN**

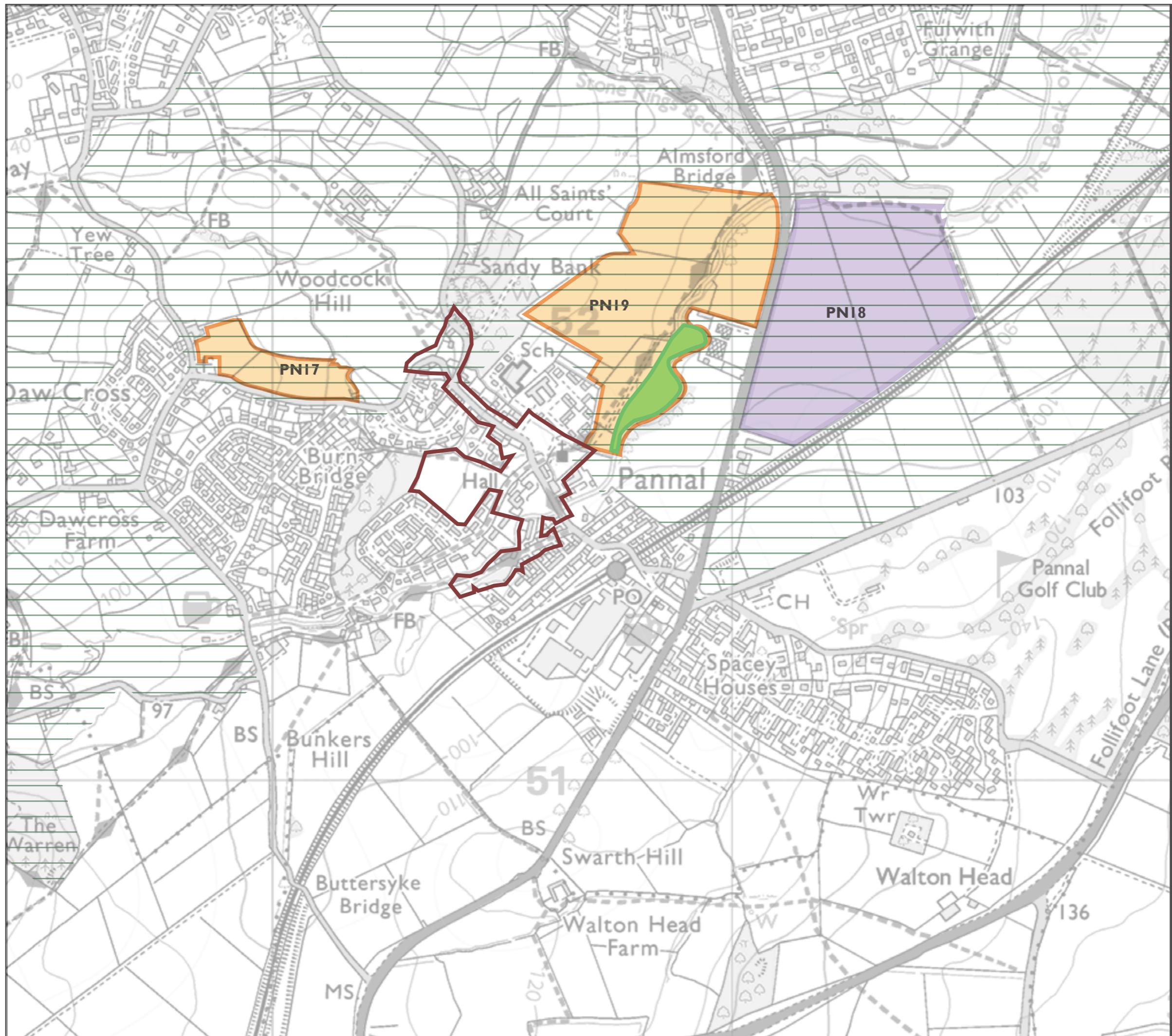
**KEY**

-  Special Landscape Area
-  Draft Allocation - housing
-  Draft Allocation - employment
-  Conservation Area
-  Agricultural Land Classification - Grade 3a

Figure 1.  
Landscape Designation

0 100m 200m

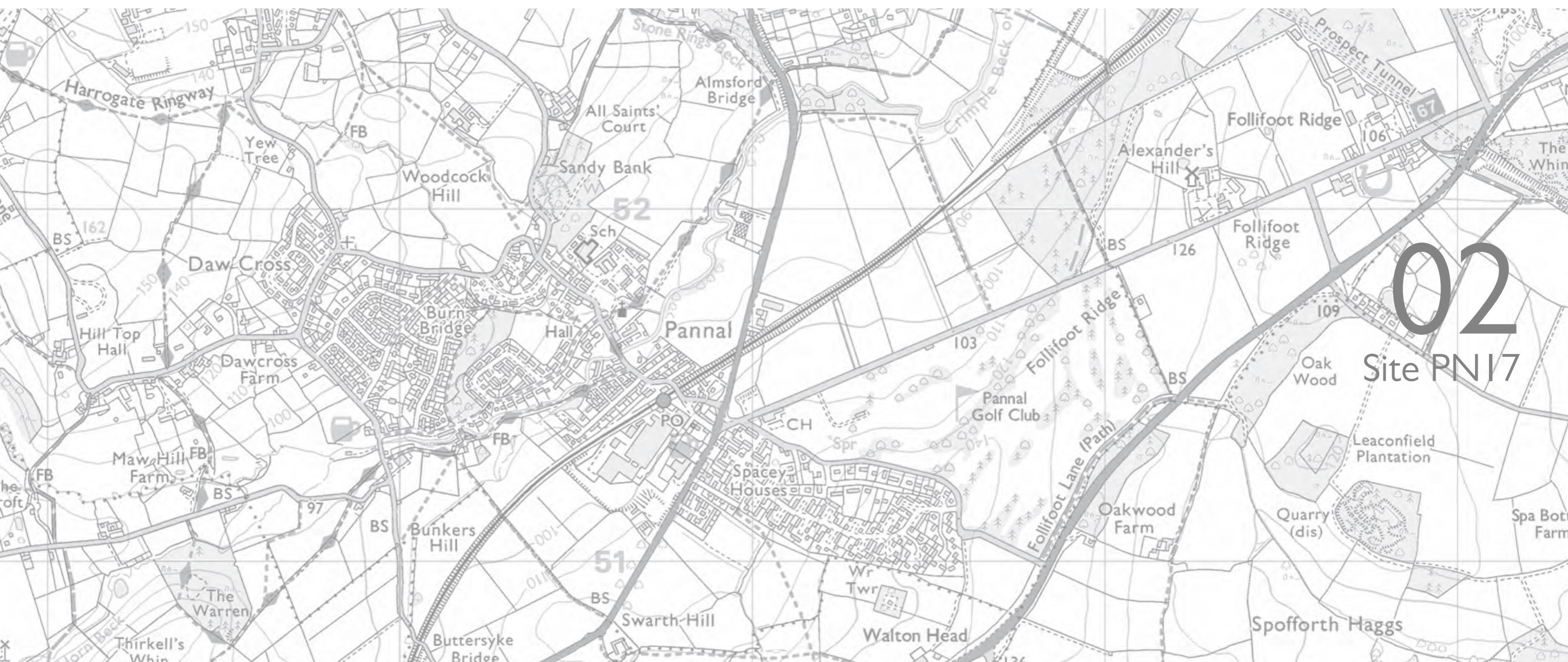
SF 2770





02

Site PN17



## 2.1 SITE PN17

The proposed allocation is situated to the south of Harrogate, west of the A61 and immediately north of Spring Lane in the village of Burn Bridge. It forms part of a pastoral landscape that separates the northern edge of Burn Bridge and Pannal with the southern urban edge of Harrogate. The pastoral landscape includes dispersed settlements of farms/cottages within surrounding farmland.

The allocation site consists of a broad ribbon of land approximately 100m wide, with an area of c.3.2ha, extending from Spring Lane Farm in the west to Clark Beck in the east. It comprises pastoral land, sub-divided into two fields bounded by hedgerows and occasional hedgerow trees. Spring Lane and the residential development of Burn Bridge bound the site to the south, the Clark Beck bounds the site to the east. There is no development within the site.

Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity or tranquillity, and which combine together to create landscape character.

During the site visit, the landscape of the site and wider study area were appraised in relation to the established Local (District) Landscape Character Areas.

## 2.2 DISTRICT CHARACTER AREA (DCA)

The site and wider study area lies wholly within District Landscape Character Area 60: *Upper Crimble Valley* as defined by Harrogate Borough Council [4b].

Key Characteristics of Character Area 60, of relevance to the application site, and Character Area Assessment details are as follows:

### Character Area 60: *Upper Crimble Valley*

- A small scale valley landform with gently rolling valley sides incised by small tributaries of the River Crimble;
- The area includes small blocks of woodland and trees fringing water courses;
- An irregular pattern of fields exist, much of which is grassland; and
- A complex network of public footpaths and bridleways offer easy access to the landscape.

### Sensitivities & Pressures

- This area is important to both the rural setting of Harrogate and is important in preventing the coalescence of Pannal with Harrogate.
- This rural, pastoral landscape is sensitive to the changes due to new development extending the urban edge.
- The area contains a large amount of scattered settlement, and as such the landscape has limited capacity to accept additional development without adverse change to its character.

### Guidelines

Aim: To protect the character of the area and its role in separating Harrogate from Pannal and provision of a rural setting to the urban edge.

- Distance between the extents of the two settlements must be maintained and development proposals must fully assess the predicted impact on landscape character of the valley and its role in providing a rural setting to Harrogate and Pannal and maintaining the separation between the two.
- The impact on views in the area must also be considered.”

The site conforms to the identified qualities of the District Character Area: 60 and forms part of a rural landscape, the extent of which is defined to the southern edge by Spring Lane.

To the south of Spring Lane, adjacent to the site, the built edge of Burn Bridge marks a well-defined boundary between the settlement and the surrounding pastoral landscape. This distinction is clearly discernible for travellers along Spring Lane and in views from the public rights of way within the countryside to the north.

## 2.3 EFFECTS ON LANDSCAPE CHARACTER

The magnitude of change brought about by the proposal is measured against the District Character Area 60: *Upper Crimble Valley* and against site assessment.

A particular and valuable landscape quality of the proposed allocation site is the contribution it makes to a well-defined boundary to the adjacent built edge of Burn Bridge. The built edge faces Spring Lane, and associated domestic paraphernalia is screened within rear gardens away from the road.

Spring Lane separates the allocation site (PN17) from the edge of the settlement and this boundary is reinforced by the roadside hedgerow. The clear definition of the rural landscape character of the site from the existing settlement is appreciated from both Spring Lane, in its approach to the village, to those parts of the village within the Conservation Area, and also in views from the public rights of way within the wider landscape and those on the edge of the village.

The allocation and development of this landscape would not only reduce the extent of the key features of the Character Area 60, but would diminish the landscape setting of the village and the perception of a distinct and rural landscape on the edge of the village. This change of perception would be appreciated from the settlement, from roads on the edge of the settlement and within the wider SLA, and also from dwellings in the wider area and for users of the extensive network of recreational footpaths in the local area.

The sensitivity of the above landscape character areas, and the magnitude of change they will experience as a result of the proposed development are summarised below:

Receptor	Sensitivity of Receptor	Magnitude of Change	Significance of Effects on Landscape Character
District Character Area 60: <i>Upper Crimble Valley</i> (including Special Landscape Area)	HIGH	HIGH	MAJOR ADVERSE

The potential effects of this proposed allocation on landscape character have also been assessed by landscape architects from HBC and recorded within the *Built and Natural Environment Site Assessments: New Sites 2017*.

The authors found the landscape character of the proposed allocation site consistent with the wider SLA of which it is a part and the conclusion of their assessment is reproduced in full as follows.

<b>Conclusion</b>	
<b>Will there be the opportunity for development to contribute to distinctiveness and countryside character?</b>	
<b>Rationale</b>	<b>Rating</b>
Sensitivity Rating: High/medium – key distinctive characteristics are vulnerable to change; typically a high to medium valued landscape where landscape conditions is good where detracting features or major infrastructure is not present or where present has limited influence on the landscape.	Orange
Capacity Rating: Low – the area has very limited or no capacity to accommodate the type and scale of the development proposed and there are few if any opportunities for appropriate mitigation.	Red
<b>Will it increase the quality and quantity of tree or woodland cover?</b>	
<b>Will it make use of opportunities wherever possible to enhance the environment as part of other initiatives?</b>	
<b>Rationale</b>	<b>Rating</b>
Development need not result in the loss of existing woodland or trees.	Light Green
<b>Summary conclusion</b>	The landscape has very limited capacity to accept development with any planting mitigation having further adverse impacts by filtering views.

PN17 Assessment extract from Built and Natural Environment Site Assessments: New Sites 2017.

This conclusion accords with our own assessment in that there would not be landscape capacity to accommodate the proposed allocation and that impacts would not be capable of mitigation.

## 2.4 RELATIONSHIP OF PROPOSED ALLOCATION PN17 WITH EMERGING POLICY AND NPPF.

### 2.4.1 The Special Landscape Area

Proposed Policy NE4 : Landscape Character, identifies this area as part of the Crimple Valley Special Landscape Area (SLA). The proposed allocation PN17 would be within the SLA as the emerging local plan does not contain any proposal to remove this area from the SLA. If it is contended that allocation for development would ipso facto redefine the SLA no justification for amending the SLA has been provided. The lack of an evidence base would appear contrary to the direction provided by the National Planning Policy Framework paragraph 158 ... "should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area."

#### Policy NE4: Landscape Character

'Locally Valued Landscapes: Outside of those landscapes protected by national landscape designations, the impact of development proposals on the Special Landscape Areas, will be carefully considered.'

The Special Landscape Areas are valued locally for their high quality landscape and their importance to the settings of Harrogate, Knaresborough and Ripon. The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated. Development proposals within these areas are required to meet the following criteria:

F. Avoid significant loss of key characteristics that contribute to the quality of the Special Landscape Area and the setting of Harrogate, Knaresborough and Ripon.

G. Ensure that development proposals are linked to existing settlements and are designed to integrate the urban edge with the countryside and where appropriate to enhance the appearance of the urban fringe.

The allocation of PN17 would conflict with both F and G. above, in that the allocation would result in the direct loss of part of the SLA and impact adversely upon the landscape character of those areas of the SLA beyond the allocation and upon the perception of the SLA from the adjacent settlements. The existing edge of the SLA to Burn Bridge along Spring Lane is strongly and clearly defined and there is no potential therefore for enhancement.

The Special Landscape Area (SLA) designation currently applicable (Draft Policy NE4: Landscape character) identifies the significance of this area as: "...valued locally for their high quality landscapes and their importance to the settings of Harrogate,

Knaresborough and Ripon.... ". The Local Planning Authority (LPA) reviewed the SLA designation in 2011, updated in 2016 and confirmed the designation in this area. No revised assessment of the SLA, or of those parts that would remain were these designations to be confirmed, has been presented to allow any scrutiny of the process by which the SLA could be redefined.

The SLA is also to be considered a valued landscape in terms of the National Planning Policy Framework (NPPF 109). In a recent appeal decision of 6th September 2017 (Appeal ref APP/E2734/W/16/3160792, Cornwall Road, Harrogate) the inspector noted in his decision (Para.36) "...the simple fact of SLA designation is evidence of value having been placed on its qualities in a formal, documented and spatially defined sense."

Paragraph 109 of the NPPF states that "the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils;....". An allocation of PN17 would not only have a direct effect on the area allocated, but would importantly change the contribution of these areas to the wider designated landscape, and would diminish the quality of the landscape character of those remaining parts of the Special Landscape Area and be in conflict with the NPPF.

### 2.4.2 Development Limits and Heritage Assets

Proposed policy GS3: Development Limits, identifies criteria where development outside development limits could be supported, and include the following.

C. It would not result in coalescence with a neighbouring settlement.

D. It would not have a significant adverse impact on the character and appearance of the surrounding countryside or heritage assets.

The exceptions to the presumption against development beyond proposed development limits as expressed in this policy would apply to PN17.

Coalescence can be a direct physical effect of built form joining across a previous undeveloped area and removing any gap that had previously distinguished the pattern of built form into discernible areas, or settlements. It is also the case that coalescence is perceived to occur when the effect of development is to diminish the apparent effectiveness of landscape gaps between settlements for people using or viewing the landscape areas. In such cases the loss of opportunity to appreciate the extent of open country between settlements will result in the diminution of perception of such a gap and an impression that development is in closer proximity to other developed areas such that they can be thought to coalesce.

The SLA forms an open area of countryside between Burn Bridge and the outskirts of Harrogate and can be experienced as such for the total length of the proposed PN17 allocation from its boundary with Spring Lane. The allocation would prevent any effective appreciation of the relationship of the SLA with the edge of Burn Bridge from the public road and would reduce the perception of the gap between this settlement and Harrogate to the North.

The allocation proposed would reduce the effectiveness of the SLA in preventing the perception of coalescence of built form. Part D of proposed Policy GS3 reflects the objectives of Policy NE4 with respect to landscape character and visual amenity and also references heritage assets. In so far as the policy would not support the allocation with respect to harm to landscape character and visual amenity the assessment made with respect to conflict with Policy NE4, would also apply in this case.

This policy, which seeks to protect the character and appearance of a Conservation Area, includes in the justification (at 6.24) reference to the importance of the setting of a conservation area. The need to consider the contribution of the setting of heritage assets is referenced by paragraph 128 of the National Planning Policy Framework.

The proposed allocation site does not directly abut the Pannal Conservation Area, however it is viewed from that part of the Conservation Area that includes Woodcock Hill, from where a 'key view' is identified in the Conservation Area Character Appraisal. The appraisal also identifies Strategic Pedestrian Routes, both at Woodcock Hill and also close to the crossing of Clark Beck by Spring Lane. The impact of development of an allocation from views in these locations Smeeden Foreman have assessed as '**major adverse**'.

The adverse impacts upon views from the Conservation Area, and adverse impacts on the landscape character, will impact on the perception of the setting of the Conservation Area for residents and all those entering or leaving the Conservation Area on Spring Lane, or approaching on any of the Public Rights of Way in the Clark Beck Valley.

This assessment is supported by the conservation officer's assessment from HBC and recorded within the Built and Natural Environment Site Assessments: New Sites 2017; the conclusion of their assessment is reproduced in full below.

### Conclusion

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

Rationale

Site is not within a Conservation Area.

Rating

n/a

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

Rationale

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

Rating

Red

**Will it ensure high design quality which supports local distinctiveness?**

Rationale

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

Rating

Red

PN17 Assessment extract from *Built and Natural Environment Site Assessments: New Sites 2017*.

Draft policy HP2 Heritage Assets of the emerging local plan and Paragraph 17 and 129 of the NPPF recognises the importance of the setting of heritage assets and planning authorities are required by Para. 129 of the NPPF to consider the setting of a heritage asset in considering the significance of any asset that may be affected by a proposal.

Para. 17 of the NPPF deals with Core Planning Principles and includes “conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life for this and future generations.” The allocation of PN17 has been identified as having the potential to adversely affect the landscape setting of the Pannal Conservation Area and would be in conflict with both emerging HBC policies and with the NPPF.

## 2.5 EFFECTS ON VISUAL AMENITY

### 2.5.1 Viewpoint Selection

Viewpoints were selected to provide typical representation of views from publicly accessible areas in the surrounding landscape from where the development of the proposed allocation is anticipated to be seen.

View point locations are shown in Figure 3 and Table 2.1 below.

All the identified viewpoints are from within the designated Special Landscape Area (SLA), or from the adjacent areas looking over the SLA.

In accordance with best practice, these receptors are recorded as being of high sensitivity to change.

Table 2.1 Viewpoint Location Table

Viewpoint No.	Viewpoint Location
1	Footpath 15.54/135/1 - north side of valley
2	Footpath 15.54/76/2 - north side of valley, lower slope
3	Spring Lane looking east
4	Spring Lane looking west
5	Spring Lane adjacent to footpath 15.54/81/1
6	Footpath 15.54/76/2 - east edge of the Pannal Conservation Area



## 2.5.2 Viewpoint I



### Viewpoint Representation

Footpath 15.54/76/2 represents views from the northern valley side. From this point the valley side falls to Clark Beck, in the valley bottom, and then rises more gently towards Spring Lane and the settlement of Burn Bridge (seen in front of the trees in the middle distance).

### Visual Receptors

Most visual receptors are recreational walkers on a footpath connected to the housing areas on the edge of Harrogate, immediately to the north.

### Magnitude of Change

The green field seen in the view, immediately in front of the houses on Spring Lane would be changed to a strip of new housing. Additional tree planting on the northern boundary of the allocation may in time reduce the apparent impact in the view but could not diminish the encroachment into the open countryside and the increase in built form.

The magnitude of change is considered to be MEDIUM to HIGH and the nature of the visual effect ADVERSE.

### Significance of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *medium to high*
- The nature of the visual effects is considered to be *adverse*.

The overall significance of the visual effects is therefore assessed as being **major adverse**.

## 2.5.3 Viewpoint 2

**Viewpoint Representation**

Footpath 15.54/76/2 represents views from the lower parts of the northern valley side. From this point the allocation site is clearly in view and extends across the view from the housing (seen on the left of the photograph), to beyond the chapel on the right side of the photograph.

**Visual Receptors**

Visual receptors are recreational users of the footpath and those approaching / leaving the Pannal Conservation Area to the east.

**Magnitude of Change**

Extensive new housing would significantly diminish the extent of the perceived visual context for users of the footpaths and introduce a discordant element in the scene which would also diminish the visual contribution this site makes to the setting of the Conservation Area (when experienced from the PROW).

The magnitude of change is considered to be HIGH and the nature of the visual effect ADVERSE.

**Significance of Visual Effects**

- The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *high*.
- The nature of the visual effects is considered to be *adverse*.

The overall significance of the visual effects is therefore assessed as being **major adverse**.

## 2.5.4 Viewpoint 3



### Viewpoint Representation

Spring Lane (seen looking east) represents both users of the road and also residents of those houses fringing Spring Lane. The allocation site would result in housing development to the left of the roadside hedge and continuing down the valley side to Clark Beck (delineated by the trees in the valley bottom).

Seen in the middle ground of the view are houses with the Conservation Area in the area where footpath 15/54/76/2 (referenced in viewpoint 2), meets Spring Lane and which is identified in the Conservation Area Appraisal as a Strategic Pedestrian Route.

### Visual Receptors

Visual receptors are the housing within the Conservation Area and adjacent PROW, residents of Spring Lane adjacent to the site and users of Spring Lane.

### Magnitude of Change

The perception of the settlement of Burn Bridge and the Conservation Area would be dramatically changed as the rural context of the settlement edge would be lost, as would be seen in the approach from the west, or seen in views westward from the Conservation Area. Residents of Spring Lane adjacent to the site would have open views replaced with housing.

The magnitude of change is considered to be HIGH and the nature of the visual effect ADVERSE.

### Significance of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *high*.
- The nature of the visual effects is considered to be *adverse*.

The overall significance of the visual effects is therefore assessed as being **major adverse**.

## 2.5.5 Viewpoints 4 and 5



4.



5.

## Viewpoint Representation

Spring Lane crossing Clark Beck travelling westwards.

Views from the area about Clark Beck on Spring Lane would include any development on the allocation site and existing views beyond the site would be lost.

## Visual Receptors

Visual receptors are users of Spring Lane travelling west and pedestrians emerging from the PROW to the south of the Clark Beck road crossing. This PROW (footpath 15/54/81/1) is identified in the Pannal Conservation Area Appraisal as a Strategic Pedestrian Route.

## Magnitude of Change

The available views of open countryside to the north of Spring Lane would be replaced with housing were the allocation to be developed. The relationship of the settlement of Burn Bridge with the rural context would be diminished in the views, as would the perception of the setting of the Conservation Area as experienced by both pedestrians on the Strategic Pedestrian Route and for road users leaving the conservation area.

The magnitude of change is considered to be HIGH and the nature of the visual effect ADVERSE.

## Significance of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *high*.
- The nature of the visual effects is considered to be *adverse*.

The overall significance of the visual effects is therefore assessed as being major adverse.

## 2.5.6 Viewpoint 6



### Viewpoint Representation

From this viewpoint, footpath 15.54/76/2 on the east edge of the Pannal Conservation Area, development of the allocation site would be seen to occupy the field in front of the housing on Spring Lane and also the field in front of the Methodist Chapel and the farm on Yew Tree Lane.

### Visual Receptors

Visual receptors are recreational users of the footpath which is identified as a Strategic Pedestrian Route in the Pannal Conservation Area Appraisal, and views from this area are recorded in the document as Key Views.

Views are also available from the highway and from adjacent dwellings (as seen in the photograph for Viewpoint 3).

### Magnitude of Change

In this view the existing strong boundary of the SLA with the built-up area along Spring Lane is evident. The falling landform towards Clark Beck would result in a new edge to the developed area which would be seen below the viewpoint.

In this view any boundary to the proposed allocation site would appear weak and not capable of effective landscape mitigation.

The magnitude of change is considered to be HIGH and the nature of the visual effect ADVERSE.

### Significance of Visual Effects

- The sensitivity of the visual receptors at this viewpoint is assessed as being *high*.
- The anticipated magnitude of visual change, as perceived at this viewpoint, is assessed as *high*.
- The nature of the visual effects is considered to be *adverse*.

The overall significance of the visual effects is therefore assessed as being **major adverse**.

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