

**Pannal and Burn Bridge Parish Council**  
**Neighbourhood Plan Environment Focus Group Meeting**  
**Held by Zoom on Wednesday 20 July 2021**

**Minutes – Draft**

1. **Present:** Mike Bramley, Jane Chung (Chair), Neil Permain, Philip Thompson
2. **Minutes of Last Meeting:** Accepted as a true record.
3. **Matters Arising:**
  - a. Philip to propose dates for and lead an FG walk around the parish to view candidate sites for LGS designation.
  - b. With respect to mapping support, the parish clerk now had a contact at HBC. But it was envisaged that this support was unlikely to be required until the actual neighbourhood plan started to be assembled. In the interim we will continue to use methods employed to-date as they seemed sufficient for current purposes.
  - c. The SG planning consultant, Mike Dando had confirmed that:
    - i. there were no non-designated heritage assets in the Local Plan
    - ii. there are no policies in a neighbourhood plan for areas outside of the parish, but that community actions could be included for such areas
    - iii. viewpoints need adding to all FG assessments to consider views from inside out, views from outside in and views completely within the site or asset being assessed
    - iv. footpaths need to be added to all FG assessments and any proposals for new footpaths identified by FG members need to feed into the Transport Policy Intention TTT1.
  - d. Although not exactly a 'matters arising', the status of the Aecom work on Design Codes was shared with FG members. Jane expected to be able to share a first draft at the next meeting.

**Action:**

    - Philip to email members with suggested dates for a parish LGS tour.
    - Viewpoints and footpaths to be added to the three LHA assessments.
4. **Policy Intentions Document & Consultation:** The first community consultation of the Neighbourhood Plan process was being held via Zoom on 24 July 2021 focussing on the Policy Intentions Document that had been distributed to all parish residents plus other interested parties. FG members felt that some of the policies may need review. Jane encouraged FG members to participate in the Zoom if they could and provide their comments via the associated Survey Monkey questionnaire. Mike Dando had asked FG members to review the policies relating to the protection

of the Natural Environment, Landscape Character, Green and Blue Infrastructure, Local Green Space, Trees and Woodland included in the Harrogate Local Plan to see if there is anything they feel should be added to PID policies GNE6 and GNE7.

**Action:**

- Jane to distribute relevant sections of the Local Plan with the minutes.
- All to review PID policies GNE6 and GNE7 for discussion at the next meeting.

5. **Completed Assessments:** First drafts of the assessments for the three proposed new Local Heritage Areas (LHA) were reviewed. Historical background was proving difficult to find. Google had delivered little of value. Anne Smith's new book on the history of Pannal may provide useful information but was not due to be published until later this year. Mike Bramley noted that Almscliffe Crag could be seen from a number of points in the parish including the All Saints area off Church Lane. Jane suggested adding the area's characteristic stone walls to the Hill Top Lane/Hill Foot Lane assessment as well as providing the names of listed buildings and including their locations on the map to be attached.

It was agreed that all assessments should follow the format used for the Malthouse Lane, etc assessment.

Time constraints prevented a detailed discussion of the draft Local Green Space Assessments. It was agreed that FG members would provide their feedback to each other via email to enable updates before the next meeting.

**Action:**

- Neil to send an aerial photo and map for the All Saints and Hill Foot/Hill Top Lane LHA's to Jane and Philip.
- Prior to next meeting send any comments on the LGS assessments to the relevant author.
- LGS assessment authors distribute updated versions including comments, viewpoints and footpaths.

6. **Potential additions to Local Green Space sites:** Philip proposed that the following sites be considered for LGS designation (colour-coded per the attached map):

- a. Cliff Wood (orange) – a large area of private land on the western edge of the parish that lies within the Upper Crimple Valley Special Landscape Area. Cliff Wood straddles three parishes, Pannal & Burn Bridge, Beckwithshaw and North Rigton, with the major portion being in Pannal & Burn Bridge Parish. It contains mixed woodland. There is no public access identified crossing the land, but the woodland is visible from 2 nearby public footpaths and is overlooked by a handful of houses within the parish on Hill Top Lane and others on Brackenthwaite Lane in the neighbouring parish of North Rigton. The site is one of two Sites of Interest for Nature Conservation (SINC) in the parish. Green Belt designation exists for the element of Cliff Wood that lies within Beckwithshaw Parish.

- b. Pannal Golf Course (blue) – Occupies a very large and prominent hillside site which is visible from many parts of the parish. The golf course and the driving range are within Green Belt designated land and the driving range is also in the Middle Crimple Valley SLA. The land occupied by the Golf Course is located on Follifoot Road, with Drury Lane, a residential road forming its southern boundary and John-Metcalf Way its eastern boundary. It is adjacent to the Walton Park housing estate. Though private land, there is a public right of way along the Follifoot Lane footpath which passes through peripheral land on the southern edge of the Golf Course. Though largely out of bounds to non-club members Philip did explore the site during the two recent pandemic lockdowns when the danger of flying golf balls did not exist. The use of significant tracts of land for golf is not guaranteed to last forever. In recent years, the Flaxby Golf Course by the A1M has failed and two in Leeds have been lost or re-assigned to other purposes. Over time some become more profitable as building sites. It is felt that we should be able to look to the Local Neighbourhood Development Plan to safeguard the existing public view of the green-space occupied by the Golf Club as this has been such an intrinsic part of Pannal since the club's 1906 opening.
- c. Spacey Houses Whinn (red) – owned by Rudding Park Estate, this is an old, managed mixed woodland that straddles the parishes of Pannal & Burn Bridge and Follifoot and Plumpton. It lies on the eastern boundary of the parish within the Middle Crimple Valley SLA and is a Green Belt designated area. Two public bridlepaths provide access to the site (Q: Are these bridlepath access points in the P&BB parish? If so, are the bridlepaths themselves totally within the parish or do they straddle the two parishes?). In recent years the wood has been used by serious mountain bikers who appear to have created new routes for their sport. This year, perhaps in response to this 'intrusion', the owner has installed signage highlighting their ownership and the routes that are public. The site is prominent in the Crimple Valley landscape, although it is not close to parish residents.
- d. Farmland (light blue) – This piece of land, to the west of Spacey Houses Whinn, is owned by Harrogate Borough Council (HBC) and lies within the Middle Crimple Valley SLA. It also has Green Belt designation. It consists of wet meadows with reeds. There is a footpath to the west side that can be accessed both from Follifoot Road and from the A61 after crossing the railway. The site is not designated as a public space. It is tenanted by a farmer who in recent years has managed the area by taking a very late crop of hay, which is removed from the site. This form of management likely generates agricultural grants. The site is valuable to wildlife and flora and could become even more valuable if nesting lapwings etc. lose the nearby council fields beside the A61 that are earmarked for commercial development. Its value to wildlife is even greater by not

being close to houses. A 2001 HBC map identifies the land as 'potential' land for the Golf Club.

- e. Almsford Bank Wood (yellow) – This is HBC owned land, beside Crimple Beck, that lies within the Middle Crimple Valley SLA on the northern parish boundary and to the east of the A61. It was planted as woodland about 20 years ago. Unfortunately, many of the young ash trees are dying. This wet woodland is just downstream of the Crimple Valley wetlands site. Between Almsford Bank Wood and the A61 lies the site of an old mill, a dam/weir and an older bridge that was replaced in 1930 by the building of the current road bridge. There is potential to link the footpaths either side of the A61 using part of the space under the road bridge, beside the beck. While his HBC planted wood is closer to homes in Harrogate than it is to homes in the parish, if HBC realises its ambition to develop the adjacent land for commercial purposes, workers would be able to directly benefit from the woodland. Any such development would have to include a sustainable urban drainage scheme for surface water drainage, with new ponds and wetlands forming an essential part of such a drainage scheme. Landscaping could further enhance opportunities for public access and provide something of a visual buffer to the commercial properties on the site. Such landscaping could easily be linked to the proposed footbridge linking the Pannal Community Park with the heart of Pannal village.
- f. Large tract of unkempt farmland (green) – This HBC owned land, within the Middle Crimple Valley SLA and below and south of All Saints Court, contains ponds and slowly expanding wooded copses. It offers lovely views across the valley, including the Grade 2 listed Crimple Valley viaduct, and is popular with local walkers. It lies entirely within the parish. The land is used in winter for sledging. It seems to be partly used for a grass/hay crop by the farmer who rents it. The area would make a lovely wild wood, scrub and grassland addition to the existing Sandy Bank Wood (SINC). If allocated for nature and public enjoyment for the long term, the area would provide a permanent green barrier between Harrogate and Pannal. Wild woods are areas where nature is encouraged but left to itself, allowing trees to colonise land naturally, without the need for extensive planting of saplings which then need protection and costly forestry management. The area, if designated, could provide a corridor for walkers and wildlife, making more of a link between Sandy Bank Wood and Stone Rings Beck wood and something of a natural buffer between and for both the settlements of Pannal and Harrogate.
- g. The Dunlopillo site within Pannal village has an area designated for football pitches. This Green Belt designated area is located to the west of the newly constructed homes, adjacent to the railway. The site is expected to be provided by the developer, a condition of the planning application. It is now normal for such new Public Open Space to be maintained at the expense of the residents of the new housing estate. A carpark

and access path will be provided off the estate road called Smithy Close, off Thirkill Drive. The unfinished site was still secured by building site fencing the last time Philip visited in May.

---

FG members need clarification of the position of the landowner in any discussions on potential LGS designation of any areas.

After the FG meeting, Neil provided Philip with a list of areas he felt worthy of LGS consideration. Some overlapped with the above, others needed further study and research into their current ownership status.

**Action:**

- Jane to seek guidance from the SG and Mike Dando with respect to approach for potential designation of additional LGS areas.

7. **AOB:** None.

8. Date of Next Meeting: Tuesday, 7 September 2021 @ 17:30 via Zoom.