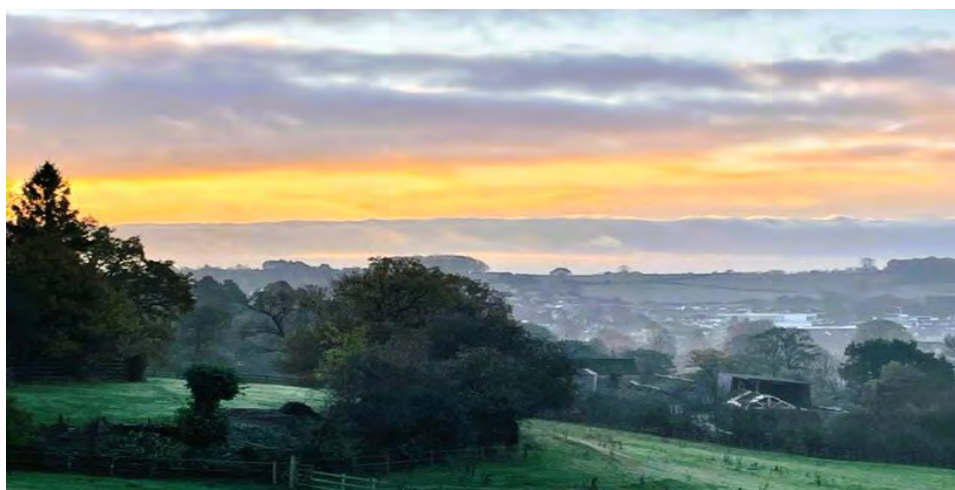




**PANNAL & BURN BRIDGE**  
**NEIGHBOURHOOD DEVELOPMENT PLAN**  
**2021-2035**

**MADE**  
**13 NOVEMBER 2024**



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## FOREWORD

A Neighbourhood Development Plan is intended to give the community that writes it a chance to determine the decisions that affect it.

Pannal, Burn Bridge and Walton Park formed a steering group made up of residents and Parish councillors, to write theirs, so that as a Parish we can keep our identity and separation from the urban spread of Harrogate.

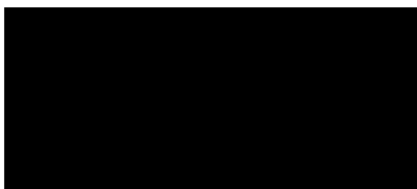
We surveyed, asked and listened to all members of the community so that the plan could accurately reflect their concerns and aspirations for the area we live in. It was very apparent that green space conservation was vital to our plan. This was probably even more important than ever as our plan was written during the Covid 19 pandemic when normal life was very limited but spending time outside enjoying the local area was important.

The pandemic also served to heighten the awareness of traffic pollution and the congestion it causes in the village. The lack of parking for parents dropping their children at the Primary school is a problem that needs to be addressed.

We realised that the village needs to grow, so with the design codes we have put into the plan, we trust that any future development will be proportionate and in keeping with the local area.

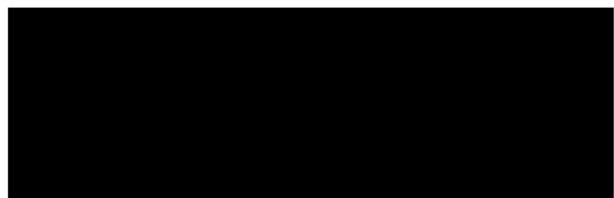
The Neighbourhood Plan has to sit alongside the Local Plan of Harrogate District but our hope is that we can keep the village feel that we have and preserve the countryside that we enjoy.

We trust that the provisions within this Neighbourhood Plan will help us in our constant battle to retain the cherished rural character of our villages while catering for our future employment and residential needs.



Howard West

Chair of Parish Council



Cathy Burrell

Chair of Neighbourhood Plan Steering Group





## **1. INTRODUCTION**

### **Background to the Pannal and Burn Bridge Neighbourhood Development Plan**

1.1 The Pannal and Burn Bridge Neighbourhood Development Plan ('Neighbourhood Plan') is a relatively new type of community-led planning document introduced by Government in the 2011 Localism Act. Neighbourhood Plans are part of a raft of community rights to enable local communities to better shape their places.

1.2 Pannal and Burn Bridge Parish Council first became aware of the potential offered to its residents and businesses by Neighbourhood Planning during 2016 and started a programme to inform itself about the legislation and its procedures. In September 2016 work on a Neighbourhood Development Plan was delegated, by the parish council, to a steering group and associated focus groups – covering Landscape and Environment, Transport Traffic and Sustainability, Housing and Community Facilities.

1.3 A Neighbourhood Plan can be used to decide where new development takes place, what type it should be and what it should look like. It can also address other matters of local interest such as open space, community facilities and local traffic and transport. It cannot be used to stop development already allocated or permitted or propose less development than that in the Local Plan (The Harrogate District Local Plan 2014-2035 (HDLP)). It could, however, propose more development than the Local Plan if a community was so minded. Neighbourhood Plans also provide the opportunity for communities to set out other non-planning actions and aspirations so that the resultant document presents a holistic framework for the future of an area over the next 10 to 15 years (up to 2035 in the case of this plan).

1.4 Once 'made' (i.e. 'adopted'), the plan forms part of the statutory development plan and carries real legal weight in decisions on planning applications and planning appeals.

## **2. THE NEIGHBOURHOOD PLAN AREA**

### **Yesterday and Today**

2.1 Pannal was first recorded as a village in 1170. By the fourteenth century Pannal had become a thriving village with weekly markets. Historically, Pannal was associated with Beckwithshaw and Low Harrogate and it wasn't until 1938 that Pannal was added to the Borough of Harrogate. Pannal was most recently known for its horse sales at the auction site alongside Spacey Houses.

2.2 Burn Bridge was first recorded in 1666 and appears to have got its name after a fire destroyed the bridge over the beck that runs along its southern edge. Burn Bridge was historically in the township of North Rigton but it too was transferred to the Borough of Harrogate in 1938.

2.3 In 1994 Pannal Village Society was formed by enthusiastic and dedicated villagers who worked to protect the villages and Walton Park. Their strong representations to the borough council resulted in the formation of the Parish Council of Pannal and Burn Bridge in 2016. Ever since the parish council has continued to protect the villages and yet help it to develop within its boundaries. The council has also endeavoured to protect the parish against the urban sprawl of Harrogate.

2.4 The present-day parish no longer has markets or an auction mart. But the Crimble Beck still flows, bridged at both Pannal and Burn Bridge, and the community jealously guards its historic village identity despite modern-day pressures.

2.5 The parish is part of Harrogate but remains determinedly separate and distinct. Village protection is at the heart of the parish council's work, be it against erosion of its countryside hinterland, threats to its historic built environment, loss of valued facilities, or the traffic which speeds along and congests its thoroughfares, major and minor. Village protection, in the face of the issues which confront the parish's way of life, are at the heart of this Neighbourhood Plan.

### **The Strategic Planning Context**

2.6 The strategic planning context for the Pannal and Burn Bridge parish is set by the Harrogate District Local Plan 2014-2035 (adopted 2020). The local plan sets out a strategy to meet the development needs of the district that focuses growth within the three main settlements of Harrogate, Knaresborough and Ripon, settlements in key public transport corridors and a new settlement.

2.7 Under the strategy growth in individual settlements is based on a number of factors. These include a settlement's relationship to key public transport corridors, its role (as defined in a settlement hierarchy), and the need to maintain or enhance services and facilities in villages, but also its character and setting and the capacity of local infrastructure.

2.8 The local plan defines a single settlement within the parish, which it calls Pannal. Locally the area defined as Pannal is known as Pannal and Burn Bridge and is considered to comprise three distinct areas: Pannal, Burn Bridge and Walton Park. Within the settlement hierarchy Pannal is defined as a service village. As a minimum, service villages contain a primary school or GP surgery, recreational facilities, a meeting place and a shop, pub or café. Pannal is one of nine service villages that the local

plan indicates has a wider range of retail, service and leisure businesses and both a school and a surgery.

2.9 The strategy allows land in service villages to be allocated for development in order to maintain or enhance the provision of services, shops and facilities. As the local plan shows Pannal within key public transport corridors, with good access to both rail and bus services, the settlement could provide a focus for growth, subject to the identification of suitable sites. Development within the settlement is supported by the strategy, subject to proposals meeting other relevant development plan policies. The extent of the defined settlement of Pannal is indicated by a development limit.

2.10 Other than in the north, where a small part of the parish is included within the Harrogate development limit, the remaining land in the parish is defined as countryside. In countryside areas the strategy only supports development where expressly permitted by other development plan policies or national planning policy.

2.11 The countryside to the south and east of the area defined as Pannal is Green Belt where development is strictly controlled in accordance with national planning policy. Inappropriate development in the Green Belt is, by definition, harmful and would not be approved, except in very special circumstances. Countryside in the parish that is not within the Green Belt forms part of the Crimple Valley Special Landscape Area, a local landscape designation, that also includes small areas that are in the Green Belt as well. In addition to other controls, where relevant, proposals within the special landscape area should avoid significant loss of key characteristics that contribute to landscape quality, be linked to an existing settlement and enhance the appearance of the urban fringe.

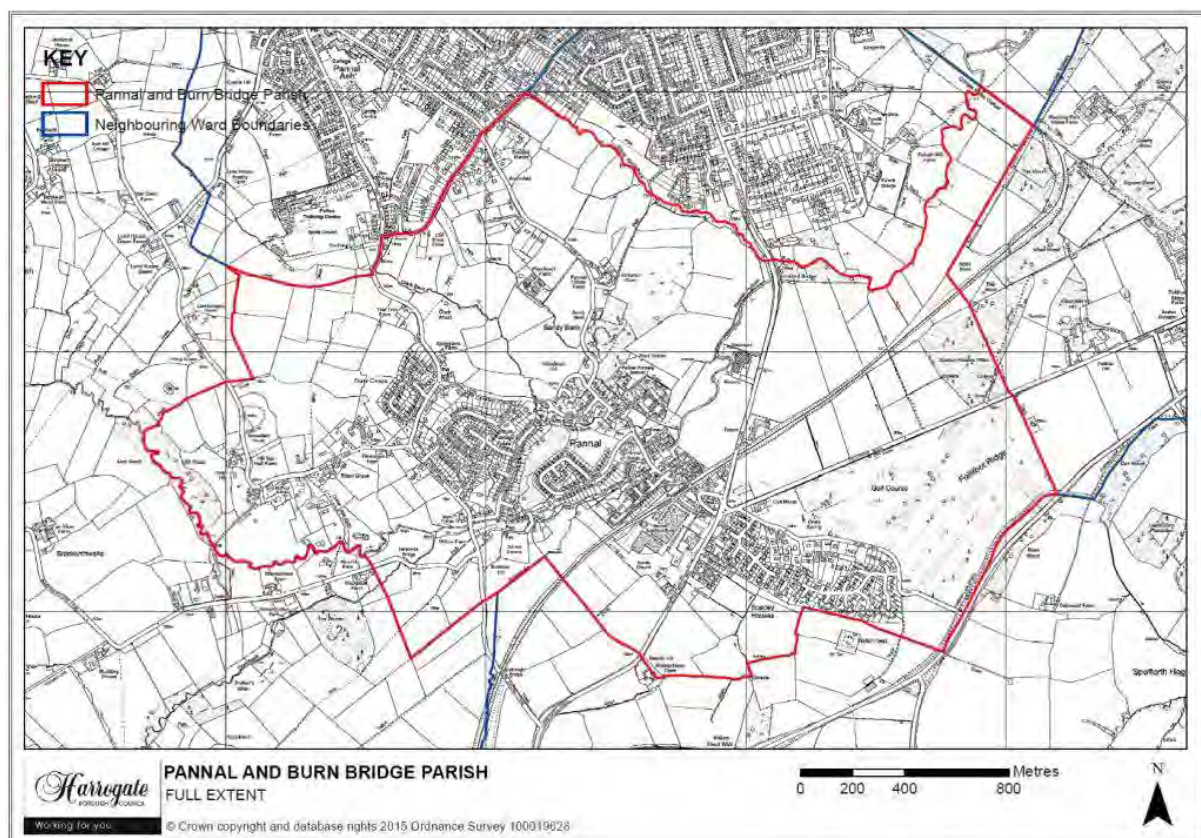
### 3. THE NEIGHBOURHOOD PLAN PREPARATION PROCESS

3.1 This draft Neighbourhood Development Plan (NDP) has been prepared by residents and members of the parish council, working as part of the Pannal and Burn Bridge NDP Steering Group. The work has been supported by independent consultants, the former Harrogate Borough Council (HBC) and North Yorkshire Council (NYC). The process so far has involved a number of key steps.

#### The Pannal and Burn Bridge Neighbourhood Area

3.2 The first step in the neighbourhood planning journey is always to define the extent of the area the plan will cover ('The Neighbourhood Area'). An application to HBC for the designation of the Neighbourhood Area was made on 1<sup>st</sup> May 2017. The Neighbourhood Area was approved by the council on 10th August 2017.

3.3 In parished areas, it is normal to approve the whole of the parish as the Neighbourhood Area and this was the case with Pannal and Burn Bridge. The designated Neighbourhood Area is illustrated by Map 1 below. The Neighbourhood Plan and its policies can only apply to this area, not beyond.



Map 1: The Pannal and Burn Bridge Neighbourhood Area

## **Consultation and Evidence Gathering**

3.4 As detailed in Section 1, Pannal and Burn Bridge Parish Council first took the decision to embark on a Neighbourhood Plan project in 2016, establishing a steering group and associated focus groups shortly thereafter.

3.5 A 2015 parish-wide Community-led Plan Survey and a 2018 Save Crimble Valley Survey, together with subsequent focus group work, provided a clear initial idea of the key issues, themes and priorities for the local community.

3.6 Based on this early work, and a scoping report undertaken by commissioned consultants in late 2018, and following a hiatus waiting on HDLP adoption, an initial 'Policy Intentions Document' was produced. This set out suggested policy and land use intentions, together with other community actions, which the parish council was minded to include in its next stage draft plan. This document enabled the community to take the opportunity to comment and suggest improvements and additional matters which could be incorporated in the draft plan.

3.7 In July 2021, the 'Policy Intentions Document' was circulated to all addresses in the Neighbourhood Area, including households and local businesses, with a request to feedback via an online or hard-copy questionnaire. HBC and other statutory and non-statutory bodies were also consulted. An online supporting drop-in event was also held.

3.8 Over a hundred completed questionnaires and other representations were received (a roughly 10% response rate), indicating clear majority support for the proposed vision, aims and policy intentions, with approval ratings generally between 80% and 90%+.

## **Draft Plan, Submission, Examination and Modification**

3.9 The responses to the consultation on the Policy Intentions Document were used, during the second half of 2021 and early 2022, to guide detailed evidence gathering and develop a Pre-Submission Draft Pannal and Burn Bridge Neighbourhood Development Plan. The draft plan was the subject of a statutory six week Regulation 14 consultation period from April to June 2022. This attracted 38 separate detailed representations from a range of statutory consultees, organisations and individuals, via Survey Monkey, e-mail and written submissions. Although a small sample, relative to the Policy Intentions Document consultation response, the across the board, large majority support for the plan's policies mirrored that of the previous consultation. A small number of targeted re-consultations on specific plan policies/proposals – with HBC Parks and Estates Departments, NYCC Highways and Network Rail – were undertaken post-Regulation 14 on the recommendation of HBC Planning.

3.10 A Submission Draft Plan, subject to amendment following detailed analysis of the statutory consultation and targeted consultation results, was formally submitted, as required, to the former HBC for a six week Regulation 16 publicity period, accompanied by a Basic Conditions Statement and Consultation Statement. There then followed a successful independent examination. Following examination the plan was amended in-line with the Examiner's recommendations and progressed to a community referendum. The referendum was held on 3 October 2024 and a majority of the votes cast were in support of the plan. Following this successful outcome, the plan was 'made' (adopted) by North Yorkshire Council on 13 November 2024. The plan now forms part of the statutory development plan and its policies will be used, alongside other development plan policies, to determine planning applications in the Pannal and Burn Bridge neighbourhood area..

3.11 Full information on all of the consultations undertaken are provided in the Consultation Statement which accompanied the Submission Draft Plan.

### **The Structure of the Plan**

3.12 The core of the Neighbourhood Plan that follows comprises 3 main sections and a set of appendices:

- Section 4: The Vision and Aims for Pannal and Burn Bridge – sets out an overall ‘vision statement’ of how the community would wish the parish to be by the year 2035, together with a set of aims framed in order to achieve that vision.

- Section 5: The Plan Policies and Non-Planning Community Actions – sets out the detailed planning policies, under six key themes, which have been developed in order to meet the plan’s aims and deliver on its overall vision. These are accompanied by non-planning ‘community actions’ which, together with the planning policies, constitute a holistic statement for each theme of what needs to be done in the Neighbourhood Area over the next 15 years in order to meet community needs and aspirations. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.

- Section 6: Monitoring, Review and Implementation – recognises that the Neighbourhood Plan, once ‘adopted’, is a living document which needs to stay in the parish council’s eye and be a standing agenda item. The ‘Project Delivery Plan’ in particular will be a key element of the plan which will guide the implementation of identified community actions and be rolled forward annually to keep it current and up-to-date.

- The Appendices – provide detailed site-based and other information underpinning many of the planning policies and community actions set out in Section 5.

3.13 There is in addition a detailed evidence base, held by the parish clerk and to be found online ([pannalandburnbridge-pc.gov.uk](http://pannalandburnbridge-pc.gov.uk)), which contains the detailed references and links to other documents which have been drawn on in order to produce this plan.



## 4. THE VISION AND AIMS

### Background

4.1 In the 2021 Policy Intentions Document consultation, the following vision statement and detailed aims for this Neighbourhood Plan, developed by the Neighbourhood Plan Steering Group, were strongly endorsed by over 92% of the respondents in the consultation exercise. They were further endorsed by over 73% of respondents in the statutory Regulation 14 consultation. As such, they remain – with some minor amendments reflecting consultation views – the foundation of this plan.

4.2 The vision statement below is aspirational. It paints a picture of how the parish council and its community would wish the parish to be in 2035. There is no guarantee that this will happen, but it nonetheless constitutes an achievable, if challenging, ambition for all involved in the life of Pannal, Burn Bridge and Walton Park. The aims which follow the statement are designed to help achieve the vision. The planning policies and non-planning community actions which form the core of this document (Section 5) will work to deliver the aims and, through them, the vision itself.

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

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

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

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

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

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

## **Aims of the Plan**

- To protect, enhance and extend a green space network of landscape, wildlife and recreational value throughout the parish;
- To identify and conserve the parish's local heritage assets;
- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To improve transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- To protect, improve and support further provision of community and recreational facilities, services and activities;
- To ensure that homes of the right types are built to meet the needs of local people;
- To manage the level and impacts of housing development in the parish in line with the area's environmental and infrastructure capacity and established planning policy;
- To secure and support the growth of appropriate local employment opportunities;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.



## **5. THE PLAN POLICIES AND NON-PLANNING COMMUNITY ACTIONS**

### **5.1 THE GREEN AND NATURAL ENVIRONMENT**

#### **Introduction**

5.1.1 This section responds to the overall vision of environmental sustainability, with greater protection for the Crimble Beck and its valley, offering enhanced recreational opportunities and improved access for all, to enjoy its rich wildlife and landscape. It also addresses the enhancement of green open space facilities.

5.1.2 It specifically addresses the following plan aims:-

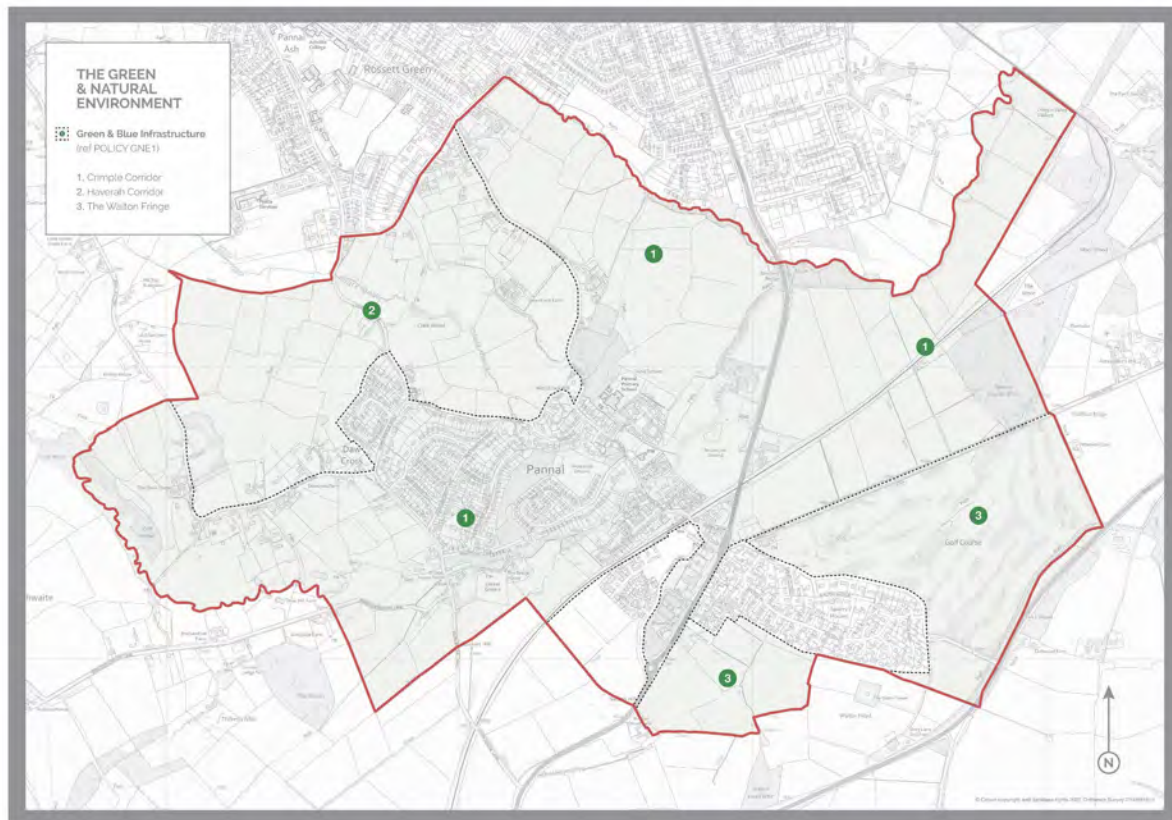
- To protect, enhance and extend a green space network of landscape, wildlife and recreational value throughout the parish;
- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.

#### **Green and Blue Infrastructure**

5.1.3 Many aspects of the green and natural environment registered strongly as topics of concern in the 2015 community survey. These covered the keeping of rural character, maintaining the separation from Harrogate and the importance of the Green Belt for wildlife. The valued peacefulness of the area was also something which came through loud and clear. The network of green areas and watercourses/bodies which thread through the parish (known in planning terms as 'green and blue infrastructure') embody these cherished aspects. A policy to define this local network and to protect and enhance it was proposed in the 2021 Policy Intentions Document and supported by over 93% of consultation respondents. Some 81% of respondents to the subsequent Regulation 14 consultation supported the resultant policy.

5.1.4 The HDLP recognises the importance of green and blue infrastructure and includes a policy (NE5) which sets out seven criteria, against which development proposals should be assessed, in order to safeguard such infrastructure and capitalise on opportunities to enhance it. The former HBC had also previously prepared (2014) a Green Infrastructure Supplementary Planning Document (SPD), which refers to other related infrastructure initiatives such as the Leeds City Region Green Infrastructure Strategy and Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping project.

5.1.5 Natural England's mapping work identifies and broadly maps two green infrastructure corridors within the Pannal and Burn Bridge Neighbourhood Area, namely the Crimble Sub-Regional Corridor and the Haverah District Corridor. Based on this strategic work, the Neighbourhood Plan defines in detail, in map form, the boundaries and area of these already identified corridors. It also identifies an additional local infrastructure element – 'The Walton Fringe' which adds to and feeds into the 'Crimble Corridor' (see Map 2 below). Policy GNE1 below provides for the protection, enhancement and possible extension of this defined network. All green and blue infrastructure is



Map 2: Green and Blue Infrastructure

detailed at Appendix 1 and shown on The Neighbourhood Plan Policies Map.

5.1.6 The plan's approach is in conformity with Local Plan Policy NE5 and SPD guidance. It is also fully in line with NPPF paragraphs 181 (taking a strategic approach to maintaining and enhancing networks of habitats and green infrastructure) and 185 (identifying/mapping/safeguarding components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors).

#### **POLICY GNE1: GREEN AND BLUE INFRASTRUCTURE**

Green and Blue Infrastructure, as listed below and shown on The Neighbourhood Plan Policies Map, must be protected from development which would sever it or harm its operation as part of a multifunctional wildlife, amenity and recreational network:-

- Crimple Corridor (1)
- Haverah Corridor (2)
- The Walton Fringe (3)

Any development adjacent to or permitted within Green and Blue Infrastructure must include measures to enhance or extend it where appropriate, in accordance with Local Plan policy.

## **Crimple Valley Special Landscape Area**

5.1.7 Pannal and Burn Bridge is located within a rich landscape, both within and outside its boundaries. Its proximity to the open countryside of the Crimble Valley with its natural beauty and accessible green open spaces is one of the characteristics which define it. This is something which the community is anxious to protect, a fact indicated in a 2018 survey by the Save Crimble Valley Group, where residents and users made clear the need to preserve the valley's special landscape and its partial Green Belt status from development. In the 2021 Policy Intentions Document consultation, some 90% of respondents supported the intention to control development within the Crimble Valley's special landscape. The resultant policy was supported by over 80% of respondents to the 2022 Regulation 14 consultation.

5.1.8 The importance of this Crimble Valley landscape was recognised by the former HBC with its designation as a Special Landscape Area (SLA) in the adopted Local Plan (Policy NE4 Landscape Character). As a result, its key characteristics are protected against significant loss and any development proposals required to be linked to existing settlements and attractively integrated with the countryside. The southern fringes of the SLA, east and west of Pannal and Burn Bridge villages, are also designated as Green Belt, affording general protection which this plan cannot strengthen. This plan additionally identifies the SLA as part of the 'Crimple Corridor' within a wider area of green and blue infrastructure (see Policy GNE1).

5.1.9 The Harrogate and District Landscape Character Assessment, which underpins the Local Plan policies, effectively divides the area into two compartments, i.e. Middle Crimble Valley and Upper Crimble Valley. Additionally, a very small portion of the SLA falls within The South West Harrogate Upland Fringe compartment.

5.1.10 The Middle Crimble Valley is described as being important to the setting of Harrogate and providing an essential green 'rural corridor' separating Harrogate from the village of Pannal and others. The assessment continues, highlighting the area's "diverse well-wooded landscape, providing an important habitat for a variety of wildlife"; its gently undulating valley sides, fields typical of parliamentary enclosure and varied boundaries; and its historic/architectural interest, including the grade II\* Crimble Valley Viaduct, and network of public rights of way. It is stated as being "highly valued by local residents".

5.1.11 The Upper Crimble Valley is described as an extension of the Middle Crimble Valley, but differing in having a slightly more pronounced valley landform and field systems. The assessment highlights the gently rolling valley sides incised by small tributary becks; "small fields typical of early enclosure and randomly organised"; and its good tree cover featuring scattered individual trees and small woodland blocks. The "network of public footpaths and bridleways offering local residents easy access to the landscape" is noted.

5.1.12 Based on HBC's detailed assessment and building on Local Plan Policy NE4, Policy GNE2 below sets out a more nuanced approach to development proposals, reflective of the area's special characteristics as displayed within the Neighbourhood Area. This approach is in line with NPPF paragraph 180 (contributing to and enhancing the natural and local environment by protecting and enhancing valued landscapes).

## **POLICY GNE2: CRIMPLE VALLEY SPECIAL LANDSCAPE AREA**

In the designated Special Landscape Area, as shown on The Neighbourhood Plan Policies Map, development will only be supported provided it would not harm the character and appearance of the landscape.

In terms of siting, design and materials, development or change in land use must demonstrate regard to the area's landscape character and special features and contribute positively to landscape restoration or enhancement, paying particular attention to:-

- The landscape character and wildlife habitats of the Crimple Beck/River Crimple and its tributaries, notably Stone Rings Beck and Clark Beck;
- The field pattern of early enclosure on the north valley side of the Upper Crimple Valley;
- Well-defined original wall and hedge field boundaries;
- Blocks and clumps of deciduous and mixed woodland, including Ancient semi-Natural Woodland at Cliff Wood/Low Wood;
- Field boundary, beck-side and urban edge trees;
- Traditional building materials of local Sandstone with stone or blue slate;
- Key views, as seen from locations that are freely accessible to members of the general public (as identified in Appendix 3);
- The setting of the Crimple Valley Viaduct and of vernacular buildings.

## **Local Green Space**

5.1.13 The Landscape and Environment Focus Group identified an initial list of possible sites to be protected as Local Green Space. This formed the basis of the policy intention on Local Green Space consulted on in the first half of 2021. The policy intention was supported by over 92% of consultation respondents. Some 73% of 2022 consultation respondents supported the subsequent policy.

5.1.14 The Government's National Planning Policy Framework (NPPF) provided local communities, including those preparing Neighbourhood Plans, with the new power of Local Green Space (LGS) designation, enabling them to identify for special protection, green areas of particular value to them, whether for landscape, recreational or wildlife value, subject to certain criteria as set out in NPPF paragraphs 105 to 106. As a result of this provision, such areas will enjoy a high level of protection against development, consistent with that afforded by Green Belt designation. As such, development would only be approved in very special circumstances, as set out in NPPF paragraphs 107 and 152-156 (Proposals affecting the Green Belt).

5.1.15 The parish council has assessed a candidate list of Local Green Space sites, including sites suggested at Policy Intentions Document consultation stage, against the relevant NPPF criteria. Appendix 2 sets out the assessments of those candidate sites which were considered eligible for LGS designation and which are covered, as a result, by Policy GNE3 below. It also sets out the assessment

methodology and provides a detailed map of each LGS. Assessments of candidate sites not considered eligible are to be found in the plan's online evidence base. The plan's approach is in full conformity with the approach set out in Local Plan Policy NE6.

5.1.16 An additional intention to include a policy addressing green space enhancement was supported by over 94% of respondents in the 2021 consultation and over 80% in 2022. Green space enhancement is fully in line with NPPF paragraphs 96, 97 and 102.

5.1.17 It should be noted that some of the sites identified as Local Green Space also benefit from other designations, including Site of Importance for Nature Conservation (SINC). As such, any proposals affecting these sites should also be considered against relevant policies covering each designation type and an appropriate balance struck. SINC's are shown on the Neighbourhood Plan Policies Map, with full details available in the plan's online evidence base.

### **POLICY GNE3: LOCAL GREEN SPACE PROTECTION**

The areas listed below and shown on the Neighbourhood Plan Policies Map are designated as Local Green Space. Development proposals within the designated Local Green Space will be consistent with national policy for Green Belts:-

- Allen Wood (1)
- Crimple Meadows Recreation Ground (2)
- Pannal Village Green aka 'The Green' (3)
- Sandy Bank Wood (4)
- Long Acres Recreation Ground (5)
- Pannal Cricket Club Ground (6)
- Pannal Community Park (7)
- Crimple Seasonal Wetland (8)
- Church of St Robert of Knaresborough Cemetery (9)
- Almsford Wood (10)

### **POLICY GNE4: GREEN SPACE ENHANCEMENT**

The enhancement of a designated Local Green Space site to improve the quality or usability of the space and its value to the local community will be supported, subject to compliance with Policy GNE3.

### **Provision of New Open Space**

5.1.18 The intention to include a policy addressing new green space provision was supported by over 85% of respondents in the 2021 Policy Intentions Document Consultation, with specific requests for a multi-use games area and a playground for small children, underpinned by more general concerns regarding the lack of activities for young people, particularly teenagers. The earlier 2015 community survey had already indicated particular support for the provision of allotments. As a result of comments in the 2021 consultation, the decision was taken to amend the use of the term 'green space' to 'open space' to better reflect the new uses being addressed through the policy. Over 80% of 2022 consultation respondents supported the resultant policy approach in the Pre-Submission plan.

5.1.19 The new open space provision envisaged is generally in conformity with Local Plan Policy HP6 (New Sports, Open Space and Recreation Development). The policy also has regard to NPPF

paragraphs 96 (aiming to achieve healthy, inclusive and safe places which are safe and accessible – e.g. high quality public space where active and continual use is encouraged – and which enable and support healthy lifestyles – e.g. through sports facilities, allotments); 97 (planning positively for use of open space); para 102 (access to high quality open spaces is important for the health and well-being of communities); and para 88 (developing accessible local services and community facilities such as sports venues and open space in rural areas).

#### **POLICY GNE5: PROVISION OF NEW OPEN SPACE**

The provision of new open space in the following categories will be supported.

- Allotments
- Tennis courts
- Bowling green
- Multi-use games area
- Play area for small children

### **Trees**

5.1.20 The value of trees and importance of tree planting, coupled with general climate crisis concerns, figured prominently in the 2021 Policy Intentions Document consultation, with nearly 90% of respondents supporting the possibility of a policy on trees, woodlands and hedgerows to address any perceived gaps in adopted HBC Local Plan policies. Over 80% of respondents supported the subsequent Development and Trees Policy in the Pre-Submission Plan consultation.

5.1.21 Consideration of Local Plan Policy NE7 shows that it clearly addresses issues of tree protection and enhancement; specific protection of ancient, veteran and ‘Tree Preservation Order’ trees; building/tree relationships and replacement/compensatory tree planting, in general terms. The parish council fully supports this policy approach, but considers that, in the circumstances, the encouragement of new tree planting could be stronger and that replacement/compensatory planting in the event of tree loss to development could be more specifically addressed.

5.1.22 Inevitably there may be occasional circumstances where removal of existing trees on development sites has to be considered and sanctioned, in which case suitable mitigation measures will need to be agreed. It is felt that mitigation on a three for one tree replacement basis constitutes a reasonable measure in the light of the current and worsening climate crisis. The additional concern from a Pannal perspective is that the available space on village infill/windfall sites may not allow for the required three for one on-site replacement, and that as a result the built-up areas of the villages will suffer progressive environmental degradation through overall tree loss. In order to address this fear, Policy GNE6 provides for replacement replanting on other sites within the Neighbourhood Area or as a last resort a financial contribution to fund such local planting at a later date.

5.1.23 This approach is in line with NPPF paragraphs 180 (recognising the wider benefits from natural capital, ecosystem services, trees) and 185 (securing measurable net biodiversity gains).

#### **POLICY GNE6: DEVELOPMENT AND TREES**

New development should conserve trees wherever possible and introduce new tree planting as part of combatting climate change, increasing biodiversity, creating high quality healthy living environments and enhancing the public realm.

Where removal of existing trees is agreed in order to facilitate approved development, suitable tree replacement should be provided on a minimum three for one basis. Such planting will normally be expected to be on site, as part of an overall landscape scheme.

Where such replacement tree planting cannot be achieved, off-site planting will be sought elsewhere within the Neighbourhood Area. Where the lack of suitable opportunity for this exists, an agreed financial contribution will be required for tree planting at a later date, also elsewhere within the Neighbourhood Area. Financial contributions in lieu of actual tree planting will normally be avoided.

Planting design and specification should in all cases meet the current best practice.

## **Non-Planning Community Actions**

5.1.25 In addition to the plan's core planning provisions regarding green and blue infrastructure, the Crimple Valley, green spaces, biodiversity and trees/woodlands, the following complementary actions have been identified, to be pursued either locally and/or via outside agencies. These originate variously from the work of the focus groups and initial consultation.

5.1.26 The actions are presented in more detail in the Project Delivery Plan to be found in Section 6.

- Seek funding for tree/woodland/shrub planting, e.g. adjacent Long Acres Recreation Ground, Land at Almsford Bridge, Crimple Recreation Ground margins (NB low shrub planting only); land around Pannal Cricket Club Grounds;
- Pursue Local Nature Reserve (LNR) status for Allen Wood (together with associated woodland management, tree planting and signage/interpretation) and Sandy Bank Wood/Quarry.
- Encourage wildlife-friendly management and mowing regimes for grasslands in the Neighbourhood Area, e.g. Crimple Meadows Recreation Ground.
- Lobby regarding maintenance of NYC land at rear of Parish Church of St Robert of Knaresborough.
- Approach NYC regarding rewilding of land between beck and footpath at 'Crimple Seasonal Wetland'.
- Pursue Country Park status for area of Special Landscape Area north-east of the Church of St Robert of Knaresborough.
- Pursue Village Green status for The Green.
- Develop playground for small children at Crimple Meadows.
- Undertake species recording and priority species listing.

- Pursue Local Geological Site status for Marchup Grit formation at Sandy Bank Quarry. It is understood that the North Yorkshire Geodiversity Partnership (NYGP) has already documented and set out the case for Local Geological site designation of the quarry, which could be achieved via a Local Plan Review.
- Pannal Cricket Ground – improve the access for the public footpaths that link to the Ringway at the NE corner of the ground, including stile work and vegetation management.
- Pannal Community Park – tree/hedgerow planting adjacent to the A61 and along north-east boundary.
- Lobby for introduction of air quality monitoring of Main Street.
- Introduce tree planting to screen the timber panel fencing used on the rear boundaries of the Thirkill Drive development, in order to provide a soft edge to the settlement where it meets the surrounding landscape.
- Land at Almsford Bridge – pursue creation of new open space, providing for riverside biodiversity/nature conservation with associated sensitively-designed public access (footpaths, bridleways, cycle paths as appropriate) linked into the Public Rights of Way network. Any proposals to be subject to an ecological assessment.



## **5.2 THE BUILT ENVIRONMENT: HERITAGE, DEVELOPMENT AND DESIGN**

### **Introduction**

5.2.1 This section speaks to the vision's valuing of the past and the strengthening of the area's distinct identity, through the conservation of the Crimple Valley Viaduct, the valley's landmark beck bridges and newly identified locally valuable heritage assets.

5.2.2 It specifically addresses the following plan aims:-

- To identify and conserve the parish's local heritage assets;
- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.

### **Pannal Conservation Area**

5.2.3 Pannal and Burn Bridge has a rich local built heritage which the community is keen to conserve. While the 2015 community survey did not expressly address heritage issues or the conservation area, it is clear from the large majority of respondents who advocated keeping the area's rural character and viewed over-development as a threat to village identity, that the general issue of development and design in relation to the area's existing character is one of concern. This was endorsed in the 2021 consultation, where over 90% of respondents supported a policy intention setting out design criteria for development within the conservation area, and again in 2022 with 80% of consultation respondents supporting the Development and Design policy.

5.2.4 A significant part of Pannal Village, including a stretch of the Crimple Beck enjoys conservation area status via the designation of the Pannal Conservation Area, originally in 1993 and confirmed with boundary amendments in 2011 (see Map 3). This affords it statutory protection against adverse development. A review of the conservation area is due. Local Plan Policy HP2 (Heritage Assets) provides complementary protection to the conservation area, in particular through Clauses A and C.

5.2.5 The designation of the conservation area recognises its historic and architectural importance. New development proposals, within or adjacent to it, should be designed to be sympathetic to the area's special character, and avoid the destruction of key features that are essential to fully appreciate its historical and architectural context.

5.2.6 Pannal Conservation Area lies in a bowl in the valley of Crimple Beck and is centred on the historic core of Pannal between the Parish Church of St. Robert of Knaresborough, Pannal Hall and Pannal Bridge. The village developed in a straggling linear form, with scattered cottages strung out north-west along Main Street, and with a secondary cluster of buildings around Spring Lane and Church Lane.



Map 3: Pannal Conservation Area

5.2.7 The key characteristics of the conservation area are set out in the Conservation Area Character Appraisal (CACA). The appraisal summarises the key elements as:-

- The general building form of older properties, characterised by either cottages or more polite taller two storey double fronted houses;
- Main Street and other views, notably of the parish church which forms the area's focal point;
- Prominent woodland, trees and open areas of soft landscaping;
- The predominant use of gritstone materials, with some occasional sandstone and more occasional brick;
- Traditional external wall, roof and window detailing;
- Crimple Beck and the small becks running south east into it, forming the boundaries to the garden tofts and garths each side of Main Street;
- The significant former field boundaries, surviving as the walls and hedges to today's residential properties and village open spaces.

5.2.8 The CACA lists the important features and details which contribute to the essential character of the conservation area. Based on these key features and details, Neighbourhood Plan Policy BE1 sets out the main ways in which development should seek to retain character in order to bring about successful new development within the conservation area. This policy adds detail to the provisions of Local Plan Policy HP2 and gives additional weight to the provisions of the conservation area character appraisal.

5.2.9 The former HBC's 'Heritage Management Guidance' Supplementary Planning Document (SPD) sets out further detailed guidance on design and development relevant to the conservation area.

5.2.10 In the framing of Policy BE1, it is also recognised that while future development in Pannal Conservation Area needs to be mindful of its character, it should also be distinctly of its time. Poorly

designed and detailed pastiche development can be as eroding to special character as development that shows no regard to its setting.

#### **POLICY BE1: PANNAL CONSERVATION AREA - DEVELOPMENT AND DESIGN**

In order to preserve or enhance the character or appearance of Pannal Conservation Area, as shown on the Neighbourhood Plan Policies Map, development, including new buildings and extensions and alterations to existing buildings, within or affecting the setting of the conservation area, should reflect its distinctive local characteristics and have regard to the following design principles:

- Layout should reflect the traditional building pattern and spatial qualities of the conservation area;
- Layout should reflect the traditional pattern of woodland, trees and other landscaping, e.g. gardens, and gaps between buildings which characterise the conservation area;
- The need to maintain and respect the significant views and vistas, into, out of and through the conservation area, as seen from locations that are freely accessible to members of the general public (as detailed in Appendix 3) and demonstrate the impact of their proposal on any views. The historic skyline and views of the parish church tower are particularly significant in this regard;
- Reflect where possible, existing architectural detailing in terms of roof forms, use of chimney stacks, coursing and pointing of stonework, the proportions of window openings, joinery profiles and opening pattern of new and replacement windows and doors;
- Use of quality materials that reflect the architectural and/or historic interest of the area and sit harmoniously with the existing building fabric and respect the uniformity in the colour and texture of the built form of the conservation area;
- Retention of existing boundary walls, gates, gateposts and hedges in the development and incorporation of new means of enclosure in a way which complements those already in existence using similar materials and details;
- Retention of other architecturally or historically interesting features, e.g. stone steps, that testify to the evolution of the structures or area and are of good quality in their own right;
- Incorporation of the reinstatement of traditional features, based on a historical understanding of the structure and where possible evidence of the original detail - where the replacement of features is necessary this should be done on a like-for-like basis;
- Where traditional features have been replaced by modern alternatives, the reinstatement of original traditional features of a similar design to the original should be the presumed aim of conservation;
- Retention of the form and character of all becks within the conservation area.

There is some scope for modern architectural innovation, provided it respects the distinctiveness of the conservation area.

## Local Heritage Areas

5.2.11 The Policy Intentions Document consultation in 2021 attracted some 88% and 80% support respectively for suggested policies in respect of identifying and controlling development within three possible Local Heritage Areas within the Neighbourhood Area. In the Regulation 14 consultation, 72% of respondents supported both policies in respect of four Local Heritage Areas.

5.2.12 As set out above, a significant part of Pannal village already enjoys conservation area status. The current designation however excludes 'All Saints/Sandy Bank' and 'Pannal Methodist Church and Environs', together with two areas of Burn Bridge – Malthouse Lane and Hill Foot/Hill Top Lane - felt, with good evidential justification, to be worthy of protection. These areas have been assessed through focus and steering group work, in line with guidance set out in Historic England's advice note 1 (HEAN 1) "Conservation Area Designation, Appraisal and Management" and adjudged to meet criteria warranting their identification as Local Heritage Areas. The Neighbourhood Plan Policies Map illustrates these areas, as does Map 4. Appendix 4 sets out the detailed evidence and assessments.



Map 4: Local Heritage Areas

5.2.13 Conservation area status for these areas will be pursued with NYC by the parish council under the Neighbourhood Plan umbrella, following up, in the case of both 'All Saints/Sandy Bank' and Malthouse Lane, on attempts to obtain designation in 2010. In the meantime, this plan will put in



place 'Local Heritage Area' policies to provide some at least interim guidance regarding development and design for the four areas in question.

5.2.14 This policy approach is in line with NPPF paragraphs 195 (conserving heritage assets – including sites/buildings of local historic value – in a manner appropriate to their significance); and 196 (the desirability of sustaining and enhancing the significance of heritage assets). It also conforms with Local Plan Policy HP2 (Heritage Assets). BE2 and BE3 add to that policy by specifying some of the assets of local significance to which policies will apply and by setting out more detailed criteria, based on the local assessment of assets, in order to guide development.

#### **POLICY BE2: LOCAL HERITAGE AREAS**

The following areas, as shown on the Neighbourhood Plan Policies Map, are defined as Local Heritage Areas:

- All Saints/Sandy Bank (1)
- Burn Bridge-Malthouse Lane (2)
- Hill Foot/Hill Top Lane (3)
- Pannal Methodist Church and Environs (4)

Development proposals that enhance the heritage features of these areas will be supported in accordance with the design principles set out in Policy BE3.

#### **POLICY BE3: LOCAL HERITAGE AREAS – DEVELOPMENT AND DESIGN**

Subject to compliance with other policies in this Neighbourhood Plan or the Harrogate District Local Plan, to be supported development within or within the setting of the defined Local Heritage Areas, as detailed in Appendix 4, should:

##### **GENERAL**

- Reflect the general, traditional pattern of buildings and spaces in the heritage area in question, especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of the area in question;
- Use materials (including on external ground surfacing) reflective of those used presently in that particular part of the heritage area in question, with particular preference for traditionally used materials, in order to strengthen the textural grain of heritage areas;
- Maintain and respect the significant views and vistas into, out of and through heritage areas, as seen from locations that are freely accessible to members of the general public (as identified in Appendix 3);
- Retain surviving historic buildings and historic architectural building and other features, including stone walls, hedgerows, fencing/railings and cobbled surfaces;
- Incorporate new means of enclosure which complement those already in existence, using similar materials and details, including native species in hedgerows;

-Retain and enhance green space, including large gardens and grounds, together with the areas' well-wooded aspect;

-Seek to maintain and where appropriate enhance pedestrian permeability through areas.

#### BURN BRIDGE-MALTHOUSE LANE AND ALL SAINTS/SANDY BANK SPECIFIC

-Retain and where possible restore remnant features associated with the areas' industrial heritage, e.g. quarrying features, railway features, mill goits;

-Have full regard to the potential for archaeological (including industrial) remains and to the need for archaeological surveys and recording in areas of acknowledged or potential value;

-Accommodate agreed action as a result of any archaeological surveys.

#### HILL FOOT/HILL TOP LANE SPECIFIC

-Retain existing and/or provide new grass verges to the highway;

-Avoid the introduction of pavements to any new highways.

### **Non-Designated Heritage Assets**

5.2.15 The Landscape and Environment Focus Group, set up by the parish council's Neighbourhood Plan Steering Group, has already done significant initial work in reviewing the area's built heritage assets, scoping out possible Neighbourhood Plan heritage provisions, and identifying local buildings and structures of potential local heritage value. This approach was well supported by the community in the 2021 Policy Intentions Document consultation, with over 90% of respondents supporting a policy intention in respect of non-designated heritage assets. 84% of respondents to the 2022 Regulation 14 consultation supported the resultant policy.

5.2.16 Pannal and Burn Bridge is rich in terms of its individual heritage buildings and structures, a number of which (twelve, including Crimble Valley Viaduct, the Parish Church of St Robert of Knaresborough, Bilton Grove Farmhouse – all grade II\* - and Spacey Houses Farm) have been 'listed' by Historic England and are as such already protected.

5.2.17 There are however other 'character' buildings and structures within the Neighbourhood Area, which do not enjoy statutory recognition. The planning work of the former HBC over many years has served to identify a number of these, including Pannal Methodist Church, Spring Lane Farm and Woodcock Hill Farm. These already benefit from protection as 'Non-Designated Heritage Assets' through the provisions of HDLP Policy HP2. A candidate list of other potential local assets has been thoroughly assessed (based on Historic England (HE) Local Heritage Listing guidance) by the Landscape and Environment Focus Group and Neighbourhood Plan Steering Group. Appendix 5 sets out the assessments of those assets which were considered eligible as Non-Designated Heritage Assets and which are covered, as a result, by Policy BE6 below. It also sets out the assessment methodology, notably the exclusion of properties in private ownership, unless the owner's express

permission for inclusion has been given. BE6 seeks to protect what makes these individual 'Non-Designated Heritage Assets' important and to encourage appropriate enhancement.

5.2.18 This policy approach is in line with NPPF paragraph 209 (weighing the effects of a planning application on a non-designated heritage asset's significance) and with Local Plan Policy HP2 (Heritage Assets) which mirrors the NPPF provisions. BE4 adds to that policy by specifying some of those assets of local significance to which policies will apply.

#### **POLICY BE4: PROTECTION AND ENHANCEMENT OF NON-DESIGNATED HERITAGE ASSETS**

The following two buildings and structures are designated as Non-Designated Heritage Assets:

- Pannal Memorial Hall (1)
- The Crimple Beck Bridge at Burn Bridge (2)

The particular significance of any Non-Designated Heritage Asset (including its setting), as listed above and identified on The Neighbourhood Plan Policies Map and described in Appendix 5 will be taken into account when considering the impact of any development proposal on such an asset. A balanced judgement will be made having regard to the scale of any harm or loss caused by any development and the asset's significance. Their conservation and enhancement will be supported.

### **Village Character Areas**

5.2.19 As already highlighted, it is clear from as early as the 2015 community survey, that the community has concerns regarding the protection of rural character and village identity. This was confirmed in the 2021 Policy Intentions Document consultation, in which over 85% of respondents supported the intention to include in the Neighbourhood Plan a policy on development and design relative to the different character areas within Pannal, Burn Bridge and Walton Park. The subsequent Village Character Areas – Development and Design policy was supported by over 87% of respondents to the 2022 Regulation 14 plan consultation.

5.2.20 In recognition of these concerns and support, the plan duly includes a development and design policy reflecting the distinctive characters to be found in different parts of the Neighbourhood Area. The policy is underpinned by a Design Codes Report, commissioned by the parish council from AECOM consultants, which forms part of the plan's online evidence base.

5.2.21 The setting out of criteria for design and development within the Neighbourhood Area is in line with paragraphs 132, 133 and 134 of the NPPF, regarding design guides and codes. Para 132 is particularly pertinent regarding design policies in stating that "neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...through their own plans". The policy approach is also in general conformity with Local Plan Policies HP3 (Local Distinctiveness), HP4 (Protecting Amenity), NE4 (Landscape Character) and NE7 (Trees and Woodlands).

## **POLICY BE5: VILLAGE CHARACTER AREAS – DEVELOPMENT AND DESIGN**

Development within the character areas of Pannal and Burn Bridge, as defined on the Neighbourhood Plan Policies Map, must take account of the Design Code and should:

### **ROSSETT GREEN**

- Avoid 'back-land' and tandem development in order to prevent loss of privacy and inappropriate shared accesses.
- Respond to the existing development pattern and provide high levels of privacy with buildings set back from the road.
- Reflect the detached dwelling type characteristic of the area.
- Use render, red brick or a combination of red brick and render materials.
- Consider incorporation of the 'Mock Tudor' detailing typical of the area.
- Include gated driveways typical of the area.
- Retain hedgerow boundary treatments and include new hedgerow boundaries of native species.
- Retain existing and provide new grass verges between front boundaries and the highway.
- Protect key views of the landscape to the south of the character area, as seen from locations that are freely accessible to members of the general public.

### **THE WESTMINSTERS/THE OVAL/THE HAZELS/THE ROSEDALES**

- Reflect predominant 2 storey building heights, while allowing for 1 and 3 storey development, subject to justification by detailed design analysis.
- Be set back from the front boundary line, with turfed or landscaped front gardens and minimal hard surfacing.
- Reflect the integrated garage/driveway arrangement typical of the area. 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.
- Use a materials palette of stone, red brick, yellow brick and rendered materials.
- Use slate, pantile, rosemary tiles or stone for roof coverings.
- Retain hedgerow/dwarf wall boundary treatments and include new such treatments. Avoid open front gardens with no boundary treatment.
- Retain existing grass verges between front boundaries and the highway.
- Protect key views of the landscape to the north and west of the character area, as seen from locations that are freely accessible to members of the general public, particularly along Spring Lane and Burn Bridge Road.

### **CRIMPLE MEADOWS/PANNAL GREEN**

- Include an 8m set back from the top of the bank of the Crimple Beck/River Crimple in order to allow for access to the river.



-Retain existing hedgerow boundaries and include new hedgerow boundaries of native species.

-Protect key views of the surrounding landscape, particularly of Allen Wood, as seen from locations that are freely accessible to members of the general public.

#### LEEDS ROAD CORRIDOR

-Ensure that building heights and the final development skyline are in tune with the surrounding landscape and subject to justification by detailed design analysis. Particular account should be taken of key views of development sites from surrounding higher ground.

-Include a 10m set back from the railway to reduce noise and allow for unimpeded access to the transport infrastructure.

-Include a 10m set back from the A61 to reduce noise and allow for unimpeded access to transport infrastructure, except for development at Employment Site South of Almsford Bridge, to which separate Neighbourhood Plan Policy ED2 and Local Plan Policy PN18 apply.

-Include an 8m set back from the top of the bank of the Crimble Beck/River Crimble in order to allow for access to the river.

-Seek opportunities to plant more trees in order to present an attractive 'gateway' to Harrogate and to provide visual and auditory screening from the railway.

#### WALTON PARK

-Within the existing Walton Park Estate, consider the inclusion of the low height/bungalow dwelling type characteristic of the estate.

-Protect the long distance views across to the Crimble Valley.

-Use a materials palette of stone, render and red brick typical to the area.

-Use natural slate or clay roof tiles.

-Include new hedgerow/tree boundaries of native species and avoid open front gardens with no boundary treatment.

### Non-Planning Community Actions

5.2.22 In addition to the plan's core planning provisions regarding the conservation area, Local Heritage Areas, Non-Designated Heritage Assets and 'in-character' design and development, the following complementary actions have been identified, to be pursued either locally and/or via outside agencies. These originate variously from the work of the focus groups and initial consultation.

5.2.23 The actions are presented in more detail in the Project Delivery Plan to be found in Section 6.

- Lobby NYC regarding review of conservation area and proposed satellites/extensions/new conservation area.
- Draw up a plan for village centre improvements once the 'Dunlopillo' development is completed.

- Install signposting/interpretation material in the Burn Bridge-Malthouse Lane LHA along the Harrogate Ringway footpath route.

## 5.3 TRAFFIC, TRANSPORT AND TRAVEL

### Introduction

5.3.1 This section responds to the vision of better rail links and facilities, a better walking and cycling route network and local roads fit for purpose.

5.3.2 It specifically addresses the following plan aim:-

- To improve transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users.

### Walking, Cycling and Horse-riding Provision

5.3.3 The 2021 Policy Intentions Document consultation recorded over 90% support for a proposed policy aimed at protecting and enhancing the local network of footpaths, bridleways and cycle routes. In a 2015 young people survey, which supported the wider community survey of the time, high levels of enthusiasm for cycling were revealed, together with a strong desire for more safe cycle routes. In the 2022 Regulation 14 consultation, over 87% of respondents supported the proposed policy, while also putting forward sound suggestions as to further improvements to the network which the policy should include.

5.3.4 The definitive Rights of Way map held by North Yorkshire Council shows the current network of footpaths and bridleways in the Neighbourhood Area. The network is considered to be strong, although particular paths would benefit from improvement or better maintenance and small local gaps exist which could usefully be filled, i.e. in order to provide missing links or complete circular routes. The proposed short branch of footpath from Harrogate Ringway to Pannal Community Park, via a footbridge over the River Crimple, thereby effecting a link from this plan's proposed Park and Stride (ref Policy TTT4) to the park, is one such example.

5.3.5 The lack of any official cycling route is apparent, although National Cycle Route 67 does pass close to the area's eastern boundary, along Rudding Lane. There is an aspiration to secure a link towards this route within the Neighbourhood Area, and for a link along the line of the Harrogate Ringway from Pannal village to Almsford Bridge and then on, beyond the area, into Harrogate or to the Yorkshire Showground Greenway linking Hornbeam Park Station to the Great Yorkshire Showground.

5.3.6 Policy TTT1 below reflects community wishes and puts in place provisions designed to protect, improve and extend the local rights of way and cycling network. This approach is consistent with Local Plan Policy T11 (Sustainable Transport). It is also in line with various NPPF policy provisions, including paragraphs 108 and 110 regarding promoting and providing for walking and cycling.

#### **POLICY TTT1: IMPROVED WALKING, HORSE RIDING AND CYCLING PROVISION**

Development directly affecting the Pannal and Burn Bridge public rights of way network, as shown on The Neighbourhood Plan Policies Map, must be compatible with it and contribute to it.

Development likely to significantly increase pedestrian footfall, cycle or equestrian usage within the network, should contribute to the improvement of the rights of way and cycle route network in their immediate vicinity and provide connections to the network.

The improvement of the public rights of way and cycle network will be supported, in particular the following, as shown on the Neighbourhood Plan Policies Map:

- laying of footpath from Crimble Meadows, through Crimble Valley Recreation Ground to play area and continuing on to Westminster Crescent (1);
- provision of an improved footpath and new cycle route along Follifoot Road (2);
- provision of an improved footpath/bridleway and new cycle route from Pannal Main Street to Almsford Bridge along the route of Harrogate Ringway (3);
- provision of a new footpath from Harrogate Ringway across the River Crimble to Pannal Community Park (4);
- provision of a new footpath from the Thirkill Drive recreation ground, west to the existing Malthouse Lane/A61 PROW (5).

Where improvement of the network results in users sharing an existing route, the design must ensure the safety of all users.

Provision of cycle parking/storage facilities to serve the network will be supported.

## **Car Parking**

5.3.7 The 2015 Community-led Plan Survey clearly highlighted a range of problems around parking hazards, including around the school, Methodist Church and on pavements, together with inadequate parking, particularly at the 'station end' of Pannal. Similar complaints regarding parking also featured heavily in the 2021 Policy Intentions Document consultation, with particular concerns over on-street parent parking around the school and commuter parking around the station. This translated into over 90% support for policy intentions in respect of protecting car parking capacity at Pannal Station and requiring enhanced new parking provision for any new developments in the vicinity of the station and the school. The consultation also showed some 79% support for a 'Park and Stride' scheme specifically aimed at alleviating Main Street parking problems at school drop-off and pick-up times. A specific call for electric vehicle charging points, alongside more general concerns regarding climate change and 'green' issues, was also a clear theme of the consultation responses. The Pre-Submission plan contained a suite of four policies reflecting community feelings, receiving between 83% and 92% consultation support in 2022.

5.3.8 In response to these clear community messages, the Neighbourhood Plan puts in place Policies TTT2, TTT3 and TTT4, covering protection of station car parking, enhanced car parking standards for new development in areas with existing parking problems (i.e. around the school and station) and new 'Park and Stride' provision to serve parents at school opening and closing times. This provision can also service Pannal Community Park at weekends and evenings, at times of peak activity, via a new footpath off Harrogate Ringway and footbridge over the River Crimble (ref Policy TTT1). It should be noted that the southern section of the Pannal Station Car Park includes 6 spaces formally designated by the former HBC for use by users of Pannal Memorial Hall. The plan also includes a policy on electric vehicle charging (TTT5) in direct response to community wishes. The policy is

informed by the 2014 West Yorkshire Low Emissions Strategy: Air Quality and Emissions Technical Planning Guidance, produced by the West Yorkshire Combined Authority. While acknowledging the existence of the former HBC's more up-to-date Ultra Low Emission Vehicle Strategy 2019-2024, this strategy does not set out any guidance on specific standards for provision. The parish council considers standard minimum requirements to be an important part of the policy and has also future proofed the policy to take account of the likely evolution of standards and practice over the plan period. Given that Pannal and Burn Bridge is in close proximity to the West Yorkshire boundary, it is felt that the West Yorkshire guidance is not inappropriate to the Neighbourhood Area. The policy approach is considered to be compatible with NYC's standard planning condition in respect of vehicle charging points for residential development.

5.3.9 In respect of Policy TTT3, the parish council is fully aware of Government planning policy regarding considering transport issues from the earliest stages in order to avoid undesirable impacts (NPPF paragraph 108). As such, it has collected clear photographic evidence for part of the area identified in the policy, as an example of existing parking problems (e.g. pavement parking, 3-point turns mid-carriageway, road reduced to single car width) and the access and congestion issues resulting (see Appendix 6). It is already clear that the parking need that would be generated by any new development in the specified areas would only add to existing on-street parking problems, unless new off-road parking provision was provided over and above adopted indicative standards.

5.3.10 The plan's parking policies are in conformity with HDLP Policy TI1 (Sustainable Transport – clauses C and F), TI3 (Parking Provision – clauses A and F) and TI4 (Delivery of New Infrastructure). They also have regard to NPPF paragraph 112, including by looking to improve the quality of parking in the village centre so that it is convenient, safe and secure. Paragraph 180 e) states that policies should prevent unacceptable levels of air pollution in relation to any development and help to improve air quality wherever possible, while paragraphs 111 and 116 e) specifically promote charging infrastructure for electric vehicles.

**POLICY TTT2: PANNAL STATION CAR PARK CAPACITY**

Any development at Pannal Station Car Park, as identified on the Neighbourhood Plan Policies Map, should not result in the loss of car parking capacity. Where development resulting in loss is permitted, provision of compensatory car parking of equal or greater capacity will be required within the immediate vicinity.

Provision of cycle parking/storage facilities for railway users will be supported.

**POLICY TTT3: CAR PARKING STANDARDS FOR NEW DEVELOPMENT IN THE VICINITY OF PANNAL STATION AND PANNAL PRIMARY SCHOOL**

Any development within a half mile radius of Pannal Station or Pannal Primary School, to which adopted car parking standards apply, should provide car parking in excess of the adopted car parking standard for the type of development proposed, in order to manage the local road network in this area.

**POLICY TTT4: PANNAL PARK AND STRIDE**

Proposals for the development of a Park and Stride car park at land to the rear of the Church of St Robert of Knaresborough, as identified on The Neighbourhood Plan Policies Map, will be supported, including the provision of a new footpath, incorporating River Crimple footbridge, from Harrogate Ringway to Pannal Community Park.

Development will be in accordance with the provisions of Policies GNE1, GNE2, GNE6, BE1 and BE5 of this Neighbourhood Plan.

**POLICY TTT5: ELECTRIC VEHICLE CHARGING INFRASTRUCTURE**

All proposals for new development which include provision of parking spaces will be required to meet a minimum standard of provision of electric vehicle charging points. This requires:

- Residential: 1 charging point per parking space and 1 charging point per 10 visitor spaces;
- Office/Retail/Industrial/Education: charging points for 10% of parking spaces ensuring that electricity infrastructure is sufficient to enable further points to be added at a later stage;
- Petrol Filling Stations: provision of fast charge facilities;

Or compliance with the most-up-to date national or local requirements where these exceed the above.

The type of charge point provided, in terms of power/speed, should be appropriate to the parking location (i.e. residential, retail etc.), the length of parking stay typical of that location, and in line with the most up-to-date minimum industry standards.

**Highway Improvements**

5.3.11 The 2015 Community-led Plan Survey clearly highlighted a range of problems around ‘rat-running’, traffic congestion and speeding, across many routes through the Neighbourhood Area and through Pannal and Burn Bridge in particular. These concerns constituted the main thread of the 2021 consultation on a Policy Intentions Document, in which some 88% of respondents supported a proposed policy on highway improvements. A similar proportion supported the subsequent policy in the Pre-Submission Plan consultation.

5.3.12 Accordingly, the Neighbourhood Plan puts in place Policy TTT6, specifically covering major ‘traffic calming’ schemes at Spring Lane and Burn Bridge Road in order to address particularly severe highways and related safety problems (for pedestrians, cyclists and motorists) in Pannal and Burn Bridge. The policy also includes a scheme to create two lanes at the Follifoot Road junction with the A61 – for Leeds/Pannal traffic and right turning Harrogate traffic respectively – to address current difficulties experienced by traffic negotiating this junction. This junction is identified for improvement by NYC as part of the West Harrogate mitigation measures. It additionally includes a pavement creation scheme at Princess Royal Way, in order to connect a well-used PROW with existing footpath provision at Thirkill Drive.

5.3.13 There is also a particular concern that new housing development in west Harrogate, as confirmed in the HDLP, will further exacerbate existing highways problems in the parish. The parish

council has raised these concerns with the former HBC and NYC. In February 2022 HBC published a 'Parameters Plan' to in turn update its Infrastructure Delivery Plan, which includes new road infrastructure designed to mitigate against such problems. In anticipation of hoped-for positive outcomes for the Neighbourhood Area, the policy is also generally supportive of any scheme within the parish which would alleviate problems caused by through traffic to and from west Harrogate.

5.3.14 The plan's approach is in general conformity with Local Plan Policy TI4 (Delivery of New Infrastructure). It is also in line with NPPF paragraph 110 (c) (seeking to identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice) and paragraph 109 (by seeking to reduce village centre congestion and emissions and improving air quality and public health).

#### **POLICY TTT6: HIGHWAY IMPROVEMENT SCHEMES**

Subject to compliance with other policies in this Neighbourhood Plan or the Harrogate District Local Plan, development which would bring about or contribute to highway improvements in the following locations, as identified on the Neighbourhood Plan Policies Map, will be supported:

- Follifoot Road/A61 Junction (1);
- Spring Lane (Westminster Drive to Yew Tree Lane) (2);
- Burn Bridge Road/Burn Bridge Lane (3);
- Princess Royal Way (4).

A scheme or schemes, within the Neighbourhood Area, to address traffic volumes and congestion in Pannal and Burn Bridge, emanating from new developments on the west side of Harrogate will also be supported.

For any such development, evidence should be provided that it is acceptable in terms of the highway safety of all users and air quality.

#### **Non-Planning Community Actions**

5.3.15 In addition to the plan's core planning provisions regarding walking, cycling and horse-riding, car parking and highway improvements, the following complementary actions have been identified, to be pursued either locally or via outside agencies. These originate variously from the work of the focus groups and from two rounds of consultation which revealed great concern over issues of speeding, non-enforcement of limits, lack of speed signs, heavy vehicle use of the area's roads, congestion, 'rat-running' traffic, problems caused by inconsiderate and irresponsible parking and inadequate public transport provision.

5.3.16 The actions are presented in more detail in the Project Delivery Plan to be found in Section 6.

## Highway Improvements

- Lobby for peak time traffic flow optimisation at A61 intersections, i.e. more 'green light time' at Pannal Bank/A61 8-9am and 4-6pm for traffic exiting the village.
- Lobby for creation of two lanes on Follifoot Road at A61 junction.
- Explore introduction of 30mph zone on A61 from Crimble Hall to Thirkill Drive roundabout.
- Lobby for a controlled pedestrian/cycle crossing of Leeds Road in the immediate vicinity of the South of Almsford Bridge employment site.
- Lobby for a pedestrian refuge/safety island on A61 at Almsford Bridge to connect the public rights of way to west and east.
- Lobby for the repositioning of the weight limit signs, currently positioned at the top of Pannal Bank, to the A61 opposite Costa (southbound lane) and at the VIDA/BMW boundary (northbound), so that they are visible to heavy goods vehicle drivers before they have committed to a turn into Pannal.
- Lobby for improved HGV/bus signage at the following locations:-
  - Junction of Church Lane/Rossett Green Lane
  - Junction of Yew Tree Lane/Rossett Green Lane
- Lobby for enforcement of existing HGV weight limits in parish.
- Spring Lane: introduce HGV access only restriction.
- Spring Lane – lobby for extension of 20mph zone from current limit to Hill Foot Lane/Yew Tree Lane roundabout; and to introduce chicane/directional priority measures.
- Burn Bridge Road – lobby/press for installation of traffic lights at Crimble Beck Bridge.
- Yew Tree Lane – lobby to:
  - install street lights between Methodist Church and Rossett Green Lane;
  - restore pavement to full width and repair collapsed walls.
- Church Lane – lobby to create full width pavements between the entrance to Pannal House Farm and Main Street.
- Pannal Railway Bridge – lobby for package of measures in order to address pedestrian safety issues:
  - extend yellow box across bridge between traffic lights;
  - synchronise traffic lights with Pannal Bank/A61 traffic lights, via a scoot system;
  - install monitoring cameras;
  - install pedestrian crossing lights.



- Lobby for Introduction of time-limited parking restrictions on Main Street – from Pannal Green north to Spring Lane - covering school drop-off and pick-up times.
- Lobby for introduction of time-limited parking restrictions on the south side of Crimple Meadows, between the Main Street Junction and the Crimple Meadows Junction, covering school drop-off and pick-up times. This is to prevent the obstruction to emergency service vehicles wishing to enter Crimple Meadows and also to prevent pavement parking that precludes mobility scooter/wheelchair/pram passage.
- Lobby for introduction of time-limited parking restrictions on Rosedale covering school drop-off and pick-up times.
- Lobby for introduction of time-limited parking restrictions on Pannal Avenue and Station Road covering peak morning commuter times.
- Lobby for introduction of a lined box cycle refuge at Pannal Bank traffic lights.
- Lobby for creation of two disabled parking spaces on Crimple Meadows, between “the entrance to the recreation field and the field entrance to Bromfield Cottage (23 Main Street)” i.e. the Main Street/Crimple Meadows Junction and 23 Main Street.
- Princess Royal Way – lobby for the creation of a west side pavement from Thirkill Drive Roundabout to the PROW at Swarth Hill/Walton Head Farm.

#### Footpath/Cycle Route Improvements

- Crimple Meadows Recreation Ground: lobby for laying of a footpath from Crimple Meadows to play area and on to Westminster Crescent, to make it passable for prams/ pushchairs, wheelchairs in all weathers.
- Follifoot Road/Pannal Road – lobby for widening of existing footpath on north side of road to accommodate separate footpath and cycle route to link with National Cycle Route 67 at Rudding Lane.
- Harrogate Ringway (Pannal Main Street – Almsford Bridge) – lobby for improved footpath/bridleway and separate cycle route provision, together with PROW designation and signage.
- Harrogate Ringway-Pannal Community Park – new footpath provision, including bridge over the River Crimple.
- Malthouse Lane-Crimple Meadows ‘Ginnel’ – lobby re installation of offset railings barrier to prevent cycle use at both ends of the ‘ginnel’
- Thirkill Drive Recreation Ground – lobby for provision of a new footpath from the Thirkill Drive recreation ground, west to the existing Malthouse Lane/A61 PROW.

### Pannal Station

- Lobby regarding improved station facilities, including better disabled access, secure cycle parking and storage, sheltered waiting area on Harrogate-bound platform, better car park lighting and installation of ticket machine on Harrogate-bound platform.
- Query car parking charging strategy with Northern Rail.
- Lobby re provision of universal electric charging points and cycle parking/storage in station car park.

### Pannal Primary School

- Encourage increased walking to school.
- Lobby for introduction of school crossing patrol/‘lollipop person’ or other crossing control mechanism at zebra crossing at school start/end times.
- Create a Park and Stride Car Park and footpath/footbridge link to Pannal Community Park (ref Policy TTT4).
- Introduce Park and Stride permit scheme.
- Introduce a parish council school form prize for reduced car usage.
- Explore feasibility/possibility of a school bus to serve Pannal Primary School.

### Other

- Consider how evolving technology can address the transportation needs of parish residents.
- Research and locally promote the availability and use of ‘Demand Responsive Transport (DRT)’ options’ such as Harrogate Car Share, NYC’s South Harrogate Village Bus Demand Responsive Service (Service DR04), Harrogate District Dial-a-Ride, Happy Wanderers and HARCVS’s voluntary car driver service. Consider the need to lobby for improved or new DRT services for Pannal.
- Explore resident parking schemes with NYC.

## **5.4 COMMUNITY FACILITIES AND SERVICES**

### **Introduction**

5.4.1 This section addresses the vision of enhanced facilities and activities for the old, young and all between, with an emphasis on real community cohesion and support, sustaining and supporting the growth of the area's community facilities and services.

5.4.2 It specifically addresses the following plan aims:

- To protect, enhance and extend a green space network of landscape, wildlife and recreational value throughout the parish;
- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To improve transport infrastructure and services, alleviating congestion and developing better routes and facilities for cyclists and public rights of way users;
- To protect, improve and support further provision of community and recreational facilities, services and activities;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.

### **Protection and Enhancement of Facilities**

5.4.3 The 2015 community survey indicated that the people of Pannal, Burn Bridge and Walton Park greatly value community facilities on the doorstep, including the post office, local shops, doctor and dentist surgeries, garage and pub in Burn Bridge. A proposed policy to protect and enhance these, together with other community facilities, was supported by over 94% of respondents in the 2021 Policy Intentions Document consultation, with 100% in 2022 supporting the Pre-Submission Plan policy.

5.4.4 The protection of community facilities is in full conformity with Local Plan Policy HP8 (Protection and Enhancement of Community Facilities). Neighbourhood Plan policy will add to HP8 by specifying the community facilities within Pannal and Burn Bridge which are deserving of protection. The parish council has identified a list of facilities which it considers should be retained. These are detailed at Appendix 7, including evidence as to their community use and value. Policy will also set out some more detailed local circumstances which should govern loss or alternative provision.

5.4.5 The proposed enhancement of existing community facilities is again in line with Local Plan policy, adding value by offering specific support to the enhancement of named local facilities.

5.4.6 Both protection and enhancement approaches are fully supported by the NPPF, specifically paragraphs 97 (guarding against the unnecessary loss of valued facilities and services; ensuring that established facilities and services are able to develop and modernize and are retained for the benefit of the community) and 88 (retaining and developing accessible local services and community facilities in rural areas).

### **POLICY CFS1: PROTECTION AND ENHANCEMENT OF COMMUNITY FACILITIES**

Development requiring planning permission, which would result in the loss of any of the community facilities listed below, as detailed in Appendix 7 and shown on the Neighbourhood Plan Policies Map, will only be supported where:

- The facility would be replaced by equivalent or superior provision in a suitable location, as agreed through negotiation between the local planning authority and the developer, or
- It can be demonstrated that there is no longer any need for the facility, or
- It is financially unviable.

The improvement of these facilities for the benefit of the Pannal and Burn Bridge Neighbourhood Area, will be supported:

- Pannal Cricket Club Pavilion (1)
- Pannal Sports Community Club (2)
- Pannal Golf Club Clubhouse (3)
- Pannal Memorial Hall (4)
- Pannal Scout Hall (5)
- Church of St Robert of Knaresborough & Chapter House (6)
- Pannal Methodist Church & Church Hall (7)
- Pannal Primary School (8)
- Pannal Post Office & Village Shop (9)
- The Doctors Surgery (10)
- Pannal Dental Clinic (11)
- The Black Swan, Burn Bridge (12)

### **Provision of New Community Facilities**

5.4.7 The 2015 community survey highlighted the lack of a pub in either Pannal or Walton Park and the need for a local café/restaurant facility. A suggested policy in the Policy Intentions Document, embracing these and other identified gaps in provision, attracted over 78% support in the 2021 consultation on the document. The recent (late 2021) opening of a new food hall/restaurant on the Crimple Hall site has redrawn the background to/context for the earlier policy intention. As such, the parish council is no longer minded to offer policy support for a further restaurant within the Neighbourhood Area. A revised policy approach omitting restaurant support received 75% support in the 2022 Regulation 14 consultation.

5.4.8 Such a policy is in line with Local Plan Policy HP9 (Provision of New Community Facilities), adding local detail to it by specifying the types of new facility which would be welcomed and where. Provision is also in line with NPPF paragraphs 96 and 97, with paragraph 97 specifically stating that policies should “plan positively for the provision and use of...community facilities (such as....public houses) and other local services to enhance the sustainability of communities and residential environments. Policy is also supported by paragraph 88 (enabling the development of accessible local services and community facilities in rural areas).

## **POLICY CFS2: PROVISION OF NEW COMMUNITY FACILITIES**

Development proposals for new community facilities will be supported, in particular:

- A public house – in Pannal and/or Walton Park.
- A café.

Any such facilities will be located within or adjacent to the built-up residential areas of Pannal, Burn Bridge or Walton Park.

Development proposals for public conveniences will also be supported, ideally in association with existing or new recreation facilities.

## **New Educational Facilities for Pannal Primary School**

5.4.9 The parish council, while acknowledging the proposed provision of new educational facilities at Pannal Primary School and the requirements for the development, as set out in the HDLP (ref HDLP Policy T16 Provision of Educational Facilities and Policy PN20), seeks to complement Local Plan policy by setting out additional local development requirements designed to achieve an even more successful new build.

5.4.10 The 2021 Policy Intentions Document consultation attracted almost 88% support for a policy covering requirements in respect of educational facility development at the school. The consultation also suggested the inclusion of cycle parking and storage, together with the provisions regarding landscaping and electric vehicle charging infrastructure already identified by the steering and focus groups. These provisions are duly addressed in Policy CFS3 below, with some 92% support in the 2022 consultation.

5.4.11 The policy has regard to NPPF provisions regarding the encouragement of walking (paras 96, 104, 108, 110, 116), electric vehicle charging (paras 111, 116, 180), appropriate and effective landscaping, including the importance of trees (paras 135, 136) and the protection and enhancement of valued landscapes (para 180).

## **POLICY CFS3: EDUCATIONAL FACILITIES FOR PANNAL PRIMARY SCHOOL – DEVELOPMENT REQUIREMENTS**

To be supported, the development of educational facilities for Pannal Primary School, as identified on the Neighbourhood Plan Policies Map, should meet the following requirements:

- Retain trees/hedgerow along south and north boundaries;
- Introduce new compensatory planting for any trees/hedgerows lost;
- Introduce new buffer planting to the Special Landscape Area to the north;
- Provide electric vehicle charging infrastructure in all car parking areas in accordance with Policy TTT5 of this plan;

-Provide cycle parking and storage facilities on the site.

### **Non-Planning Community Actions**

5.4.12 In addition to the plan's core planning provisions regarding the protection and enhancement of existing, and provision of new, community facilities, together with the setting out of development requirements in respect of Pannal Primary School, the following complementary action has been identified, to be pursued either locally or via outside agencies. This originates from the 2021 Policy Intentions Document consultation.

5.4.13 It is presented in more detail in the Project Delivery Plan to be found in Section 6.

- Facilitate the development of teenage-led leisure and recreational activities.

## 5.5 HOUSING

### Introduction

5.5.1 This section responds to the vision of successfully integrating Pannal's share of Harrogate's housing allocation, providing a mix of housing appropriate to local needs, enabling the young to stay local and the old to downsize.

5.5.2 It specifically addresses the following plan aims:

- To ensure that homes of the right types are built to meet the needs of local people.
- To manage the level and impacts of housing development in the parish in line with the area's environmental and infrastructure capacity and established planning policy.

### Development of Housing on Non-allocated Sites

5.5.3 The 2015 community survey indicated that a clear majority of respondents saw no need for new housing development in the parish, with less than 20% feeling there was a need. In the more recent Housing Needs Survey carried out in May/June 2018 by the Housing Focus Group (taking in 257 households/27% of the parish), results suggest that a large majority of respondents would support relatively small-scale development, designed to specifically meet identified local needs, and that there is a strong general awareness that need does exist. The 2021 Policy Intentions Document included policy intentions covering both small scale/infill housing development and proposed housing development on non-allocated sites. Consultation responses indicated some 87% and 84% support respectively for such policy intentions, broadly echoed by 78% and 74% policy endorsement in the 2022 consultation. Responses also indicated concerns regarding the landscape and environmental impacts of potential further development of 'greenfield' land within Pannal village. Concerns regarding highways and pollution impacts had already been highlighted by the steering/focus groups.

5.5.4 In response, the Neighbourhood Plan includes a policy (H1) making it clear that all housing development within the HBC-defined village development limit should comply, as appropriate, with the Neighbourhood Plan's various design and development policies. Within the development limit, the community has a clear preference for small scale or infill housing. Such housing could relate to small gap sites, 'backland' or corner plots. The policy seeks to ensure that local concerns are reflected in decisions on sites which are developed for housing and in the way that housing schemes are actually designed and delivered on the ground.

5.5.5 In addition, reflecting community concerns regarding further unwarranted housing development and its potential impacts, and in recognition of the fact that irrespective of Local Plan housing policies and allocations, developers are still at liberty to submit planning applications for housing – including large scale housing - on unallocated sites, including outside the development limit, a further policy is included. This policy (H2) sets out local 'tests' that would be applied alongside existing Local Plan policy 'tests', in order to determine the in-principle acceptability of any proposal sites for new housing development outside the development limit.

Be4



5.5.6 Both policies are in general conformity with Local Plan Policy GS3 (Development Limits) and, in the case of Policy H2, act to add value and detail to criteria A to D as set out in that policy. They are also in line with Local Plan policy provisions in respect of the natural environment (NE3), landscape character (NE4), trees and woodlands (NE7), air quality (NE1), heritage assets (HP2), protecting amenity (HP4), protecting open space and recreation facilities (HP6), sustainable travel (TI1) and new infrastructure (TI4).

5.5.7 Policies also have regard to NPPF paragraphs 108 (considering transport issues from the earliest stages of plan-making); 109 (actively managing patterns of growth; focusing significant developments on locations which are or can be made sustainable); para 97 (planning positively for the provision of community facilities and other local services to enhance the sustainability of communities and residential environments); para 180 (protecting valued landscapes and sites of biodiversity); para 195 (conserving heritage assets in a manner appropriate to their significance); and para 180 (e) (preventing unacceptable levels of air pollution in relation to any development and helping to improve air quality wherever possible).

**POLICY H1: HOUSING DEVELOPMENT WITHIN THE DEVELOPMENT LIMIT**

To be supported, housing development within the village development limit, as identified on the Neighbourhood Plan Policies Map, should comply with the design requirements set out in Policies GNE1, GNE2, GNE6, BE1, BE2, BE3 and BE5 of this plan.

**POLICY H2: DEVELOPMENT OUTSIDE THE DEVELOPMENT LIMIT**

In the absence of a five-year supply of housing land, proposals for new housing development on sites outside the Pannal development limit will be considered in accordance with the presumption in favour of sustainable development set out in national planning policy. Such proposals must be compliant with Local Plan Policy GS3 (Development Limits) and meet the following additional criteria:

-the development would not result in the loss of greenfield land which has intrinsic value as an amenity or recreation space or biodiversity/geodiversity value or makes an important contribution to the visual, historic or spatial character of the Neighbourhood Area, with particular reference to Policies GNE1, GNE2, GNE3, GNE6, BE1, BE2, BE3 and BE5 of this plan.

-there must be sufficient capacity in community infrastructure, including that of education including local primary school places, health provision including doctor and dental practices and local highways capacity which either exists to serve the development or satisfactory mitigation must be provided by the scheme. Cumulative impacts must be taken into account including those of other allocations and permitted sites.

-the development does not result in any detrimental effects in air quality, particularly within Pannal village. An appropriate air quality assessment and/or dust assessment report must be submitted where development may create significant amounts of traffic, in accordance with Local Plan Policy NE1 and supporting guidance in the Air Quality SPD.

## Housing Mix

5.5.8 The 2015 community survey indicated that amongst those who saw a need for new housing, the highest priorities were identified as starter homes and retirement homes. Very few respondents reported a family member having to move out of the area due to a lack of either suitable or affordable housing.

5.5.9 In a more recent Housing Needs Survey carried out in May/June 2018 by the Housing Focus Group (taking in 257 households/27% of the parish), results suggest that a large majority of respondents would support relatively small-scale development, designed to specifically meet identified local needs, and that there is a strong general awareness that need does exist. The survey identifies a threefold need:

- Downsizers and people with special needs – 1-3 bedrooms with bungalow preference.
- 'Up-sizers' and 'upgraders' – larger properties, predominantly detached.
- Young adults and young couples – 1-3 bedroom 'affordable' starter homes.

The full study is available in the plan's online evidence base.

5.5.10 In response to this evidence, the Neighbourhood Plan includes a housing policy specifying a required housing mix, in line with above identified local needs. Such a policy was supported by over 87% of respondents to the 2021 Policy Intentions Document consultation and by over 79% of Regulation 14 consultation respondents.

5.5.11 The inclusion of such a policy is in conformity with the provisions of Local Plan Policy HS1 (Housing Mix and Density), HS2 (Affordable Housing) and HS4 (Older People's Specialist Housing). It also has full regard to NPPF paragraph 63 (the size, type and tenure of housing will be planned in order to reflect local demand).

### **POLICY H3: HOUSING MIX**

Subject to the findings of the latest housing needs assessment, housing development will be expected to contribute to the provision of a mix of market and affordable housing of:

- Smaller dwellings (1-2 bedrooms), including accessible housing and housing suitable for older people, with bungalow preference; and starter homes.
- Medium-sized dwellings (3 bedrooms) suitable for young families and older 'downsizers'.
- Larger dwellings (4+ bedrooms), with detached preference.

## 5.6 ECONOMIC DEVELOPMENT

### Introduction

5.6.1 This section helps to deliver on the aspiration to sustain and support the growth of the area's community facilities and services.

5.6.2 It specifically addresses the following plan aims:-

- To ensure that all new development is in keeping with existing historical, architectural and landscape quality;
- To secure and support the growth of appropriate local employment opportunities;
- To ensure that new development sites are laid out and designed in the best possible way, relative to their characteristics, surroundings and neighbouring uses.

### Protection of Leeds Road Commercial Sites

5.6.3 While the general topics of economic development and employment in the parish were not covered by the 2015 community survey, some 87% of respondents to the 2021 Policy Intentions Document consultation supported a suggested policy on the protection of 'existing employment sites', subsequently endorsed by 75% of respondents in the 2022 Pre-Submission Plan consultation.

5.6.4 The HDLP already includes the Dunlopillo Site as an existing employment site to be protected and enhanced (Policy EC1). Full planning permission already exists for a mixed use development at 'Land at Dunlopillo', including a commercial area comprising office and retail floor space, in line with Local Plan Policy PN15. Other valuable commercial sites at Land east of Leeds Road, Crimple Hall and Spacey Houses, along Leeds Road, are however not identified. Together these provide employment in car sales/servicing, retail and café/restaurant facilities. The retention of these sites in such commercial uses is considered to be fully in line with this plan's vision of sustaining and supporting the area's facilities and services.

5.6.5 This plan therefore aims to extend protection to the commercial sites at Land east of Leeds Road, Crimple Hall and Spacey Houses. This is consistent with the Local Plan allocation of a further employment site at South of Almsford Bridge, essentially consolidating a corridor of employment/commercial sites along Leeds Road. Such an approach is also supported by para 85 of the NPPF, in that it helps to create the conditions in which businesses can invest, expand and adapt, and allows the area to build on its strengths. Policy ED1 also demonstrates the flexibility called for in para 86 d).

#### **POLICY ED1: PROTECTION OF LEEDS ROAD COMMERCIAL SITES**

The following key commercial sites on Leeds Road, as shown on the Neighbourhood Plan Policies Map, should continue to be occupied by the commercial uses:

- Land east of Leeds Road (1)
- Crimple Hall (2)
- Spacey Houses (3)

The development or redevelopment of land and premises within these sites for purposes other than commercial uses (as defined by Use Classes E and F2 of the Use Classes Order\*) will not normally be supported unless it can be clearly demonstrated that the proposed use is ancillary to the functioning of the commercial site and clear evidence is provided to demonstrate that:

- there is no unacceptable impact on the operation of the site as a key commercial site
- the proposal provides a complementary benefit to the commercial site
- the land/premises in question have been actively marketed for commercial use for at least 12 consecutive months in line with stipulated provisions\*\*
- continued use of the land/premises for commercial purposes is no longer viable in line with the stipulated provisions\*\*
- there is no significant adverse impact on residential or other amenity
- the existing business has relocated (or will be able to relocate) to other suitable premises.

Failing the above, the development or redevelopment must be acceptable as permitted development following a prior approval application.

\*Use Class E includes shop; financial and professional services (not medical); café or restaurant; office; research and development of products or processes; industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area; clinics, health centres, creches, day nurseries, day centre; gyms, indoor recreations not involving motorised vehicles or firearms. Use F2 includes shops less than 280sqm selling essential goods, including food and at least 1km from another similar shop; hall or meeting place; swimming baths, skating rinks and outdoor sports and recreations not involving motorised vehicles or firearms.

\*\*Proposals will have to provide evidence that commercial use (E and F2) of the site is no longer viable through relevant marketing information, and feasibility or viability studies. The following information will be required:

- Copy of sales particulars, including any subsequent amendments made.
- Details of the original price paid, date of purchase and the new guide price.
- Schedule of advertisements carried out with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising.
- The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the "For Sale/To Let" board, advertisements, or websites etc.
- Websites used to promote the property/site together with details of links to other relevant sites, the number of hits, and whether North Yorkshire Council's 'Sites and Premises Service' \_has been used and on what date it was registered.
- Details of the number of viewings, including who and when.
- Resulting offers and comments on the offers.
- Details of the period when a "For Sale/To Let" board was displayed, or if not, the reasons behind the Decision.
- Timetable of events from the initial appointment of the agents to current date.
- Details of agency/joint agency appointed including contact details.
- Date property/site brought to the market.
- Copies of accounts for the last five years.

The above information needs to show that the property/site has been actively marketed for a period of 12 months at a value that reflects its existing use. Where there is evidence that a business has been allowed to run-down, an independent viability assessment may be required.

## **Employment Site – South of Almsford Bridge**

5.6.6 As already stated, the HDLP identifies a new 12.7ha employment site at 'South of Almsford Bridge' (Policies PN18 and DM2) together with a set of requirements governing its implementation. There is the potential through the Neighbourhood Plan to set out further locally derived development requirements in respect of the site. In the consultation on the Policy Intentions

Document, some 86% of respondents supported such an approach, backed by over 83% in the Regulation 14 consultation.

5.6.7 While clearly indicating community concerns regarding the principle of the site's employment allocation, the consultation also yielded comments regarding the issues which it was felt needed to be addressed, in order to make employment development of the site acceptable. These included safe pedestrian/cycle crossing of the A61, landscape screening along the A61 site boundary, local employment requirements and restrictions in respect of noise and light emanating from the site.

5.6.8 Many of these issues, together with previously identified steering/focus group concerns in respect of building heights, transport assessment and electric vehicle charging infrastructure are duly addressed in Policy ED2 below, albeit in more positive terms in respect of boundary landscaping and possible light pollution. It is also considered that there is no evidence and therefore no justification to support policy clauses in respect of local employment or noise.

5.6.9 The policy has regard to NPPF provisions regarding heritage assets (paras 203, 207, 208), the encouragement of walking and cycling (paras 96, 104, 108, 110, 116), electric vehicle charging (paras 111, 116, 180), transport assessments (para 117), light pollution from artificial light (para 191) and appropriate and effective landscaping, including the importance of trees (paras 135, 136).

#### **POLICY ED2: EMPLOYMENT SITE SOUTH OF ALMSFORD BRIDGE – DEVELOPMENT REQUIREMENTS**

To be supported, employment development of land South of Almsford Bridge, as identified on the Neighbourhood Plan Policies Map, should meet the following requirements:

- Introduce new planting along the western site boundary where possible, in order to present an attractive 'gateway' to Harrogate. Planting should be of a type and height that will not harm key views of the Crimble Valley Viaduct from the road through the site.
- Vary building heights within the site in order to retain key views of the Crimble Valley Viaduct, from within the site and from outside the site through the site, and other key views as seen from locations that are freely accessible to members of the general public (as identified in Appendix 3).
- The required transport assessment to take full account of current A61 traffic volumes, including to/from Crimble Hall and Pannal Community Park sites, and of existing Crimble Hall and Pannal Community Park accesses.
- Provide electric vehicle charging infrastructure in all car parking areas in accordance with Policy TTT5 of this plan.
- Provide a controlled pedestrian/cycle crossing of Leeds Road in the immediate vicinity of the site, in order to facilitate the required provision of convenient routes to the public rights of way network, public transport provision and village services and facilities.
- Provide sufficient cycle parking/storage for all users.
- Provide bus shelters at all A61 bus stops which will serve the new development.

-The required Landscape and Visual Impact Assessment to consider the design and conditioning of the provision/use of on-site lighting, in order to protect the amenity of the village's residential properties.

## **6. MONITORING, REVIEW, IMPLEMENTATION**

### **Monitoring, Review and Strategic Delivery**

6.1 The Pannal and Burn Bridge Neighbourhood Plan (NP) will be delivered and implemented over the plan period 2021-2035. It seeks to provide the focus for change within the parish/ Neighbourhood Area but is not a rigid 'blueprint', rather a framework for change. The plan will be subject to annual monitoring by the parish council and to periodic review, again by the council, certainly at the end of the plan period, but earlier if circumstances require.

6.2 The core planning policies of the NP will be delivered through their application by the planning officers and members of NYC, as the determining body for those applications (or by the Secretary of State in the case of appeals) and by the actions of developers, in accordance with planning permissions granted by NYC, and associated planning conditions. Section 106 Agreements will work to mitigate site development impacts in line with NP policies where required.

6.3 In addition, Community Infrastructure Levy (CIL), collected by the planning authorities as a 'tax' on development, will help to pay for any infrastructure needed as a result of growth within the parish, including green space and highways improvements. This will be particularly the case in respect of new housing development. CIL is a relatively new levy on development introduced by Government in 2008 and implemented in Harrogate by HBC in October 2020.

### **Community Infrastructure Levy in the Parish**

6.4 Alongside NYC's role in relation to CIL, the parish council is also a potential beneficiary of the levy, currently receiving 15% of all CIL income on eligible developments within the parish to spend on local projects related to new development, rising to 25% once the Neighbourhood Plan is made.

6.5 This plan identifies potential areas where levy monies could be used to benefit Pannal and Burn Bridge and address the wishes of the community. The 'Project Delivery Plan' table below provides more detail on these areas.

### **Community Actions and Approaches**

6.6 Section 5 of this plan identifies a large number and wide range of themed non-planning actions and approaches wished for and supported by the community. It should be noted that the community actions and approaches do not form part of the statutory Development Plan.

6.7 These actions and approaches will be delivered in a variety of pro-active ways, by a range of agencies and organisations, including NYC, local voluntary/community groups, as well as the parish council, and via Lottery and other grant funding.

6.8 A number of buildings are identified in the plan (5.4 Policy CF1) as community facilities to be protected against development or change of use, due to the importance they have for the daily lives and activities of members of the community. These are key 'Assets of Community Value', capable of being registered as such, along with other qualifying assets, with NYC, under the terms of the 2011 Localism Act. Such registration requires the registering body, which could be the parish council, to be notified of any intention to change the use of or to sell the asset and grants them the opportunity to put together a proposal to purchase it, in order to preserve its current use.



## Project Delivery Plan

6.9 The table below pulls together all of the identified community actions and approaches from Section 5 of the plan and lists them in terms of theme, title, brief description, potential funding source, and possible lead/partner organisations. It also distinguishes between lobbying/influencing/investigative' actions as opposed to direct actions involving funding/expenditure – lobbying etc. actions are shown in bold.

THEME	TITLE	DESCRIPTION	POTENTIAL FUNDERS	POSSIBLE LEAD/PARTNER ORGANISATION(S)
GE-Green & Natural Environment	Crimple Valley SLA	SLA NE of parish church - pursue Country Park status		PBBPC/SCV/NYC
GE-Green & Natural Environment	Crimple Valley SLA	Lobby re site maintenance rear of parish church		PBBPC/SCV/NYC
GNE-Green & Natural Environment	Local Green Space	Allen Wood – pursue Local Nature Reserve (LNR) status		PBBPC/NYC/NE
GNE-Green & Natural Environment	Local Green Space	Allen Wood – pursue habitat & signage works		PBBPC/NYC
GE-Green & Natural Environment	Local Green Space	Sandy Bank Wood/Quarry – pursue LNR status		PBBPC/NYC/NE
GE-Green & Natural Environment	Local Green Space	Sandy Bank Quarry – pursue Local Geological Site status		PBBPC/NYC/NYGP
GE-Green & Natural Environment	Local Green Space	Pannal Village Green – pursue Village Green status		PBBPC/DEFRA
GE-Green & Natural Environment	Local Green Space	Pannal Cricket Club Ground – footpath & vegetation work	PBBPC/PCC/NYC	PBBPC/PCC
GE-Green & Natural Environment	Local Green Space	Pannal Community Park – tree/hedgerow planting	PBBPC/PSJFC/Woodland Trust/NYC/YDMT	PBBPC/PSJFC/YDMT

GE-Green & Natural Environment	Local Green Space	Crimple Seasonal Wetland – pursue rewilding		PBBPC/NYC/SCV
GE-Green & Natural Environment	Local Green Space	Crimple Meadows – develop small children’s playground	PBBPC/NYC	PBBPC
GE-Green & Natural Environment	Trees/Woodlands	Seek funding for & undertake new planting on various sites	PBBPC/NYC/ Woodland Trust/YDMT	PBBPC/private landowners/NYC/ YDMT
GE-Green & Natural Environment	Habitat Management	Encourage wildlife-friendly grassland management, e.g. Crimple Meadows		PBBPC/NYC/private tenants
GE-Green & Natural Environment	Biodiversity	Species recording/priority species listing		PBBPC/HDNS/SCV/ private landowners & tenants/NYC
GE-Green & Natural Environment	Air Quality	Main Street – lobby re introduction of monitoring		PBBPC/NYC/ residents
GE-Green & Natural Environment	Green Space	Land at Almsford Bridge – pursue new open space creation		PBBPC/NYC
BE-Built Environment	Conservation Areas	Lobby re conservation area review/ assessment of potential extensions/new areas i.e. LHAs		PBBPC/NYC/HE
BE-Built Environment	Pannal Village Improvements	Draw up plan of works post-Dunlopillo completion		PBBPC
BE-Built Environment	Local Heritage Areas	Erect signage/ Interpretation on Harrogate Ringway in Burn Bridge-Malthouse LHA	PBBPC	PBBPC/NYC



TTT – Traffic Transport & Travel	Highway Improvements	A61/Pannal Bank – lobby for more ‘green light time’ for traffic exiting Pannal Village		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	A61 – lobby for 30mph limit Crimble Hall to Thirkill drive roundabout		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	A61 – lobby for 2 Foillifoot Road lanes at junction		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	A61 – lobby for controlled crossing at South of Almsford Bridge		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	A61 – lobby for pedestrian refuge at Almsford Bridge		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	A61 – lobby for repositioning of Pannal village weight limit signs		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	Church Lane/Rossett Green Lane & Yew Tree Lane/Rossett Green Lane – lobby for improved weight limit signage		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	Lobby for enforcement of existing weight limits		PBBPC/NYC/ police
TTT – Traffic Transport & Travel	Highway Improvements	Spring Lane – lobby for 20mph limit & traffic calming		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Burn Bridge Road – lobby for traffic lights at Crimble Beck Bridge		PBBPC/NYC

TTT – Traffic Transport & Travel	Highway Improvements	Yew Tree Lane – lobby for street lights, full-width pavements & wall repairs		PBBPC/NYC/ owners
TTT – Traffic Transport & Travel	Highway Improvements	Church Lane – lobby for full width pavements		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Pannal Railway Bridge – lobby for package of improvements		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Main Street – lobby for time-limited parking restrictions		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Crimple Meadows - lobby for time-limited parking restrictions on south side		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Rosedale - lobby for time-limited parking restrictions		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Pannal Avenue & Station Road - lobby for time-limited parking restrictions		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Pannal Bank Traffic Lights – lobby for cycle refuge		PBBPC/NYC
TTT – Traffic Transport & Travel	Highway Improvements	Crimple Meadows – lobby for 2 disabled parking spaces		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Highway Improvements	Princess Royal Way – lobby to extend pavement from Thirkill Drive roundabout to NA boundary.		PBBPC/NYC



TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Crimple Meadows – lobby for footpath laying		PBBPC/NYC/ residents
TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Follifoot Road /Pannal Road – lobby for footpath widening/cycle lane creation		PBBPC/NYC/ Sustrans
TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Harrogate Ring-way (Main St – Almsford Bridge) – lobby for footpath/bridle-way improvement, cycle route, PROW designation, signage		PBBPC/NYC/ SCV
TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Harrogate Ring-way to Pannal Community Park footpath link/bridge	PBBPC	PBBPC/NYC
TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Malthouse Lane-Crimple Meadows ‘ginnel’ – lobby for offset railing cycle barriers		PBBPC/NYC
TTT – Traffic Transport & Travel	Footpath/Cycle Route Improvements	Thirkill Drive Recreation Ground – lobby for new footpath link into PROW network		PBBPC/NYC
TTT – Traffic Transport & Travel	Pannal Railway Station	Lobby for improved facilities		PBBPC/Northern Rail/Network Rail/users
TTT – Traffic Transport & Travel	Pannal Railway Station	Query car parking charging strategy		PBBPC/NoR/NeR/ users
TTT – Traffic Transport & Travel	Pannal Railway Station	Lobby for car park charging points & cycle parking/ storage		PBBPC/NoR/NeR

TTT – Traffic Transport & Travel	Car Parking	Explore resident parking schemes		PBBPC/NYC
TTT – Traffic Transport & Travel	Pannal Primary School	Encourage increased walking to school		PBBPC/PPS/YCST/PTA
TTT – Traffic Transport & Travel	Pannal Primary School	Lobby for school crossing patrol		PBBPC/PPS/YCST/PTA/NYC
TTT – Traffic Transport & Travel	Pannal Primary School	Create 'park and stride' & footpath/bridge link to Pannal Community Park	PBBPC	PBBPC/NYC
TTT – Traffic Transport & Travel	Pannal Primary School	Introduce 'park and stride' permit scheme	NYC	PBBPC/PPS/NYC
TTT – Traffic Transport & Travel	Pannal Primary School	Introduce school form prize for reduced car usage	PBBPC	PBBPC/PPS/PTA
TTT – Traffic Transport & Travel	Pannal Primary School	Explore school bus idea		PBBPC/PPS/NYC
TTT – Traffic Transport & Travel	Sustainable Travel	Consider how evolving technologies could benefit parish residents		PBBPC
TTT – Traffic Transport & Travel	Sustainable Travel	Research/promote DRT options to local community & lobby for improvements as necessary		PBBPC
TTT – Traffic Transport & Travel	Parking	Explore residents parking schemes/permits		PBBPC
CF- Community Facilities & Services	New Community Services	Facilitate teenage-led youth leisure/ recreation activities		PBBPC/local scouting, guiding, sports and church groups

**TABLE KEY**

DEFRA – Department of Environment Food & Rural Affairs

HDNS – Harrogate & District Naturalists Society

HE – Historic England

NE – Natural England

NeR – Network Rail

NoR – Northern Rail

NYC – North Yorkshire Council

NYGP – North Yorkshire Geodiversity Partnership

PBBPC – Pannal & Burn Bridge Parish Council

PCC – Pannal Cricket Club

PPS- Pannal Primary School

PSJFC – Pannal Sports Junior Football Club

PTA – Parent Teachers Association

SCV – Save Crimple Valley

YCST – Yorkshire Causeway Schools Trust

YDMT – Yorkshire Dales Millennium Trust



## APPENDICES

## **APPENDIX 1: GREEN AND BLUE INFRASTRUCTURE**

### **CRIMPLE VALLEY – SUB-REGIONAL CORRIDOR (S9)**

A1.1 Crimple Valley is a sub-regionally important corridor which links the Wharfe corridor at Wetherby with the Nidd and Haverah corridors at Harrogate, with much of the boundary with the Haverah Corridor falling within the Neighbourhood Area (NA), along Church Lane, Spring Lane, Hill Foot Lane and Hill Top Lane. The corridor also meets the Walton Fringe at Follifoot Road, the A61 and railway line west of Pannal Business Park.

A1.2 Within the Neighbourhood Area, the corridor comprises all of the open countryside east and south of the Haverah Corridor boundary described above, together with the Crimple Beck and associated riverside land which flows through Burn Bridge and Pannal villages. It also encompasses the majority of the villages' built-up area due to its many open spaces and large/well-treed gardens. The corridor also includes a well-planted finger of largely commercial land extending along the west side of the A61 from the Costa Coffee site south-west to the residential enclave of Spacey View.

A1.3 The corridor as a whole is described as including Rudding Park and Plumpton Rocks, both registered parks, as well as the Great Yorkshire Showground. The official description goes on to say that the corridor has many features of historic and architectural interest including two railway viaducts. It comprises a diverse well-wooded valley providing an important habitat for a variety of wildlife and contains a complex network of public footpaths and bridleways.

A1.4 Both the historic Crimple Viaduct and much of the Crimple Beck/River Crimple Valley fall within the Neighbourhood Area. The majority of the corridor within the area is identified as a Special Landscape Area. It is well-served by a rights of way network, offers both formal and informal recreational opportunities and includes valuable wildlife habitats, including Cliff Wood/Low Wood on the area's western boundary.

A1.5 Function Indicators:

-Open Space: Inside the NA – Crimple Meadows Recreation Ground, Pannal Village Green, both LGS. Outside the NA - Harrogate Stray. Spofforth Village Doorstep Green. Great Yorkshire Showground.

-Biodiversity: Inside the NA – Allen Wood LGS, Sandy Bank Wood SINC and LGS, Crimple Valley Seasonal Wetland LGS, Cliff Wood/Low Wood SINC. Outside the NA - Hookstone Wood LNR. Aketon Bog SINC. Spofforth Disused Railway Line. BAP habitats including Rivers, Deciduous Woodland, Parkland and Wood Pasture, Fen and Lowland Calcareous Grassland. Several areas of ancient woodland.

-Landscape: Corridor contains many areas of parks and gardens, including Stockeld Park, Rudding Park and Plumpton Rocks, with distinctive managed landscapes which should be protected and enhanced.

-Products from the land: Agricultural land throughout the corridor.

-Flood risk: This corridor drains the south of Harrogate into the River Nidd. Flooding is an issue within the River Nidd and within the Crimple corridor so controlling surface run off and floodwater is important. Potential for wetland creation/restoration to retain flood water and reduce flooding down the catchment.

- Climate Change: Many areas of woodland within the corridor which could be managed for fuel and/or carbon sequestration.
- Accessibility: National Cycle Network 67. Harrogate Ringway. Harland Way Cycle route. Network of other footpaths and bridleways throughout the corridor.
- Recreation: Pannal Community Park and Pannal Cricket Club both LGS. Pannal Golf Club abuts the corridor. Other golf courses at Rudding Park and Crimble Valley. Football ground in Harrogate. Playing Fields at Hornbeam Park and Spofforth. Cricket Ground at Follifoot. Promoted access routes.
- Education: Great Yorkshire Showground. Spofforth Castle.
- Cultural: Listed buildings/structures within the NA, including the grade II\* Crimble Viaduct. Spofforth Castle SM. Plumpton Rocks. Grade 2\* listed viaduct. Other historical assets are identified within the county Historic Environment Record.
- Tourism: Plumpton Rocks. Great Yorkshire Show Ground. Stockeld Park.

### **HAVERAH – DISTRICT CORRIDOR (D36)**

A1.6 Haverah corridor is of district importance. It connects the Washburn Valley corridor in the west with the Nidd and Crimble corridors in the east, with much of the boundary with the Crimble Corridor falling within the Neighbourhood Area (NA), along Church Lane, Spring Lane, Hill Foot Lane and Hill Top Lane.

A1.7 Within the Neighbourhood Area, the corridor comprises all of the open countryside within/broadly north of the Crimble Corridor boundary described above. It also includes the residential area of Daw Cross due to its large, well-treed gardens.

A1.8 The corridor as a whole sits between the raised plateau of Forest Moor to the north and Sandwith and Stainburn Moors to the south. The corridor is centred on the valley of Scargill Beck and Oak Beck which flow eastwards towards Harrogate and there are two reservoirs in the upper reaches of the two valleys: Beaver Dyke Reservoir along Oak Beck and Scargill Reservoir. This area is part of the ancient deer park of Haverah, originally one of the royal parks of the forest of Knaresborough. An historic boundary marker for the forest lies within the Neighbourhood Area at Mill Lane. This is an attractive area and its connection with Harrogate makes it an important rural to urban link valued by both local residents and tourists.

A1.9 Within the Neighbourhood Area, the majority of the corridor comprises agricultural land, with scattered farms and large residences to the west of Burn Bridge/Daw Cross and on the northern edge of the parish/fringe of Harrogate at Rossett Green Lane. The north-west/south-east flowing Clark Beck bisects the area and flows into Crimble Beck. Its corridor, together with a network of hedgerow field boundaries and some well-treed homesteads provide valuable wildlife habitat. Several public footpaths cross the corridor.

A1.10 Function Indicators:

- Open Space: Yorkshire Water Open Access Land. Harlow Carr Gardens. Valley Gardens. Harrogate Stray.
- Biodiversity: Birk Crag LNR. Beaver Dyke Reservoir SINC. Pot Bank Marsh SINC. Several areas of Deciduous Woodland BAP habitat and Ancient Woodland.

- Landscape: The landscape comprises a medieval deer park at Haverah, the Royal Forest of Knarborough, and Harlow Carr Pine Woods.
- Products from the land: Agricultural land within the corridor.
- Accessibility: Harrogate Ringway – crosses the corridor north-south to the west of Daw Cross. Yorkshire Water owned open access land at Beaver Dyke Reservoir and Stainburn Forest. Network of footpaths and bridleways throughout the corridor.
- Recreation: Cricket Grounds at Beckwithshaw and Harrogate. Recreation Ground at Harrogate. Sports Ground at Harrogate. Oak Beck Reservoirs.
- Cultural: Several listed buildings within the NA. Bank Slack SM. John of Gaunt's Castle SM. Cup & ring on Little Alms Cliff SM. Other historical assets identified in the county Historic Environment Record.
- Tourism: Views from Norwood Edge and Little Almscliffe Crag. Harlow Carr Gardens. Valley Gardens. Royal Pump Room Museum. Turkish Baths & Health Spa.

## **THE WALTON FRINGE – LOCAL INFRASTRUCTURE**

A1.11 The Walton Fringe area of local green and blue infrastructure wraps around the residential area of Walton Park on the Neighbourhood Area's southern boundary, linking into the Crimple Corridor along Follifoot Lane and at the A61 opposite Spacey View.

A1.12 Despite its small size, the area is surprisingly multi-functional and includes Pannal Golf Club and Course, Long Acres Recreation Ground and Play Area, bridleways along the golf course's eastern edge, footpaths across the fields both sides of the A61 and wildlife habitat throughout the golf course (moorland/heathland, woodland and parkland), fringing Long Acres along the A61 and in the hedgerows boundaries to its agricultural fields.

A1.13 Function Indicators:

- Open Space: Long Acres Recreation Ground and Play Area LGS.
- Biodiversity: locally valuable golf course rough, hedgerows and woodland planting along the A61.
- Products from the Land: some agricultural land within the corridor.
- Accessibility: Good network of public rights of way.
- Recreation: Pannal Golf Club.

Tourism: Pannal Golf Club open to non-member visitors

## APPENDIX 2: LOCAL GREEN SPACE ASSESSMENTS

### SELECTION AND ASSESSMENT METHODOLOGY

A2.1 Candidate Local Green Space (LGS) sites were identified from the following sources:

- Key Open Spaces as identified in HBC's Pannal Conservation Area Appraisal.
- Locally designated wildlife sites.
- NDP Steering Group and Landscape and Environment Focus Group local knowledge.
- NDP community consultation exercises.

A2.2 Sites on the candidate list were assessed by NDP Steering Group members, using an assessment pro-forma based on NPPF LGS eligibility criteria. Each site was subject to a site visit, the pro-forma completed and a recommendation as to designation made. All site assessments were reviewed and moderated by the parish council's NDP planning consultants (Directions Planning Consultancy Ltd) and a final recommendation for each made and reported to the steering group by the consultants. The final decision as to designation or not was then made by the steering group and agreed by parish council full council.

Site Name: Allen Wood (1)	
Location	The wood is located between Westminster Crescent properties to the west; Rosedale properties to the north; Crimple Meadows Recreation Ground to the east; Crimple Meadows properties and Malthouse Lane to the south.
Size	Approx. 2.8ha
Proximity to community served (ref NPPF 106a)	The site lies at the very heart of the communities it serves, backing onto housing in Crimple Meadows (Pannal) and Westminster Crescent (Burn Bridge). It is also bounded by the footpath joining Crimple Meadows to Malthouse Lane, from which the wood can be accessed. The wood forms the western boundary of Crimple Meadows Recreation Ground from which it can also be accessed. It is no more than a few minutes' walk from anywhere in Pannal/Burn Bridge. Access is gained off Malthouse Lane or via the public right of way off Westminster Crescent, Burn Bridge.
Local in Character/Extensive Tract of Land (ref NPPF 106c)	The site is local in character.
Landscape Significance e.g. beauty, tranquility (ref NPPF 106b)	The largely deciduous woodland sits on steeply rising land and is therefore attractively prominent in the local landscape. It forms a distinct boundary between the two settlements of Burn Bridge and Pannal and helps reinforce the rural setting and tranquility of the local area. It is described in the Pannal Conservation Area Appraisal as forming one of the enclosing woods along the west and north-western sides of the valley (together with Sandy Bank), which give the impression of Pannal village being set low in a shallow wooded bowl. This encircling wooded ridge is described as one of the key views over the village from Station Road, looking north over the village. It frames the wider setting of the conservation area. Additionally, its mix of mature native and non-native tree species and springtime bluebell carpet provide variety,

	<p>beauty and colour for both casual outside observers and active users.</p> <p>The site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.</p>
Historic Significance (ref NPPF 106b)	Originally used as a commercial planting of softwood, the wood has gradually been re-planted with more indigenous trees. The architectural and historic interest of the wood is very limited (ref conservation area appraisal).
Recreational Value (ref NPPF 106b)	<p>The wood is highly valued for recreational use and hosts a number of well-trodden paths. The networks of paths through the woods are described as strategic pedestrian routes in the Pannal Conservation Area Appraisal.</p> <p>Many local residents enjoy frequent walks in the woods, singly, with family and friends or with their dogs. The woods are adjacent to and accessible from Crimple Valley Recreation Ground and easily accessible from both Burn Bridge and Pannal. The site is owned by HBC and maintained as a local amenity. The wood was identified as Amenity Open Space by the former HBC.</p>
Wildlife Richness (ref NPPF 106b)	<p>A secondary deciduous woodland of beech and birch. Many mature trees, carpets of bluebells in Spring. A safe haven for many forms of wildlife. The woodland at Allen Close is described in the conservation area appraisal as providing an important ecological area on the edge of the conservation area.</p> <p>The site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.</p>
Summary Assessment/Basis for Recommendation	<p>This is an important community site, both local in character and in close proximity to the communities of Pannal and Burn Bridge which it serves. It has particular local significance as a recreational resource, as evidenced by its daily use, and also landscape and wildlife significance. Given its intensive use and obvious popularity, it is a demonstrably special space for local people.</p> <p>"The interest of this attractive, publicly accessible woodland is primarily for its amenity and ecological value." – ref conservation area appraisal.</p>
Recommendation	<b>Designate as Local Green Space</b>



<b>Crimple Meadows Recreation Ground (2)</b>	
Location	North of Crimble Meadows, east of Allen Wood, south of properties in Rosedale and Main Street.
Size	1.52ha
Proximity to community served (ref NPPF 106a)	The space is central to Pannal Village, its historic centre and village green on Main Street. It lies at the heart of the community it serves, bordered by housing on most sides and easily accessible.
Local in character/extensive tract of land? (ref NPPF 106c)	The space is local in character.
Landscape significance, e.g. beauty, tranquillity (ref NPPF 106b)	The site is the largest open area in the Pannal Conservation Area and is identified as an 'important open space' in the conservation area appraisal, containing 4 'landmark trees'. It also features a 'significant' stone wall boundary where it meets Allen Wood on its western edge. Key views of the church can be had from the site – ref conservation area appraisal. The site falls within the Crimble Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Historic significance (ref NPPF 106b)	Crimple Meadows Recreation Ground was formed when in the 1960s/when the Crimble Meadows housing was built. It includes a historic boundary feature where it abuts Allen Wood. It has no other known historical significance.
Recreational value (ref NPPF 106b)	The Crimble Meadows Recreation Ground provides a large, grassed area that the local community uses regularly for general exercise, ball games, walking, dog walking, informal community events and picnics. Adult gym equipment occupies one corner of the space, but it is otherwise open. It is used by all age groups. A strategic pedestrian route, as identified in the conservation area appraisal, runs from Crimble Meadows across its northern fringes into Allen Wood and on to Spring Lane.
Wildlife richness (ref NPPF 106b)	The site falls within the Crimble Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project. While having little intrinsic wildlife richness, the proximity of Allen Wood and its position within green infrastructure ensures an overspill and throughput of wildlife.
Summary Assessment/Basis for Recommendation	The space is local in character and provides an important and convenient green space for general recreation for the community of Pannal village. It is also of landscape significance in a conservation area context and has additional strategic wildlife value. It is demonstrably special to and very well-used by local people.
Recommendation	<b>Designate as Local Green Space</b>





Pannal Village Green aka 'The Green' (3)	
Location	North-east of Main Street, south of Pannal Green, and to the north-west of the Church of St Robert of Knaresborough.
Size	0.32ha
Proximity to community served (ref NPPF 106a))	Space is located in the centre of Pannal, close to Pannal Primary School and St Robert's Church.
Local in character/extensive tract of land (ref NPPF 106c))	The space is local in character.
Landscape significance, e.g. beauty, tranquillity (ref NPPF 106b))	<p>The village green provides a green oasis in the centre of Pannal with views to the historic centre of the village. The primary thoroughfare in Pannal, Main Street, runs along one side, the church and its car park are located on another side, with more modern housing located on the remaining two sides. The village green plays an important role in setting off the principal historic buildings of Pannal – the church, Pannal Hall, Brookfield Cottage and 14 Main Street, while its mature trees screen the more modern developments to the north, east and west. Its openness also contrasts well with the more enclosed stretch of Main Street south to Pannal Bridge.</p> <p>The village green is at the heart of Pannal Conservation Area. The conservation area appraisal identifies it as an "important open space with landmark trees". It states that though of recent origin, with its fringe of deciduous trees it adds to the setting of the parish church of St. Robert of Knaresborough. It includes an Important gritstone wall boundary to churchyard, along Clark Beck – significant element in character of the conservation area.</p>

	The site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Historic Significance (ref NPPF 106b))	The village green was formed in the 1960s from part of a former field, which contained the village smithy at its southern end by Clark Beck Bridge. Immediately adjacent to the space is the only Anglican church in England dedicated to St. Robert of Knaresborough – grade II* listed. This church goes back to the thirteenth century. Wooden stocks, age unknown, but not original, are also located adjacent to the green. In 1405 a law was passed that required every town and village to have a set of stocks, usually placed by the side of a public highway or village green.
Recreational Value (ref NPPF 106b))	The space is open and used by walkers, school children, as a picnic area, and for community events. There is also a well-used seat that surrounds one of the mature trees near the centre of the space where neighbours and friends gather to chat when the weather permits. At Christmas the trees are festooned with coloured lights providing a wonderful seasonal feel to the area, and it is the setting for the popular annual Carols on the Green event. Immediately adjacent to the space there is a wooden bench, stocks and the village notice board, providing a convenient resting place for villagers and visitors.
Wildlife Richness (ref NPPF 106b))	Some local habitat value - many mature trees, including walnuts, ornamental cherries, willows, and a number of evergreens surround the site and provide ample nesting space for many birds. Daffodils bloom in Spring.  The site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Summary Assessment/Basis for Recommendation	The space is local in character and provides a readily accessible and important green space in the centre of Pannal, setting off several important heritage buildings and separating them from the adjacent more modern 1960s developments. It holds clear landscape and recreational significance, as well as having some historical interest and local wildlife value. Its use, and the presence of the nearby village notice board, stocks, and wooden bench, indicates that it is demonstrably special to the life of the local community.
Recommendation	<b>Designate as Local Green Space</b>





<b>Site Name: Sandy Bank Wood (4)</b>	
Location	Immediately to the east of Church Lane, with Pannal Primary School to the south-east and All Saints Court to the north.
Size	Est. 4ha
Proximity to community served (ref NPPF 106a)	The wood lies on the northern edge of Pannal village and is readily accessible from the footpath running north from Main Street alongside Church Lane.
Local in Character/Extensive Tract of Land (ref NPPF 106c)	The site is local in character.
Landscape Significance e.g. beauty, tranquility (ref NPPF 106b)	<p>The wood comprises an attractive mix of mature deciduous and conifer trees, including oak, ash, sycamore, chestnut and beech. In spring it is carpeted with bluebells.</p> <p>It sits on steeply rising land and is therefore attractively prominent in the local landscape. It acts to visually separate Pannal from west Harrogate and helps reinforce the rural setting and tranquility of the local area. It is described in the Pannal Conservation Area Appraisal as forming one of the enclosing woods along the west and north-western sides of the valley (together with Allen Wood), which give the impression of Pannal village being set low in a shallow wooded bowl. This encircling wooded ridge is described as one of the key views over the village from Station Road, looking north over the village. It frames the wider setting of the conservation area.</p> <p>The wood falls within the Crimple Valley Special Landscape Area. It also falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.</p>

Historical Significance (ref NPPF 106b)	Sandy Bank Quarry was located in the northern part of the wood and contains the cliffs and crags of the former faces of the quarry which operated here principally during the second half of the nineteenth century and early twentieth century. The Pannal Conservation Area Appraisal states that it is “of some historical interest” and further “would.... be classed as an ‘undesigned heritage asset”.
Recreational Value (ref NPPF 106b)	The paths through the woods are used extensively by local people, many of whom include the woods in longer, circular walks. The adjacent Pannal Primary School also incorporates ‘outdoor classroom’ trips into the woods for pupils as part of their study of nature.
Wildlife Richness (ref NPPF 106b)	Many mature deciduous trees and evergreens. Ample nesting sites for many birds - bird nesting boxes feature on a number of trees. Wetland flora and fauna at lower levels. Carpets of bluebells in Spring. The wood has significant ecological value. The site is identified as a Site of Importance for Nature Conservation (SINC).
Summary Assessment/Basis for Recommendation	The site is local in character and in close proximity to the communities of Pannal and Burn Bridge. The site is easily accessible and well-used for informal recreation and education purposes. It also demonstrates clear landscape, wildlife and historical significance. The site is demonstrably special to the local community.
Recommendation	<b>Designate as Local Green Space</b>



<b>Site Name: Long Acres Recreation Ground (5)</b>	
Location	Off/south of Long Acres Walk, Pannal, beside/east of A61 Princess Royal Way
Size	Est 1 ha
Proximity to Community Served (ref NPPF 106a)	Site lies at the south-west edge/corner of the Walton Park residential area, south of and accessible by footpath from Long Acres Walk.
Local in Character/Extensive Tract of Land (ref NPPF 106c)	The site is local in character.
Landscape Significance e.g. beauty, tranquility (ref NPPF 106b)	The park is fringed by an attractive tree belt on its north-west and south-west sides, with other scattered trees throughout the site. The park's trees form an effective screen to the urban edge of Walton Park from the A61 and link with other mature trees on the opposite side of the A61. The site forms part of the 'Walton Fringe' area of green infrastructure identified in this plan, which links both south and north to the new plantations beside Thirkill Drive (Bellways development). The site commands good open views south and eastwards over rising farmland.
Historical Significance (ref NPPF 106b)	None known.
Recreational Value (ref NPPF 106b)	The park provides a local recreation ground for many families with children living in Walton Park, to the east of the A61. It comprises 12 items of formal play equipment including 4 swings for different age groups, plus seating within a dog -fenced area. Also, a compact surfaced basketball court. The site is cared for by NYC and the play equipment is in a good serviceable condition. The more natural/wild areas and mown grassland is used for informal play and dens etc. The site gets a positive mention on Harrogate Mumsnet.
Wildlife Richness (ref NPPF 106b)	Old trees, including ash, and retained hedgerows augmented by new planting of trees is well used by wildlife/birds. The site forms part of the 'Walton Fringe' area of green infrastructure identified in this plan.
Summary Assessment/Basis for Recommendation	The site is local in character and in close proximity to the Walton Park residential area, for which it represents the only easily accessible and nearby area for play and recreation. As well as its high recreational value, it has both local and strategic landscape and wildlife significance. The site's LGS designation will secure its additional great recreational benefit to the local community over and above the safeguards to its open status afforded by the existing Green Belt designation.
Recommendation	<b>Designate as Local Green Space.</b>





Pannal Cricket Club Ground (6)	
Location	On southern edge of Burn Bridge, east of Burn Bridge Lane and south of Malthouse Lane (OS grid ref. SE30108 51250). Bounded by private properties to the west boundary, part of the east boundary and a private drive with public walking access to the north of the site.
Size	1.3 ha
Proximity to community served (ref NPPF 106a)	The pitches and facilities are situated in close proximity to the Pannal and Burn Bridge community, being a very short walk from the south-west of Burn Bridge via the Burn Bridge Road bridge over the Crimple or bridge from Malthouse Lane, and 0.43 miles walk from the centre of Pannal village. Most players and members are from the Pannal and Burn Bridge communities.
Local in character/extensive tract of land (ref NPPF 106c)	The space is local in character.
Landscape significance, e.g. beauty, tranquillity (ref NPPF 106b)	<p>The ground provides an attractive green space with open surrounding fields and mature woodland at the boundaries, emerging from the south-west of the village. There are attractive views from the site, south over fields and woodland. The setting of the cricket ground also provides an appealing village landscape for anyone travelling into the village from the south and west by car, cycling or walking.</p> <p>The site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.</p>

Historic significance (ref NPPF 106b)	<p>The first indication of there being a Pannal CC is a match between Pannal College and Pannal in June 1886. The club played at other grounds at this time in the Walton Park area. Pannal CC moved to this location in 1918, a fact recorded by Edith Holroyd, a life-long club supporter, who remembered seeing the clearing of the outfield and the first pitch. So, the location has over 100 years of history at this location as a feature of the Pannal landscape and community.</p>
Recreational Value (ref NPPF 106b)	<p>The club supports a number of junior and senior teams and is affiliated to several local leagues. This provides recreational opportunities in cricket itself by supporting the development of the game and competitive cricket. The club has practice nets to support training and development.</p> <p>There is also a pavilion which, as well as providing facilities on training and match days, is used for cricket club organised social and community events for Pannal. The whole ground and facility also hosts, for example, an annual cricket club gala event working with other community organisations.</p> <p>The ground is crossed by a public right of way and is passed closely by the strategically important Harrogate Ringway path and thus, provides a backdrop, landscape and feature of interest on many walks through Pannal. The pitch in fact sits at the convergence of three public footpaths. These paths include paths to Burn Bridge Road, below Bunkers Hill, and south-east towards Swarth Hill.</p>
Wildlife Richness (ref NPPF 106b)	<p>The site enjoys a natural setting, surrounded by mature deciduous trees – to the west on private land, to the north at the site boundary and by an area of private woodland and around the edges of surrounding farmland in other directions. The north side of the site is part of a green corridor of trees/bushes south of Crimble that stretches from Burn Bridge Road bridge in the west to the Malthouse area bridge, the Ringway path and edges of Allen Wood. The area is a haven for birds with prolific bird song always heard.</p> <p>Although of little intrinsic wildlife value itself, the ground falls within the Crimble Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project, so contributes to a strategically important open space corridor.</p>
Summary Assessment/Basis for Recommendation	<p>The space is local in character and in close proximity to the communities it serves. It has clear recreational value and strategic landscape and wildlife significance. It is demonstrably special to the local community.</p>
Recommendation	<b>Designate as Local Green Space</b>



Pannal Community Park (7)	
Location	Immediately east of Pannal village. Between the A61 Leeds Road (The Carr) to the east, the Crimple Beck to the west, Milton Road and Hillside Road to the south-west, and the Leeds-Harrogate railway line to the south-east.
Size	5.3 hectares
Proximity to Community Served (ref NPPF 106a)	Located immediately adjacent to Pannal Village although not directly accessible from within the village itself, as there is no pedestrian access from the end of Milton Road, Hillside Road or across the River Crimple/Crimple Beck from the west bank (NB a pedestrian bridge link is proposed in this plan). The pedestrian access is via an entrance on Leeds Road (A61). This entrance is approximately 0.5 miles from the parish church in the centre of the village and from the centre of Walton Park. There is also vehicle access from Leeds Road and a 40-space car park on site. The park is therefore situated at the heart of the main community and easily accessible from the village, Burn Bridge and Walton Park. Note – there is a gate on the north boundary with an indistinct track heading down to the river/beck but no public right of way is marked on the OS map.
Local in character/extensive tract of land (ref NPPF 106c)	The space is local in character.
Landscape significance, e.g. beauty, tranquillity (ref NPPF 106b)	The park provides an attractive green space viewed from parts of the village and from Leeds Road on entry to or exit from Harrogate. The north-western boundary is formed by the Crimple Beck and the many mature trees, hawthorn and other hedges that grow around the banks of the Crimple. The south-western boundary (alongside the A61) also has a good stretch of tall



	<p>mature trees which shields the site to a degree from the road. Only the north-east boundary to the Crimple Hall site lacks tree planting.</p> <p>The park is located within the Crimple Valley Special Landscape Area. It also falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.</p>
Historic Significance (ref NPPF 106b)	None known. The club occupying the site - Pannal Sports Junior Football Club (PSJFC) - is the oldest continually active junior football club in Harrogate, established in 1966.
Recreational Value (ref NPPF 106b)	<p>The site's recreational facilities comprise:-</p> <ul style="list-style-type: none"> <li>-8 junior football pitches of various sizes to suit FA requirements in pitch sizes for different age groups. The pitches are used for regular training sessions at weekends and during the week and for arranged matches in local leagues, thus accommodating Pannal players and also players from all around the surrounding areas.</li> <li>-a 760m surfaced running track laid out around the perimeter of the site, used regularly by casual runners. At various points around the track are pieces of outdoor gym equipment. The park is frequently used by casual visitors who use the football and training pitches, running track and outside gym.</li> <li>-supporting toilet and catering facilities housed in temporary modular buildings. There is planning permission and a location designated for a future permanent clubhouse which will further enhance the quality of facilities and could become another base for community events. The clubhouse will be built when funds have been secured by PSJFC,</li> </ul> <p>The park is also accessed by local residents for relaxation in a green space, picnics, casual playing of sports and games etc.</p>
Wildlife Richness (ref NPPF 106b)	Some local habitat value - a variety of birds can be seen and heard in trees and hedges at the boundaries of the site – and strategic value - the site falls within the Crimple Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Summary Assessment/Basis for Recommendation	The space is local in character and in close proximity to the communities it serves. It plays an important recreational role for the village community – both organised sports and casual use for fitness and recreation. It has strategic landscape and wildlife value. It is of demonstrably special value to the community.
Recommendation	<b>Designate as Local Green Space</b>



<b>Site Name: Crimble Seasonal Wetland (8)</b>	
Location	On west bank of River Crimble/Crimble Beck extending upstream/south of Almsford Bridge to point opposite/west of the Crimble Hall complex.
Size	Est. 3ha.
Proximity to Community Served (ref NPPF 106a)	The site lies approximately 500m to the north/north-east of Pannal village.
Local in Character/Extensive Tract of Land (ref NPPF 106c)	The site is local in character.
Landscape Significance e.g. beauty, tranquility (ref NPPF 106b)	The land is owned by NYC and form parts of a farm tenancy. It has not been cultivated for several years. The site comprises a low-lying area of wet grassland with mature streamside hawthorn-dominated hedgerows. Birch, willow and other scrub trees are beginning to become established. It forms part of the Crimble Valley Special Landscape Area and falls within the Crimble Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Historic Significance (ref NPPF 106b)	None known.
Recreational value (ref NPPF 106b)	<p>The strategically important Harrogate Ringway footpath runs through the site, continuing north-west into Harrogate and south-west through the parish turning north towards west Harrogate. There is a bridleway link east from Almsford Bridge and a footpath from the bridge that turns south towards Pannal Golf Course.</p> <p>Local walkers/dog walkers and birdwatchers frequently use the paths and there are signs of occasional use by cyclists. The wetland is a point of interest for those using the paths.</p>

Wildlife Richness (ref NPPF 106b)	The wet grassland, adjacent stream and hedgerow, together with developing scrub, give the area local value for wildlife. The site falls within the Crimble Valley Sub-Regional Corridor as identified in this plan, based on Natural England's 2010 Yorkshire and the Humber Green Infrastructure Mapping Project.
Summary Assessment/Basis for Recommendation	The site is local in character and easily/quickly accessible from Pannal village centre. Lying astride the Harrogate Ringway footpath, it is popular and well-visited by local people and visitors from further afield, forming both a destination and a point of interest on longer walks. It has strategic landscape and wildlife significance and developing local habitat and species interest. It is of clear value to the local community.
Recommendation	<b>Designate as Local Green Space.</b>



Site Name: Church of St. Robert of Knaresborough Cemetery (9)	
Location	The site surrounds St. Roberts Church adjacent (to the SE) of the village green. To the SW bounded by the church car park and Main Street properties. To the E is the Clark Beck Close housing development. To the NE the site links and is adjacent to farmland in the Crimble Valley.
Size	0.48ha
Proximity to community served (ref NPPF 106a)	The cemetery is located at the centre of the village of Pannal with road and pedestrian access – including the Harrogate Ringway footpath route - from all residential parts of the parish. It is ~30metres from Main Street. The site is no more than a few minutes' walk from anywhere in Pannal and Burn Bridge.

Local in Character/Extensive Tract of Land (ref NPPF 106c)	The site is local in character.
Landscape Significance e.g. beauty, tranquility (ref NPPF 106b)	<p>The cemetery area serves as a quiet haven from Main Street and is a picturesque setting for the church and the centre of the village with a number of prominent large specimen trees and well-kept grounds. There are 4 yew trees (traditional tree for old church yards); a tall Lawson Cypress and two other attractive evergreen trees. The area is also planted with a variety of smaller trees and shrubs including holly, mahonia, hydrangea, spotted laurel and cotoneaster horizontalis.</p> <p>A number of large mature deciduous trees outside the actual church yard also contribute to the landscape, between the yard and Pannal Green housing estate, and between the church yard wall and the village green within the additional parking area. These include sycamore and oak.</p> <p>The cemetery frames the church, together forming a key view within the village, seen from all directions, particularly from either direction along Main Street, from Crimble Meadows (NB identified as the focus of a 'key view' in the conservation area appraisal) and for those approaching by foot along the Crimble Valley from the north.</p> <p>The site affords extensive views to the north over the fields that are to the west of the River Crimble where the Ringway path continues.</p> <p>The cemetery is within the Pannal Conservation Area. The Conservation Area Character Appraisal 2011 identifies the site as 'Important Green Space' and also highlights its bounding gritstone wall.</p>
Historic Significance (ref NPPF 106b)	A church has been located on this site since the 13 <sup>th</sup> century. There is a rich history associated with the church site with roles in Scottish-English wars and prominent historical links to royalty due to its location in the Forest of Knaresborough. Graves in the cemetery go back hundreds of years. So, the church and churchyard form a historical heart of the history of the village and is of vital importance to its identity.
Recreational Value (ref NPPF 106b)	The Ringway footpath, which is used extensively by residents and walkers locally and from across Harrogate, leads directly through the cemetery - linking to Main Street (where it proceeds to Mill Lane and the west of the village) and the route through fields in the Crimble Valley to the NE. The cemetery is also a destination for local residents visiting deceased relatives and enjoying its quiet environment.
Wildlife Richness (ref NPPF 106b)	The area is in close proximity to the village green and Clark Beck and bordering fields to the north – as such, it attracts small animals and particularly birds which benefit from its mature trees and shrubs.



Summary Assessment/Basis for Recommendation	The space is local in character and, like the village green, provides an important, readily accessible and quiet green space in the centre of Pannal. It holds clear landscape, historical and recreational significance as well as having some local wildlife interest. It is demonstrably of particular importance to the local community.
Recommendation	<b>Designate as Local Green Space</b>



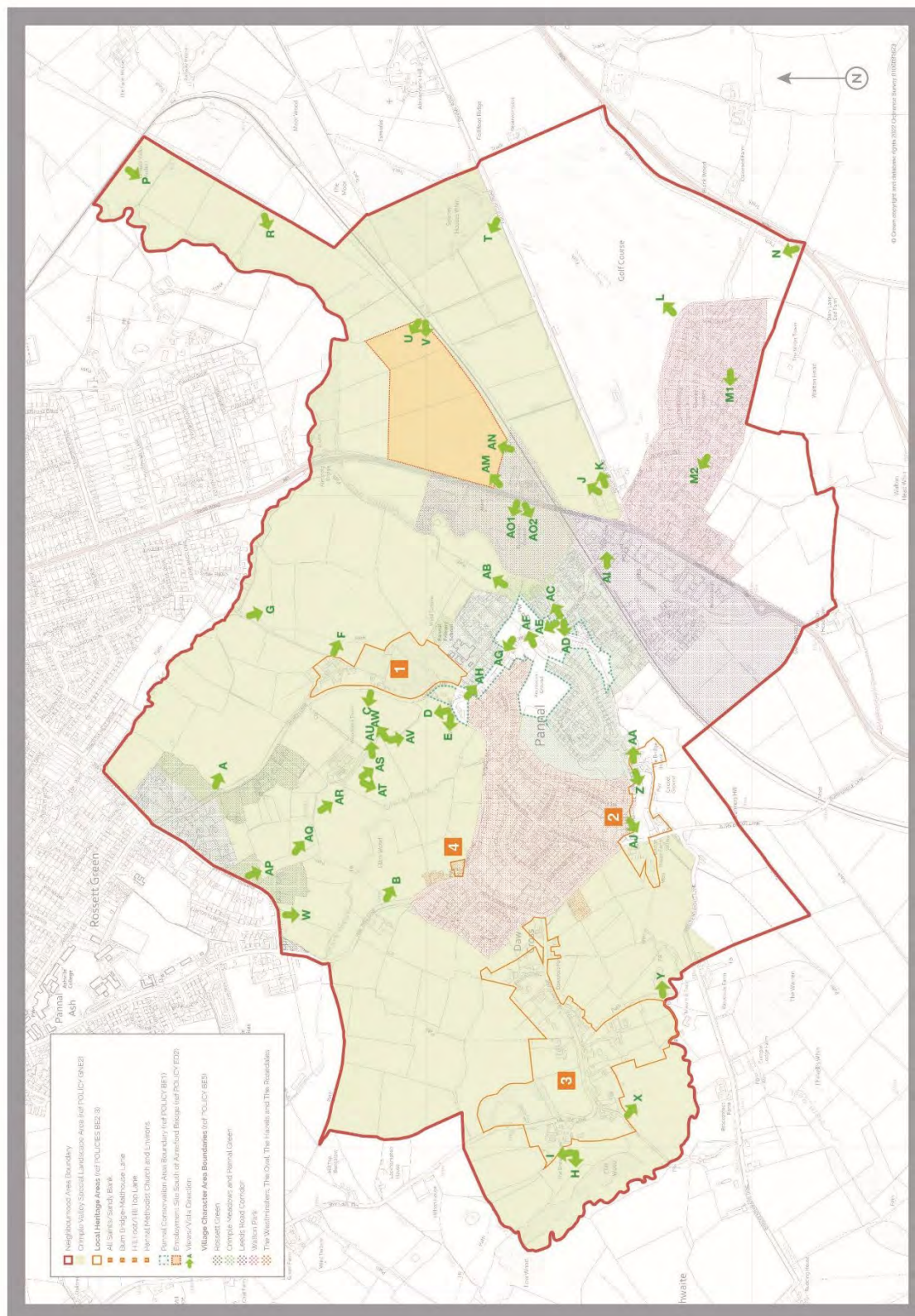
<b>Site Name: Almsford Wood (10)</b>	
Location	South side of Crimble Beck just east of Almsford Bridge on the A61 (OS GR SE 313 524)
Size	2.8 hectares.
Proximity to community served (ref NPPF 100a))	Very close to Harrogate's Fulwith and 'Daleside/Stone Rings' residential communities at the town's south-east edge. 1km from Pannal village and Walton Park residential area on the northern boundary of the Neighbourhood Area/parish. Easily accessible to all local residents via local footpaths and bridleways. Also served by A61 and regular bus routes.
Local in character/extensive tract of land? (ref NPPF 106c))	Local in character.
Landscape significance, e.g. beauty, tranquility (ref NPPF 106b))	The site affords good views 180 degree north-east to south west over the southern part of the Middle Crimble Valley, including the grade II* listed Crimble Viaduct - described as "offering magnificent views to the east and south" on the NYC website. The woodland is also visible to the left, travelling south down the A61 hill towards Pannal.

Historic significance (ref NPPF 106b))	Limited. Parts of the site include the remains of Carr Farm and the weir for the Fulwith Mill, located downstream, out of the Neighbourhood Area. Between the current road and woodland is an older derelict road bridge. (NB Almsford Bridge)
Recreational value (ref NPPF 106b))	The footpath along the wood's southern edge forms an attractive route linking interesting nature sites within the Special Landscape Area. A link joins the path to the pavement on the other side of the A61, plus the Harrogate Ring Way. Potential exists to improve access across the A61 via the requirement in Policy ED2 of this plan to provide a controlled pedestrian/cycle crossing as part of employment development at South of Almsford Bridge.
Wildlife richness (ref NPPF 106b))	This is a very wet largely deciduous woodland, previously owned and largely created by HBC (now NYC) about 20 years ago on former farmland. There is a pond with reed mace (bull rushes). The woodland includes alder, rowan, willow, ash, oak, hawthorn, birch and larch trees. Wet woodland is a particularly valuable and increasingly rare wildlife habitat.
Summary Assessment/Basis for Recommendation	The space local in character serving both local residents from south-east Harrogate/Pannal/Walton Park, as well as a wider group of visitors to the Crimple Valley. It has clear landscape, wildlife and recreational significance and is of demonstrable value to the local community.
Recommendation	<b>Designate as Local Green Space</b>













## APPENDIX 3: KEY VIEWS AND VISTAS







### Map 5: Key Views and Vistas


View ID	Description	Photo
A	South-east from the top of Church Lane across open fields towards the All Saints Local Heritage Area. Pannal House Farm can be seen on the horizon to the right of the horizontal row of trees. The houses on the left side of this row of trees are outside of the parish.	
B	South-east from Yew Tree Lane from the start of a well-used footpath across the Special Landscape Area towards Spring Lane. Clark Wood can be seen on the left horizon. Spring Lane Farm on the right. Clark Beck runs through Clark Wood into the centre of Pannal Village where it joins the River Crimple.	
C	North-west from Church Lane across the Special Landscape Area towards Woodcock Farm.	
D	North from the footpath off Spring Lane at the back of Woodcock Cottage and Quarry House looking across the Woodcock Hill and Sandy Bank part of the Special Landscape Area. View from the bottom of Spring Lane within the Pannal Conservation Area. Sandy Bank woods are on the right.	








E	East from the footpath off Spring Lane at the back of Woodcock Cottage and Quarry House looking across the Special Landscape Area towards Pannal Methodist Church and Spring Lane Farm. View from the bottom of Spring Lane within the Pannal Conservation Area.	
F	South-east across scrubland towards the Leeds Road industrial corridor from the well-used All Saints footpath linking Church Lane and Leeds Road.	
G	South across scrubland from the point at which the All Saints Footpath joins the Harrogate Ringway footpath.	
H	North-west towards Almscliffe Crag, seen on the horizon in the centre of the view, from Cobler Hill.	

I	North from Cobler Hill. Almscliffe Crag, can be seen on the horizon towards the left. Knabs Ridge Wind Farm and Menwith Hill can be seen at the left horizon (I think).	
J	North-east towards the Crimble Valley viaduct from Pannal Golf Club car park. Spacey Houses Whin can be seen on the right horizon behind the golfer.	
K	East-north-east from Pannal Golf Club car park towards Spacey Houses Whin. Folifoot Road runs behind the right-hand side hedgerow.	
L	North-east across the Golf course from a point at the top end of Drury Lane just before the entrance to Walton Park.	










M1	Middle of Walton Park looking west.	
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M2	Middle of Walton Park looking north-west towards Pannal.	
N	North-west on boundary of parish towards Walton Park	





P	Same south-west view taken from the other side of the viaduct inside the parish boundary.	
R	West-south-west looking into the parish from footpath leading to Spoil Bank on eastern boundary of parish. All Saints Court Local Heritage Area can be seen on the middle horizon.	
T	West-north-west from the intersection of Follifoot Road and Spacey Houses Whin looking into the parish.	







U	West-north-west from the rail crossing end of a footpath that runs from Follifoot Road to the crossing, looking towards All Saints Court on the horizon.	
V	Directly west from the rail crossing end of a footpath that runs from Follifoot Road to the rail crossing, looking towards the industrial corridor. The jagged edges of the newly built Crimple Valley garden centre can be seen to the right.	
W	South from Rosset Green Lane boundary of the parish looking across the Special Landscape Area towards Clark Beck	
X	South-east from Fall Lane off Hill Foot Lane. Cliff Wood on the eastern parish boundary can be seen on the right.	





Y	East from a bridge across Crimple Beck located on the Ringway footpath between Hillfoot Lane and Brackenthwaite Lane.	
Z	West from a bridge across Crimple Beck in Burn Bridge connecting the Ringway footpath to Malthouse Lane.	
AA	East from a bridge across Crimple Beck in Burn Bridge connecting the Ringway footpath to Malthouse Lane.	







AB	North-north-east along the Ringway footpath from the back of St Roberts Church along a well-used track connecting Pannal to the A61 near Almsford Bank.	
AC	North-east from the southern boundary of Pannal Conservation Area on Main Street looking along Crimple Beck.	
AD	West from the southern boundary of Pannal Conservation Area on Main Street looking along Crimple Beck.	
AE	North-north-west from the southern boundary of Pannal Conservation Area looking up Main Street. The hedge boundary of Pannal Hall can be seen on the left-hand side of the road.	





AF	In the heart of Pannal Village within the Pannal Conservation Area looking from Crimple Meadows east-north-east towards St Robert of Knaresborough Parish Church.	
AG	North-east up Main Street within the Pannal Conservation Area.	
AH	South-west down Main Street within the Pannal Conservation Area.	
AI	Memorial Hall	




AJ	Bridge on Burn Bridge Road near Black Swan		
AM	North-east from the far western end of Leeds Road Mercedes garage car park towards the viaduct over site slated for commercial development		
AN	North-east from the far eastern (A61) end of Leeds Road Mercedes garage car park towards the viaduct over site slated for commercial development		
AO1	North-west from entrance to Pannal Community Park on A61 looking towards All Saints area.		

AO2	West-south-west from entrance to Pannal Community Park on A61 looking towards Pannal		
AP	South-south-east from entrance to footpath off Rosset Green Lane into SLA		
AQ	South-east from Rosset Green Lane end of SLA towards Woodcock Farm		
AR	South-south-east from near the middle of the SLA towards A61 (Walton Park on left horizon)		



AS	South-south-east over SLA from near Woodcock Farm towards Pannal	
AT	South-south-west over SLA from near Woodcock Farm towards Yew Tree Lane end of Spring Lane	
AU	East over SLA from near Woodcock Farm towards Church Lane, Sandy Bank Wood and Sandy Bank cottages	
AV	South from SLA just past Woodcock Farm towards Woodcock Hill and the Old School House on Spring Lane	

AW	North-east from SLA just past Woodcock Farm towards Church Lane and Pannal House Farm	
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## APPENDIX 4: LOCAL HERITAGE AREAS

### ALL SAINTS/SANDY BANK

#### General Description and Location

A4.1 'The All Saints/Sandy Bank area covers some 15 acres (6.06ha) comprising the residential All Saints Court, Pannal House Farm, Vale End and Sandy Bank Cottages plus the 10 acre (4.05ha) Sandy Bank woodland.

A4.2 The area lies within the Crimble Valley Special Landscape Area and forms a discrete area containing several attractive traditional dwellings on Church Lane. As stated in the Pannal Conservation Area Appraisal (PCAA), "this area has its own character which is distinct from that of the historic core of Pannal village" and "would also be classed as 'undesigned heritage assets'.

#### KEY ELEMENTS OF SPECIAL INTEREST

##### Setting

- *The relationship of the area to its setting and the effect of that setting on the area*

A4.3 The area occupies an elevated and visible position in the landscape, providing part of the setting for Pannal and Burn Bridge villages and the Pannal Conservation Area. As such it also forms a key part of the wider Crimble Valley Special Landscape Area which extends west, north and east from it.

A4.4 All Saints Court – a key component of the area's built interest - commands spectacular views of Almscliffe Crag to the west and the Grade 2 listed Crimble Valley Viaduct to the east.

A4.5 All Saints/Sandy Bank is connected to Pannal village by Church Lane, a key parish thoroughfare, entering the village from the Pannal Ash area of west Harrogate. The area reinforces the historic character of the village when arriving from the north by car.

##### Historic Development

- *The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations*

A4.6 The hills surrounding Pannal village provided a source of stone for building, and, during the second half of the 19<sup>th</sup>C and the early 20<sup>th</sup>C, Sandy Bank was an active quarry operated by the Nettletons. The area's buildings are built in coursed gritstone rubble from the Sandy Bank Quarry. The cliffs and crags of the quarry betray its former working faces, providing a direct and causal link to the area's buildings. The quarry ceased operation around 1930.

A4.7 What is now known as All Saints Court was originally called Wescoe Hall after a local yeoman family. The hall passed through the hands of the Crosby and Casson families, until purchased by Thomas Watson and becoming a boy's school known as Pannal House. This school operated from at least 1867 until 1910, attracting boarding pupils from a wide area. It was, for example, a popular choice among gentry families in Keighley ([valendale.co.uk/schools.html](http://valendale.co.uk/schools.html)).

A4.8 Thereafter, it was run as a training college – All Saints' Nursery College - for children's nannies, named by locals the 'White Ladies' likely from the colour of their uniform. The Crown Prince Peter of Yugoslavia was reputed to be one of the babies resident at the college (ref Anne Smith "Pannal and Burn Bridge Their Stories" (2021)). Leavers from the Northern Police Orphanage at St George's

House in Harrogate (1898 – 1956) trained as Nursery Nurses at the College (ref [stgeorgharrogate.org/stg31fromthepast.htm](http://stgeorgharrogate.org/stg31fromthepast.htm)). The college existed until c.1947 when it was sold for private housing.

### **Lived Experience**

*- How the places are experienced by the people who live and work there and visitors to the area*

A4.9 Historically, the buildings that make up the area have functioned as boy's school, nannies training college, quarry workers' residences and farm buildings – a rich and varied past for a relatively small built enclave. Today, the farm remains and the area is experienced primarily as a quiet residential neighbourhood, but the retained character and form of the buildings betray something of the area's interesting past.

A4.10 Several well-used footpaths bring local people and visitors through the All Saints & Sandy Bank area, connecting the people who live in the area to the wider community (and vice versa) on a daily basis. The footpaths are used as both daily thoroughfares to access the Leeds Road shops and medical centre and as leisure walking routes through the Special Landscape Area – to/from destinations such as Harrogate Town Centre and the Yorkshire Showground and connecting to the circular Harrogate Ringway walking route.

### **Architectural Quality and Built Form**

A4.11 All Saints Court consists of attractive traditional stone buildings (ref PCAA) dating from the early 19<sup>th</sup> century. The 1929 chapel, now a garage, features a stained-glass window.

A4.12 Sandy Bank Cottages are a c.1908 terrace of quarrymen's houses constructed by the Nettletons, within the quarry, for their workers. Like All Saints Court, these cottages are traditional stone buildings. There are two new builds, c.2019, at the north end of the terrace, that copy the style of the older properties.

A4.13 Pannal House Farm contains various traditional farm buildings. The farmhouse, though in poor condition, is an imposing, mainly two storey dwelling, occupying an elevated position on a corner site. The building is finished with regular coursed stonework under a stone roof, although the detached single storey garage block has a slate roof. The west elevation is the principal elevation and comprises two design styles. The main section boasts two bay windows over two storeys and a large number of window openings. It also has an exposed basement at the south end and is thus three storey in part. The north wing of the building, used as a garage/store and hobby room, has a higher eaves and ridge and no openings on the west elevation, only a large garage door with window above on the north elevation. There are a range of small openings on the rear (east) elevation (ref Planning, Design and Access Statement produced by a firm of Town Planners in Richmond, NY). The former HBC's Principal Conservation Officer stated in July 2021 that she would "class these buildings as non-designated heritage assets".

A4.14 The eighteenth century dwelling at 1 All Saints Court, the attached former school buildings and the c.1908 terrace of quarrymen's houses at Sandy Bank are all described as being "of some historical interest" in the PCAA.

### **Open Spaces, Green Areas, Parks and Gardens and Trees**

A4.15 Sandy Bank, stretching along Church Lane from Vale End to the rear of the bungalows on Main Street, Pannal, is now an attractive 10-acre (4.05ha) woodland area containing the cliffs and crags of the former faces of the quarry.



A4.16 The highest part of the quarry is said to be an ancient sea cliff. The quarry's lowest bed is of compact gritstone, upwards of 6m in thickness, above which are beds of a very coarse grit resembling quartz gravel intermixed with fragments of black carbonaceous matter. Above this is a thin bed of purplish shale, then a bed of fine yellow sandstone, topped finally by a second bed of strong compact grit (ref Anne Smith "Pannal and Burn Bridge Their Stories" (2021)). It is considered by the parish council to be a candidate site of Local Geological Importance.

A4.17 Sandy Bank Wood is one of three sites in the parish identified as qualifying for Site of Interest for Nature Conservation (SINC) designation and one of two designated in the HDLP. According to the Harrogate and District Naturalist's Society this wooded area is a mix of "deciduous and coniferous trees with sandstone boulders and ferns on the floor" and contains Field Cow-Wheat, an endangered, rare, and declining plant. The area has ecological and recreational interest containing several well-used footpath links and offers a habitat for birds, mammals, and various species of vegetation. The spring in the quarry historically fed the village below. There are two entrances to the quarry from Church Lane.

#### **Designated and Other Heritage Assets**

*- Intrinsic importance and contribution they make to the townscape*

A4.18 While there are no formally designated assets in the area, the PCAA states that the buildings in this area "would be classed as 'undesignated heritage assets'.

#### **Local Distinctiveness**

*-The sense of place that makes the area unique*

A4.19 The woodland quarry and its adjacent, associated buildings give this area its unique sense of place. Its local distinctiveness comes from the umbilical link between the buildings and the quarry which provided the stone from which they are built.

#### ***BASIS FOR DESIGNATION: SETTING; HISTORIC DEVELOPMENT; OPEN SPACES ETC.; LOCAL DISTINCTIVENESS***

### **BURN BRIDGE – MALTHOUSE LANE**

#### **General Description and Location**

A4.20 This is an attractive area, with a variety of historic buildings, and forms a corridor adjacent to the Crimple Beck and mature woodland of Allen Wood and along the banks of the Crimple.

#### **KEY ELEMENTS OF SPECIAL INTEREST**

##### **Setting**

*-The relationship of the area to its setting and the effect of that setting on the area*

A4.21 The area is part of the green corridor of the Crimple Valley running west-east through Burn Bridge and on to Pannal village. As such, it has a well-wooded, intimate valley setting, largely enclosed to the north, but with more open views out to rising land to the west and south. Its linear character, the strategically important Harrogate Ringway footpath which runs on Crimple Beck's south side and the footpath on the beck's northern bank, together with surviving remnants of past railway heritage, emphasise the area's historical relationship with local travel/transport.

A4.22 The Crimple Valley Special Landscape Area lies immediately to the west and indeed extends into the west of the area, west of Burn Bridge Road.

A4.23 With Burn Bridge Road being a major north-south thoroughfare serving Burn Bridge, this area forms a first impression of the historic character of Burn Bridge village when arriving from the south-west by car.

#### **Historic Development**

*- The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations*

A4.24 The redevelopment of the former corn mill next to Malthouse Bridge reflects the mill both in terms of its courtyard layout and incorporation of original features. Similarly, the cobbled yard to the converted Malthouse manager's house was once the Malthouse coal yard. Indeed, most of the buildings in the area, although now residential, still display the character of the industrial or farm buildings they once were.

A4.25 The area's buildings and its scattered remnant industrial features provide a visible link back to Burn Bridge's industrial past and early years, including its association with landowner, farmer and entrepreneur Thomas Hudson.

#### **Lived Experience**

*-How the places are experienced by the people who live and work there and visitors to the area*

A4.26 Malthouse Lane is a marked public right of way, forming part of the footpath that connects Burn Bridge, at The Black Swan, to the centre of Pannal village at the parish church, along the Crimple Beck's northern bank. The Harrogate Ringway footpath route runs on the opposite, south side of the Crimple and connects to Malthouse Lane over the Malthouse Bridge and via Burn Bridge Road at its bridge over the Crimple. As such, the area is frequently used and experienced by local people and visitors as an attractive and historically interesting day-to-day and leisure walking route.

#### **Architectural Quality and Built Form**

A4.27 Several 18<sup>th</sup> and 19<sup>th</sup> century historic buildings in the area are characterised, as is Pannal Conservation Area, by the distinctly brown-tinged, coursed gritstone rubble quarried locally at Sandy Bank. In the following descriptions, numbers refer to the map below.

A4.28 There were mills on the site next to the Malthouse Lane Bridge from the 14th century. The corn mill nearest to the bridge backed onto the mill dam, and housed the water wheel. Now converted to housing [6] and [7], it still contains the original wooden bevel gears which were driven by the water wheel. The mill dam was fed from Crimple Beck via a goit upstream, and the water ran off via a culvert under the corn mill and returned to the stream near Malthouse Lane Bridge. Four houses, built in 1975, now stand on the actual malthouse site, but are not included in the proposed Local Heritage Area.

A4.29 The malthouse was built on farmland, in what is now Malthouse Lane. The malthouse was built c. 1876 by farmer Thomas Hudson, who bought the land for the purpose in that year from landowner Eliza Penelope Bentley of Pannal Hall. Wagons brought coal and barley from a railway siding whose remaining containing wall for the coal can still be seen by the Harrogate Line. The malthouse was demolished in 1975 (see above), but the malthouse manager's house remains [8]. The cobbled yard of that house was the malthouse coal yard, and steps once led down from the coal yard to the boiler room and river. Historic maps show that the maltings was served by its own

track/pathway and siding independent from Pannal Railway Station. The construction and operation of the maltings at Burn Bridge was seemingly historically independent from industrial activity in Pannal (ref Pannal Conservation Area Appraisal).

A4.30 The Victorian house between the corn mill courtyard and Pannal Cricket Ground is Bridge House [9], which was once the farm house of Thomas Hudson, who owned much of the local land to the south of Crimble Beck. His barn stands on the other side of the cricket ground and is now converted to housing [10]. The barn had cow byres and stables behind.

A4.31 Crimble Beck Cottage [4], the two-storey house formerly opposite the malthouse, which was previously called Rose Cottage, was built before 1840. An early 20th-century photograph of the malthouse shows Rose Cottage as a much smaller single-storey building.

A4.32 There has been a hostelry in the location of The Black Swan [1] since 1650 when an earlier building was used by charcoal burners who stayed in the local area. The building (now offices) opposite the Black Swan was originally a smithy [2]

A4.33 There are other buildings/structures in the area of interest as follows:

- Stone cottage to the north of the Old Smithy on Burn Bridge Road [3]
- Stone-built Willow Farm [11]
- Malthouse Cottage [5] on the south side of Malthouse Lane
- Burn Bridge

#### **Open Spaces, Green Areas, Parks and Gardens and Trees**

A4.34 The area is very much characterised by the green beck corridor at its heart and the large area of flanking woodland on the beck's southern bank, as well as the open areas attached to Malthouse Lane's residential and other buildings. This green environment is key to the enjoyment of those who walk along the valley on its well-used footpaths.

#### **Designated and Other Heritage Assets**

*-Intrinsic importance and contribution they make to the townscape*

A4.35 The Crimble Beck Bridge at Burn Bridge is identified as a Non-Designated Heritage Asset in this plan.

#### **Local Distinctiveness**

*-The sense of place that makes the area unique*

A4.36 The area's local distinctiveness rests with its beck-side wooded valley focus, the linear movement – old and latter-day – at its core and the reminders and remnants of industrial archaeological heritage present in its scattered buildings and other built structures.

***BASIS FOR DESIGNATION: SETTING; HISTORIC DEVELOPMENT; ARCHITECTURAL QUALITY ETC.;***  
***LOCAL DISTINCTIVENESS***

## **HILL FOOT/HILL TOP LANE**

### **General Description and Location**

A4.37 The area of Hill Foot/Hill Top Lane – an area of some 25ha - straddles a connecting thoroughfare located at the top (north) end of Burn Bridge Road. This sparsely populated area lies within the Crimple Valley Special Landscape Area (Upper Crimple Valley compartment) and has its own open rural yet developed character which is distinct from that of other parts of the Neighbourhood Area. It occupies a commanding rural setting with spectacular views and contains several old and special buildings, including three that are listed. The area benefits from several Public Rights of Way including the Harrogate Ringway, a promoted route for walkers.

### **KEY ELEMENTS OF SPECIAL INTEREST**

#### **Setting**

*-The relationship of the area to its setting and the effect of that setting on the area*

A4.38 The Hill Foot/Hill Top Lane area is set within and forms part of the Upper Crimple Valley, part of the Crimple Valley Special Landscape Area and of the historic Forest of Knaresborough. It is in general terms a landscape of rolling farmland with scattered farms and 'grand houses' rising gradually towards the former moorland plateau. Although now subject to residential development, with substantial properties in generous grounds together with the traditional farms and manors, it remains part of the characteristically old enclosed landscape of small grass fields, irregular boundaries – many of stone - and twisting lanes and paths, i.e. still essentially a landscape characteristic of early enclosure, yet with its own distinct character, of which increased tree cover is a key part.

#### **Historic Development**

*-The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations*

A4.39 The area's three listed historical farmhouses and their open settings set the tone for the subsequent and more recent development of large residential dwellings in generous grounds.

#### **Lived Experience**

*-How the places are experienced by the people who live and work there and visitors to the area*

A4.40 Hill Foot and Hill Top Lane are well used by cars, but do not feel as busy and congested as Church Lane, Pannal Main Street, and Burn Bridge Road. Several well-used footpaths also bring local people and visitors through the area. Despite this activity, the area always seems a haven of calmness and stillness: an echo of a quieter, slower, and more rural period in the history of the parish, in which farming and the world of 'the big house' still play a key part.

#### **Architectural Quality and Built Form**

A4.41 The area's buildings are substantial and mainly detached private houses from various eras with attractive architectural features, interspersed with old farmhouses. Each building in the area is unique in its architecture. The area has not been subjected to as much modern building mixed in with the old as is evident within the Pannal Conservation Area. There are no modern housing estates.

A4.42 Three listed buildings are of particular note - Hill Top Hall, Dawcross Farmhouse and Bilton Grove Farmhouse. These are detailed under 'Designated and Other Heritage Assets' below.

A4.43 There are several other properties of architectural interest including:

- Shenley on Hillfoot Lane - a splendid 1930s Art Deco house which boldly occupies a large, screened plot.
- Hillfoot Manor
- Cobler Hill

A4.44 A plaque set within one of the stone walls on Hill Foot Lane marks the location of the first Wesleyan Chapel at Pannal built in 1788 and notes that John Wesley preached there.

A4.45 Stone walls lining both Hill Foot and Hill Top Lane are a significant feature of the area.

### **Open Spaces, Green Areas, Parks and Gardens and Trees**

A4.46 The area once formed part of the Forest of Knaresborough, a royal hunting forest, referred to as early as 1167, during the reign of Henry II. Progressive clearance and enclosure led to the area's current early enclosed, open farmland character, in which a 'green feel' is dominant.

A4.47 The farmland is interspersed with large mature well-maintained private gardens, some partly hidden behind hedges and stone walls. Many mature trees and shrubs grace the area giving it a well treed/wooded character. There are however no public parks, open spaces or publicly accessible areas, save for the several public rights of way – paths and bridleways – which cross the area.

### **Designated and Other Heritage Assets**

*-Their intrinsic importance and the contribution they make to the townscape*

A4.48 There are three listed buildings: Grade II\* Hill Top Hall on Hill Top Lane; Grade II Dawcross Farmhouse; and Grade II\* Bilton Grove Farmhouse on Hill Foot Lane.

A4.49 Hill Top Hall is reported to date to the 14<sup>th</sup>C as a resting place for monks travelling between Kirkstall Abbey and Fountains Abbey. The Hall appears on Thomas Jefferys 1771 map of the Forest of Knaresborough held by North Yorkshire Council (NYC). It seems likely that the neighbouring property complex of barns, etc., now renovated and converted to private housing, were once outbuildings for the Hall. Historic England describes the current building as a large 17<sup>th</sup>C farmhouse with a circa 1908 west wing and other later alterations with two storeys and attics. The west front has two windows, and there is one window in the north wing in the 17<sup>th</sup>C manner. It is built of dressed grit stone with a stone slate roof and gables with coved coping and kneelers surmounted by finials. There is a large projecting chimney stack on the west wall with crow-stepped base rising to a double stack with gargoyles at the base of the base shaft. It has good original two-light windows with mullions, hood moulds and leaded lights and later splayed bay windows to the ground floor. The doorway has a low pointed head in splayed recess with hood-mould carried over the adjoining window and contains an altered original oak boarded door. There are stunning views from the Hall across surrounding open countryside towards Almscliffe Crag.

A4.50 Dawcross Farmhouse is a later 18<sup>th</sup>C two-storey farmhouse of grit stone ashlar having a stone slate roof with ridge stack and stone eaves cornice forming the gutter. It is double fronted with 3 windows, sill strings and recessed sash windows. The architraved doorway has a panelled frieze and cornice; a semi-elliptical, radial fanlight and a six-panel door.

A4.51 Bilton Grove Farmhouse is a circa 1662 two-storey farmhouse with later additions. Made of coursed, squared grit stone rubble with a stone slate roof with kneelers and coved coping to the gables and brick ridge stacks. It has 2 windows. The south entrance front has two two-light windows to the 1st floor and three-light and four-light windows to the ground floor; all with chamfered



mullions. There is an inscription "W.C. 1662" over tile chamfered stone doorway and a moulded chimney on the west table.

A4.52 These three designated assets, together with their extensive grounds circumscribed by old enclosure field boundaries, perfectly characterise and capture the essence of the proposed Local Heritage Area.

### **Local Distinctiveness**

*-The sense of place that makes the area unique*

A4.53 The 'Lived Experience' of the area (as set out above), for residents, visitors and 'through-routers' is the key to this area's uniqueness within the Neighbourhood Area. It is the combination of an old, early enclosure landscape, the heritage buildings which 'pepper pot' it, the retained rural feel and its quiet privacy into which only the public highways and bye-ways intrude.

### ***BASIS FOR DESIGNATION: HISTORIC DEVELOPMENT; ARCHITECTURAL QUALITY ETC.; OPEN SPACES ETC.; HERITAGE ASSETS; LOCAL DISTINCTIVENESS***

## **PANNAL METHODIST CHURCH AND ENVIRONS**

### **General Description and Location**

A4.54 A small area comprising three red brick buildings and surrounds is located on Spring Lane, at the junction of Spring Lane and Yew Tree Lane. It represents more than 250 years of Methodist history in the Harrogate area, a history that started in Pannal, albeit not at this particular site.

### **KEY ELEMENTS OF SPECIAL INTEREST**

#### **Setting**

*-The relationship of the area to its setting and the effect of that setting on the area*

A4.55 The area sits on the southern, Spring Lane boundary of the Crimple Valley Special Landscape Area. The collection of red-brick buildings within the area represent a prominent gateway feature and landmark at this well-used road junction and entry point to Pannal and Burn Bridge villages.

#### **Historic Development**

*- The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations*

A4.56 The church/chapel and linked schoolroom and vestry remain largely unchanged from when they were built. The slightly later church parlour and caretaker's cottage again sit in their original relation to the earlier buildings. The enclave as a whole must appear much as it did in the earliest C20th.

A4.57 The history of Methodism in Harrogate started in Pannal in 1753 when a 19-year-old Pannal resident, Bryan Prockter, heard a local Methodist preacher in Harewood. This was just 14 years after John Wesley initiated the Methodist movement with his preaching. Inspired by what he heard, Bryan and his widowed mother opened their home to any Methodist preachers passing through Pannal, and invited friends and neighbours to hear their message. This led to the formation of a Methodist society. The movement grew and by 1778 the decision was made to build the first Methodist Preaching House in the Harrogate area in Pannal, on Dawcross Lane, now called Hillfoot Lane. The

land was donated by John Kent, a local farmer. The building cost £290, seated 210, and opened in 1780. In 1788 legal ownership of the land was transferred to the chapel trustees. Oral tradition has it that John Wesley preached at the chapel. In June 1932 a plaque commemorating both the chapel and the preaching was unveiled on Hillfoot Lane (ref Rita Corbridge, "Hilltop Heritage: The Story of Pannal Methodists", 2007 edition).

A4.58 This original chapel served the Methodists of Pannal until 1902 when it was considered 'dilapidated and unhealthy' and a decision was taken by the trustees to build a new chapel, with a schoolroom and vestry. An 800 sq. yard portion of Spring Lane Farm was acquired for £100 with an additional four guineas being paid to The Duchy of Lancaster to obtain the freehold. A new trust was established in 1903 and its members, all prominent in Harrogate society and business, set about raising funds. The chapel would seat 174 and cost an estimated £1,536. Mr W. J. Morley of Bradford was commissioned as the architect, He was well-known for his Gothic buildings in Yorkshire, and beyond, and many Wesleyan chapels are among his notable works (ref [https://en.wikipedia.org/wiki/William\\_James\\_Morley](https://en.wikipedia.org/wiki/William_James_Morley)).

A4.59 The new chapel at the top of Spring Lane opened in January 1905. Shortly afterwards the old chapel on Hillfoot Lane was sold for £180 to Mr Rushworth of Hillfoot Manor, who demolished it to build a cottage for his gardener.

A4.60 With the move to Spring Lane and increasing residential development in the period before WWII, the Methodist movement in Pannal went from strength to strength. In 1932 Mr Waterhouse of Rossett Green offered the trustees the gift of a piece of land adjoining the church premises equal in size to the original site. This enabled a church parlour and caretaker's cottage to be built. The architect of these two buildings is unknown but it was not W. J. Morley as he died in 1930. They do however fit well with the earlier 1905 buildings.

### **Lived Experience**

*-How the places are experienced by the people who live and work there and visitors to the area*

A4.61 Pannal Church, the Church Hall and what was the church parlour have been in community use since they were built. Extensive residential development in the surrounding area, both pre-WWII and in the 1960s, helped the Pannal Methodist Church to grow and almost doubled the size of the Sunday School. By 1973, the increasing population led to the formation of a youth club catering for 12–18-year-olds, as well as a Young Wives group. The purpose to which these buildings are put continually changed as Pannal Church adapted to the needs of the community it served. Today, in addition to regular church services and pastoral care, there are coffee mornings, a book club, table tennis groups and a well-attended pre-school group for families in the area.

A4.62 In 1970 the caretaker's cottage, now called Wesley Cottage, was sold and went into private ownership.

A4.63 As stated above, this historic Methodist enclave is experienced by all who pass it by as a prominent feature at an important village gateway.

### **Architectural Quality and Built Form**

A4.64 The area's red brick/brick buildings and their design combine to distinguish them from neighbouring predominantly stone-built buildings.

A4.65 As can be expected of buildings having such a historic religious purpose and built at a time when sponsors were of significant standing in the community and generous with their funding, the quality of the design, build and finish is of the highest. The buildings have also been well cared for.

### **Open Spaces, Green Areas, Parks and Gardens and Trees**

A4.66 The church and Sunday school are set within well-kept ornamental-style gardens, with hedge or metal railing fencing. Wesley Cottage is surrounded by a substantial garden featuring boundary hedges and mature trees. The overall impression is of a well-tended, mature garden landscape, as distinct from the flanking agricultural fields.

### **Designated and Other Heritage Assets**

*-Intrinsic importance and contribution they make to the townscape*

A4.67 Pannal Methodist Church has been identified as a Non-Designated Heritage Asset by HBC.

### **Local Distinctiveness**

*-The sense of place that makes the area unique*

A4.68 The area and its buildings are all associated with the history of the Methodism movement in the Harrogate area as already described; a history that started in the 18<sup>th</sup> century. In addition to their uniquely historic importance, the buildings are themselves architecturally attractive and distinctive, lending this part of the Neighbourhood Area a very different feel.

***BASIS FOR DESIGNATION: HISTORIC DEVELOPMENT; LIVED EXPERIENCE; ARCHITECTURAL QUALITY ETC.; LOCAL DISTINCTIVENESS***

## **APPENDIX 5: NON-DESIGNATED HERITAGE ASSET ASSESSMENTS**

### **Identification of Candidate Assets**

A5.1 Candidate Non-Designated Heritage Assets ('Assets') were identified from the following sources:

- Anne Smith – "Pannal and Burn Bridge Their Stories".
- Community consultation exercises – written representations yielded suggestions as to possible properties worth considering.
- NDP Landscape and Environment Focus Group, Steering Group and parish councillor local knowledge.

### **Assessment of Candidate Assets**

A5.2 Before any assessments were undertaken, the ownership of assets was checked and permissions of owners as to assessment/possible NDHA identification sought. Only those assets in non-private hands or subject to private owner agreement were selected for assessment. Assets on the candidate list were then initially assessed by NDP Landscape and Environment Focus Group members, using a simple assessment pro-forma. Each asset was subject to a site visit, the pro-forma completed and an initial recommendation made to the NDP Steering Group as to designation or not. All asset assessments were then reviewed and moderated by the parish council's NDP planning consultants (Directions Planning Consultancy Ltd).

A5.3 All assets were assessed against Historic England's Local Heritage Listing criteria, as published in Historic England Advice Note 7, as follows:

- Age: The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
- Rarity: Appropriate for all assets, as judged against local characteristics.
- Aesthetic Interest: The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
- Group Value: Groupings of assets with a clear visual design or historic relationship.
- Archaeological Interest: The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- Archival Interest: The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
- Historical Association: The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.

- **Designed Landscape Interest:** The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
- **Landmark Status:** An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
- **Social and Communal Value:** Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

A5.4 A steering group recommendation, based on this assessment, was then made to the parish council for final agreement.

### Assessments

Feature name <sup>1</sup>	Location	Description <sup>2</sup>	Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?
Memorial Institute (now called Pannal Village Hall)	Station Road, Pannal	Stone building dating to 1888, with subsequent additions.	This building started its life in 1888 as an Oddfellows Hall. Oddfellows date back to the 18 <sup>th</sup> century, a time when the old English Trade Guilds were in decline. Many fraternal societies took the place of the Guilds and became firmly established to support workers with benevolence if they fell on hard times. One of these was the Odd Fellows – a society representing fellow craftsmen from an assortment of trades. They met in pubs and church halls and as the movement grew, they started to own their own meeting place or Oddfellows Hall. The Oddfellows introduced novel benefits for members. These included the Travel Warrant, which allowed members seeking work to stay overnight in an Oddfellows Hall, anywhere in the country, free of charge. Societies like the Odd Fellows were the precursor of modern-day trade unions and could facilitate effective local strike action by levying their members for additional contributions for their benevolent funds, out of which payments could be made to the families of members who were on strike. Thus, the Memorial Hall is a link in a chain of historical events that led to a society where ordinary workers are protected.

<sup>1</sup> Does the feature have a name locally eg building name? If not, a brief description.

<sup>2</sup> A more detailed description of the physical form

<sup>3</sup> Age, Rarity, Aesthetic Value, Group value (ie a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value



			<p>In 1919, parishioners wanted some memorial for boys from the neighbourhood who had fallen in the 1914-18 war. A village institute was proposed, but rather than erecting a new building, villagers approached the Society of Oddfellows. A purchase price of £600 was agreed for Pannal Oddfellows Hall and on 11th November 1919, exactly one year after the signing of the Armistice, the hall was opened as the Pannal Memorial Institute by Major Edward Peel Cross, a local solicitor who had been appointed captain and adjutant of the 5th Battalion, West Yorkshire Regiment (Prince of Wales's Own) following the outbreak of war. Twenty-nine men are named on the 1914-18 memorial that can be found inside the Institute. A plaque commemorating those who fell in WWII was added later. A service is held every November to remember these men.</p> <p>Although they no longer owned it, the Oddfellows continued to meet there until 1945.</p> <p>Children's Christmas parties started to be held there from 1928. Pannal Women's Institute, formed in 1931, held meetings there for many years. The Pannal Branch Library operated out of the building from 1938. During WWII it was used by troops stationed at Pannal Hall for film nights, dances, and church services conducted by the army padre. The Pannal Women's Dramatic Society put on well-attended plays, and today there is an equally well-attended annual pantomime and occasional film nights. The hall provided premises for the first baby health clinic, Keep Fit classes, the Girl Guides, children's play groups, bridge evenings, yoga and pilates classes, and many other community activities, including meetings of the parish council. The original Oddfellows Hall is now the snooker room.</p> <p>The Memorial Institute, now renamed to Pannal Village Hall, has a long history of use within the parish and continues to serve Pannal well, providing a hub and community meeting place for many village activities. It is situated close to the station, and within easy walking distance for most parish residents.</p> <p><b><i>BASIS FOR DESIGNATION: HISTORIC ASSOCIATION; LANDMARK STATUS; SOCIAL AND COMMUNITY VALUE</i></b></p>
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Feature name <sup>4</sup>	Location	Description <sup>5</sup>	Why is the feature of interest and significance? <sup>6</sup> What evidence exists to support the proposed selection?
Crimple Beck Bridge at Burn Bridge	SE299514 Burn Bridge Road/Lane, south of The Black Swan and Malthouse Lane Junction	Stone built arched broad bridge (see photos below).	<p>This is a substantial, well-built, arched stone-built bridge.</p> <p>Shown on OS 6-inch map dated 1889 (see map below). Village and bridge referred to as 'Burnt Bridge' on this map. Carved stone abutment walls have horizontal lines, thought by some to be 18th century. Also 4 carriage wheel guides to protect the walls.</p> <p><b><i>BASIS FOR DESIGNATION: AGE, RARITY, LANDMARK STATUS</i></b></p>



<sup>4</sup> Does the feature have a name locally eg building name? If not, a brief description.

<sup>5</sup> A more detailed description of the physical form

<sup>6</sup> Age, Rarity, Aesthetic Value, Group value (ie a grouping of asserts with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value





## APPENDIX 6: PANNAL STATION AND PRIMARY SCHOOL – PARKING PROBLEMS

CRIMPLE MEADOWS 28/10/20



CRIMPLE MEADOWS 24/6/22





CRIMPLE MEADOWS 8/7/22







MAIN STREET 24/6/22



## **APPENDIX 7: COMMUNITY FACILITIES**

### **EDUCATIONAL FACILITIES**

#### **Pannal Primary School**

A7.1 The school offers free state education for children aged 4-11 years. Currently, 60 places allocated for each new year group with a maximum of 30 per class. This is a 33% increase over recent years to accommodate children from the local area following increased house building.

A7.2 Places are allocated by NYC following statutory criteria. The catchment area extends beyond the boundary of the parish/Neighbourhood Area and includes some of Pannal Ash. The majority of places are taken by children from the catchment area and the remainder are allocated to those who live closest to the school. Currently all applications from within the catchment area are successful with spaces for a future increase.

A7.3 Contribution to community:

- 47% of pupils are from the parish;
- the building is used one evening a week by a guide company – NB there are 2 Rainbow packs (5 - 7yrs), 2 Brownie packs (7- 10yrs), 1 Girl Guide Pack (10 - 14yrs) and 1 Ranger group (14 - 18yrs).
- the facilities are available for occasional use by the church and parish for events, including the village carol singing refreshments and choir singing refreshments.

A7.4 It is school policy not to compete for regular bookings with other village facilities.

### **SPORTS FACILITIES**

#### **Pannal Cricket Club and Pavilion**

A7.5 Established in 1886, the club has played since 1918 at the current ground in the west of the parish off Burn Bridge Road. The club house and pitch can be accessed on foot via Burn Bridge Lane and the Ringway footpath. Parking is on an adjacent field accessed from Burn Bridge Road. The ground is leased from the local landowner.

A7.6 There are approximately 130 members who make use of the facilities most nights of the week in summer for practice and at weekends for matches. Predominately the youth membership live locally but the adult team come from the wider area.

A7.7 Teams:

- 2 Senior teams (mixed) playing at weekends in the Nidderdale League and one evening team playing on Wednesdays.
- 5 junior teams for boys and girls aged up to 18 years.
- For 5–8-year-olds there is an All Stars group (31) participating in ECB programme.

A7.8 Contribution to community:

- Most of the junior members live locally and can access the cricket club on foot.
- The club house can be hired by members for small social activities.
- The club has organised an annual gala held on the cricket ground.

A7.9 The club is supported financially by several local businesses.

### **Pannal Sports Community Club**

A7.10 Established in 1966, the club is a Chartered Standard Football Club providing coaching and competition for girls and boys aged 4 to 18 in 22 squads with a membership of over 600 players.

A7.11 The new main 13-acre site has been in use since 2019 and is within the Neighbourhood Area/parish, accessed from the A61 Leeds Road. There is currently no other access from the village, although this plan includes provision for such access.

A7.12 It has nine pitches for the sole use of the club. There are plans to build seven junior cricket pitches by 2022 for use by Pannal Cricket Club. The club also regularly uses the Crimple Meadows Recreation Ground for weekend matches in the season.

A7.13 There are plans for a permanent clubhouse and improved car parking facilities.

A7.14 Contribution to community:

- many local children are club members.
- it is planned that a new club house will be operational in 2023.
- the 'trim trail' with six fitness stations is for public use.

### **Pannal Golf Club Clubhouse**

A7.15 Established in 1906, the club and its 18-hole course lies within the Neighbourhood Area/parish to the east and is accessed from Follifoot Road. There is a club house, practice facilities and a car park.

A7.16 The club provides a full range of golfing and social opportunities for its nearly 700 members ranging from its Junior Academy to qualifying rounds for the British Open Championships. The membership is from a wide area including the Neighbourhood Area/parish.

A7.17 Contribution to community:

- Around 100 parishioners hold either player or social membership.
- Apart from golf, the club has a restaurant and bar for members' use.
- The club organises occasional Sunday lunches and dances for its members.
- The large function room can be hired by members for private functions.
- The location of the club raises the profile of the parish.

## **YOUTH FACILITIES**

### **Pannal Scout Hall**

A7.18 The 3rd Pannal Scout Hall is situated on Spring Lane in what was originally the old school building. It provides a meeting place for Squirrels, Beavers, Cubs, Scouts and Explorers covering all aspects of scouting for 4 -18-year-olds and includes the Duke of Edinburgh Award Scheme. Currently the membership stands at 100 boys and girls with 111 on the waiting list most of whom live in the Neighbourhood Area/parish.

A7.19 The hall comprises a kitchen and two rooms accommodating 60 and 20. It is usually empty during the day but used four evenings a week by Scout groups. At other times it is available for private hire.

A7.20 Contribution to community:

- Scouting activities for over 100 local children.
- Community space for hire.

## **GENERAL COMMUNITY FACILITIES**

### **Pannal Memorial Hall**

A7.21 Built originally as the Oddfellows Hall in 1888, the hall was purchased after WWI as a memorial to locals who had fallen in the war. Over the years it has been maintained and extended as a dedicated community facility.

A7.22 It is managed by a committee of volunteers supported by the trustees. The hall comprises a bar, kitchen, snooker room, stage and several rooms of various sizes which are available for hire by community groups and individuals.

A7.23 The central location of the hall makes it easily accessible on foot as well as by car, bus and train. The hall is the venue for the formal business of the parish council and for elections.

A7.24 Contribution to community:

The facilities are extensively and regularly used by over 30 recreational groups with the majority of participants being from the Neighbourhood Area/parish, although international events have been held there. Typical users are:

- Furniture and upholstery class
- Cake decoration
- Sewing class
- Baby massage and yoga
- Bridge club and whist
- Brownies, Girl Guides and Rainbows
- Snooker and table tennis
- Dancing groups - ballroom, ballet, modern and square
- Keep fit including pilates, yoga and martial arts
- Silver Surfers (ICT)
- Choirs
- Under 5s
- Annual Service of Remembrance – held in the memorial hall section
- Village pantomime
- Ad hoc children's parties and adult celebrations
- Local businesses
- NYC for training and seminars

A7.25 The rooms can also be booked for group or private hire for occasional use.

## **Pannal Post Office and Village Shop**

A7.26 The Post Office is situated near the centre of the Neighbourhood Area and is incorporated in a general store. Open five and a half days a week, it offers a general range of postal facilities plus stationery, groceries and an extensive range of fresh bakery bread, fruit and vegetables and local meats supplied to order.

A7.27 Contribution to community:

- A destination for exercise - buy provisions
- Postal facilities
- Cash when store is open 08:30-17:30
- Lottery tickets
- Parcel collection point
- Food supplies including fresh bread, fruit and vegetables and meat to order
- Home delivery of fresh dairy, meat, fruit and vegetables
- Fresh coffee, hot pies and homemade sandwiches for takeaway

## **ENTERTAINMENT FACILITIES**

### **The Black Swan**

A7.28 The current Victorian building is situated on Burn Bridge Road in the south-west corner of the Neighbourhood Area, adjacent to Crimble Beck and the Harrogate Ringway walking route. It is a managed pub owned by Star, part of the Heineken group, with car parking for approximately 30 cars and an extensive beer garden with children's play area. This is the only public house in the Neighbourhood Area after the two others were shut around ten years ago due to poor commercial returns. The pub serves Casque Mark ales and home cooked food five days a week in winter and six in summer.

A7.29 Contribution to the community:

- The only establishment serving traditional draught beers and lagers in the Neighbourhood Area
- It provides a congenial meeting place for locals within 30 minutes' walk from the furthest point of the Neighbourhood Area
- Disabled access
- Outdoor dining and children's play area in good weather
- Lunches and dinners available with roasts on Sundays for up 180 covers
- Annual bonfire and fireworks display
- Functions providing food and drink for private parties sympathetic to the needs of other customers e.g. christenings, funerals, birthdays, office get-togethers, walking parties, charity quizzes

## **HEALTHCARE**

### **The Doctors' Surgery**

A7.30 The doctors' surgery in Pannal is a satellite surgery of the Leeds Road NHS primary care service. The premises also houses physiotherapy and other complementary medical services.



A7.31 Contribution to community:

- Surgeries are only offered irregularly as overspill from the main site on Leeds Road, Harrogate.
- The physiotherapist holds regular bookable sessions.

### **Pannal Dental Clinic**

A7.32 Surgeries are held five days a week offering both a dentist and hygienist for both NHS and private patients. The location in the centre of Pannal makes it accessible on foot and by bus and train.

A7.33 Contribution to community:

- Of the approximate 3500 patients nearly half are from the local community, around 50% are NHS patients.

## **SPIRITUAL FACILITIES**

### **Church of St Robert of Knaresborough and Chapter House**

A7.34 The parish church has been a place of worship since the thirteenth century. It is governed by the Church of England and comprises a church and adjoining chapter house (seats 40) and kitchen which is available for hire. It also houses the parish register, a record of graves and monuments and past copies of the Parish Magazine since 1929 which are available for inspection. Up to date information on church services can be found on the internet. Current users cover all ages.

A7.35 Contribution to community - activities include:

- Trinity Music Exams
- Pilates
- Yoga
- NHS training sessions
- Medieval Church Group
- Pannal Wives
- Ad hoc activities at the discretion of the vicar

### **Pannal Methodist Church and Church Hall**

A7.36 Contribution to community - various activities including:

- Craft group.
- Pannal Plodders (a walking group).
- Social table tennis.
- Book clubs.
- Brownies and Rainbows – NB there are 2 Rainbow pack (5 - 7yrs), 2 Brownie packs (7-10yrs).

## **APPENDIX 8: GLOSSARY OF TERMS & ABBREVIATIONS**

### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the affordable housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

### **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. This is charged on a per square metre basis on certain forms of development.

### **Conservation Area (CA)**

A conservation area is an area deemed to be of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.

### **Listed Building**

A listed building is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest.

### **Local Plan**

Each local planning authority across England is expected to prepare a plan setting out a strategy for the future development of the local area. The document, which usually includes policies to manage

development and proposals for development is prepared by the local planning authority in consultation with the community.

### **Neighbourhood Plan (NP)**

A plan prepared by a parish council or neighbourhood forum for a particular neighbourhood area.

### **National Planning Policy Framework (NPPF)**

The NPPF was revised in December 2023 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012, revised in July 2018 and updated in February 2019 and updated again in 2021.

### **National Planning Practice Guidance (NPPG)**

The NPPG is a live web-based resource which brings together planning guidance on various topics into one place. It was published in November 2016 and updated with the NPPF in December 2023.

### **Non-Designated Heritage Asset (NDHA)**

A building or structure identified and assessed (using Historic England Local Listing Guidelines) as having local architectural and/or historic value, with the potential for 'local listing' by the local authority or even statutory listing by Historic England. Such assets can be designated through a number of means, including Neighbourhood Plans.

### **Public Realm**

Public realm is the space around, between and within buildings that are publicly accessible. It comprises the streets, squares, parks, green spaces and other outdoor places that require no key to access them and are available, without charge for everyone to use.

### **Public Rights of Way (PROW)**

The most widely known right to cross private land is known as a 'right of way'. If this is a right granted to everyone then it is a 'public right of way'.

### **Section 106 (S106) Agreement**

Planning obligations under section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as S106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development. S106 agreements are often referred to as 'developer contributions' along with highway contributions and the Community Infrastructure Levy.

### **Site of Special Scientific Interest (SSSI)**

Sites designed by Natural England under the Wildlife and Countryside Act 1981

### **Supplementary Planning Guidance (SPG)**

Supplementary Planning Guidance supplies supplementary information in respect of the policies in a current or emerging Local Plan or national policy. It is a means of setting out more detailed thematic or site-specific guidance on how these policies will be applied in particular circumstances or areas.



Map Key

- NEIGHBOURHOOD AREA

Neighbourhood Area Boundary
- THE GREEN & NATURAL ENVIRONMENT

Green and Blue Infrastructure (ref POLICY GNE1)

Crimple Valley Special Landscape Area (ref POLICY GNE2)

Local Green Space (ref POLICY GNE3)
- THE BUILT ENVIRONMENT

Local Heritage Areas (ref POLICIES BE2-3)

Non-Designated Heritage Assets (ref POLICY BE4)

Village Character Area Boundaries (ref POLICY BE5)

Rossett Green

Crimple Meadows and Pannal Green

Leeds Road Corridor

Walton Park

The Westminsters, The Oval, The Hazels and The Rosedales
- TRAFFIC, TRANSPORT & TRAVEL

Footpath (ref POLICY TTT1)

Bridleway (ref POLICY TTT1)

Footpath, Bridleway & Cycle Route Improvements (ref POLICY TTT1)

Pannal Station Car Park (ref POLICY TTT2)

Pannal Station and Pannal Primary School

Exceptional Parking Standard Zone (ref POLICY TTT3)

Pannal Park and Stride (ref POLICY TTT4)

Highway Improvement Locations (ref POLICY TTT6)
- COMMUNITY FACILITIES & SERVICES

Existing Community Facilities (ref POLICY CFS1)

Pannal Primary School Educational Facilities (ref POLICY CFS3)
- ECONOMIC DEVELOPMENT

Existing Commercial Sites (ref POLICY ED1)

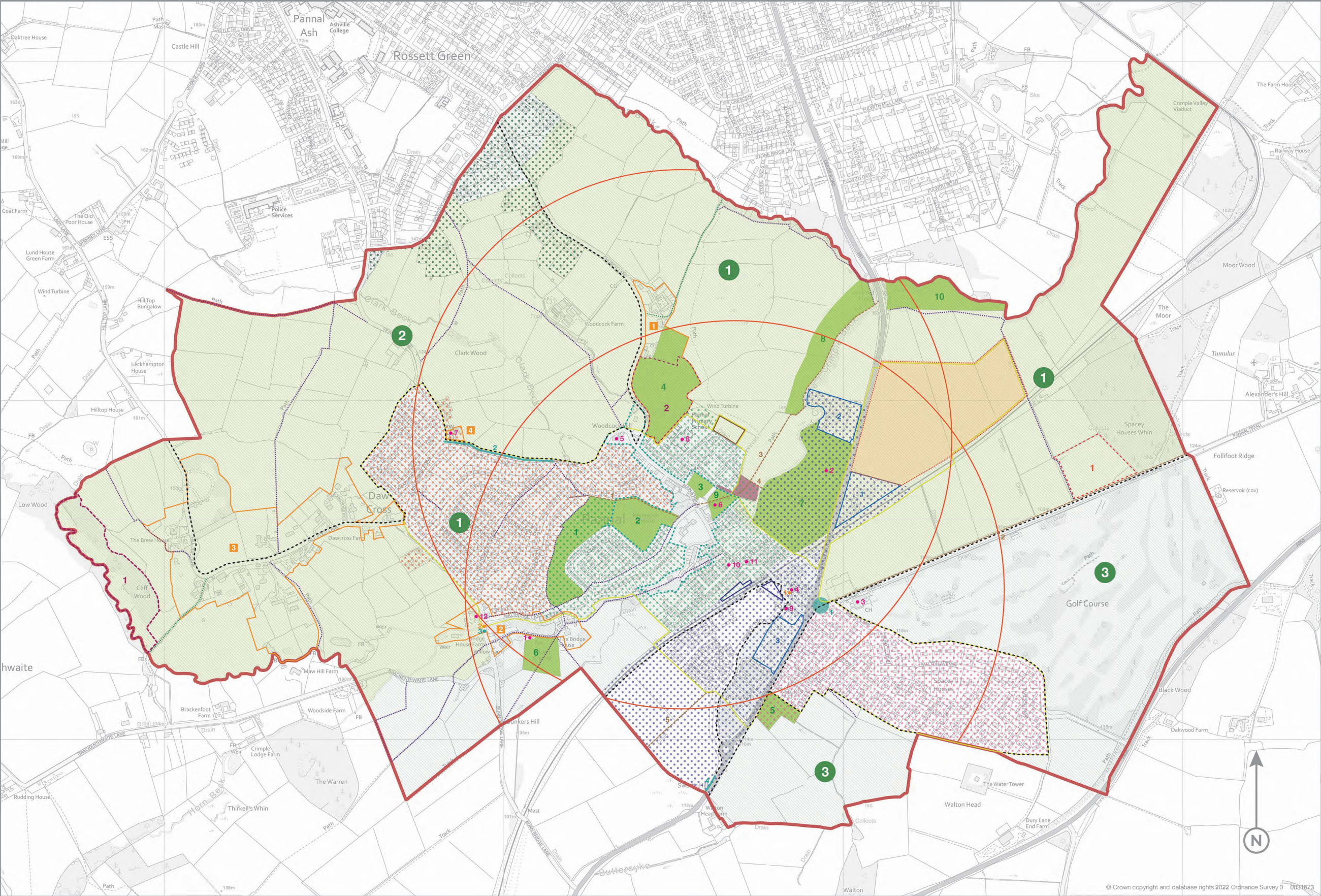
Employment Site South of Aimsford Bridge (ref POLICY ED2)
- NON-NEIGHBOURHOOD PLAN DESIGNATIONS

Pannal Conservation Area Boundary (ref POLICY BE1)

Site of Importance for Nature Conservation (SINCO) – Designated

Site of Importance for Nature Conservation (SINCO) – Qualifying but Undesignated

Development Limit (ref POLICIES H1-2)



Sites List

- THE GREEN & NATURAL ENVIRONMENT

Green & Blue Infrastructure

  - Crimple Corridor
  - Haverah Corridor
  - The Walton Fringe
- Local Green Space

  - Allen Wood
  - Crimple Meadows Recreation Ground
  - Pannal Village Green aka 'The Green'
  - Sandy Bank Wood
  - Long Acres Recreation Ground
  - Pannal Cricket Club Ground
  - Pannal Community Park
  - Crimple Seasonal Wetland
  - Church of St Robert of Knaresborough Cemetery
  - Aimsford Wood

- THE BUILT ENVIRONMENT

Local Heritage Areas

  - All Saints/Sandy Bank
  - Burn Bridge-Malthouse Lane
  - Hill Foot/Hill Top Lane
  - Pannal Methodist Church and Eniworls
- Non-Designated Heritage Assets

  - Pannal Memorial Hall
  - Crimple Beck Bridge at Burn Bridge

- TRAFFIC, TRANSPORT & TRAVEL

Footpath, Bridleway & Cycle Route Improvements

  - Crimple Meadows Recreation Ground
  - Follifoot Road
  - Harrogate Ringway (Pannal Main Street to Aimsford Bridge)
  - Park and Stride-Pannal Community Park Link
  - Thirkell Drive Recreation Ground
- Highway Improvement Locations

  - Follifoot Road/A61 Junction
  - Spring Lane
  - Crimple Beck Bridge at Burn Bridge
  - Princess Royal Way

- COMMUNITY FACILITIES & SERVICES

Existing Community Facilities

  - Pannal Cricket Club Pavilion
- Existing Commercial Sites

  - Land east of Leeds Road
  - Crimple Hall
  - Spacey Houses
- Non-Neighbourhood Plan Designations

Site of Importance for Nature Conservation (SINCO) – Designated

  - Springhill Farm Wood aka Low Wood/Cliff Wood
  - Sandy Bank Wood
- Site of Importance for Nature Conservation (SINCO) – Qualifying but Undesignated

  - Spacey Whin Pasture

Pannal & Burn Bridge Neighbourhood Plan Policies Map