

BANKSProperty

development with care

Castle Hill West

Proposed residential development

Planning Application and Environmental Statement

Non Technical Summary - Addendum • August 2023



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Where ever possible we integrate the surrounding landscape and access to enhance our developments

Introduction

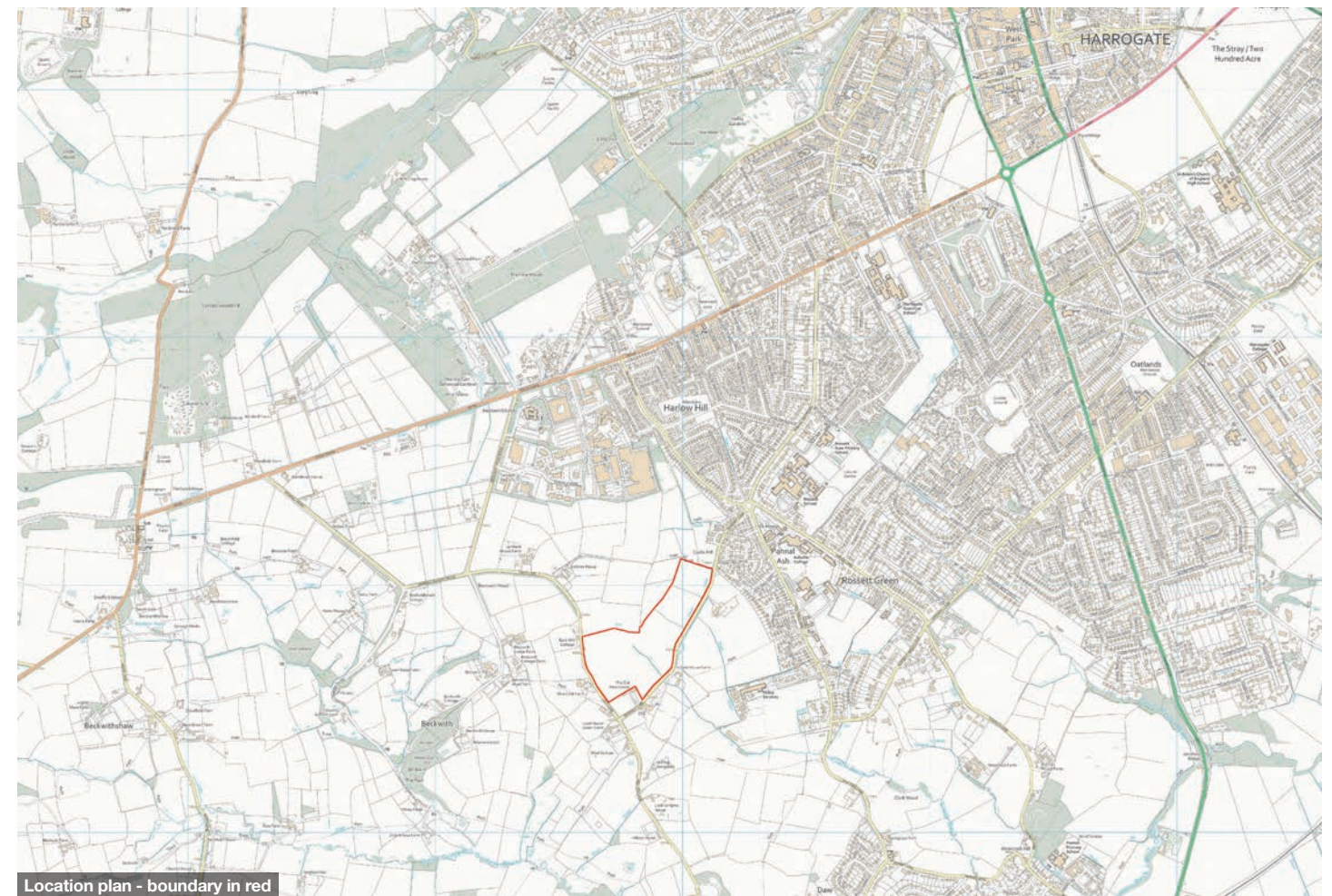
Banks Property is applying for outline planning permission for residential development and a new school at Castle Hill West, Harrogate.

The site is located off Whinney Lane, to the south of Pannal Ash and has been identified as a suitable location for housing in the Harrogate Local Plan.

The vision for the development is to create a unique and sensitively designed development which respects the site's setting on the edge of Harrogate with a sloping topography towards the Clark Beck. The development must be integrated within a wider long term development framework proposed within the emerging Harrogate Local Plan.

The proposals will provide a mix of house types in an attractive setting with a large area of open space at the heart of the new neighbourhood. Sustainable transport and integration with surrounding communities will be promoted by the provision of new pedestrian and cycle links, and the development will include a network of green spaces that provide amenity, sustainable drainage and biodiversity benefits.

This document provides a Non Technical Summary (NTS) of the Environmental Statement (ES) that has been prepared to support the planning application.



Location plan - boundary in red

Environmental Impact Assessment process

The Castle Hill West proposals require assessment under the Environmental Impact Assessment Regulations because the development would be linked to a larger development allocated in the Local Plan.

EIA is a process designed to protect the environment by ensuring that any significant effects that may arise from a development are identified, fully assessed, and taken into account by the Local Planning Authority, in this instance North Yorkshire Council, when deciding whether to grant planning permission.

The process identifies if any measures are required to mitigate environmental effects. The results of the full EIA are presented in an Environmental Statement (ES) document supporting the planning application. This document provides a summary of the ES in non technical language.

The EIA considers the likely significant effects on the environment that may arise during the construction and operation of the development, and any cumulative effects resulting from the relationship with nearby development.

The EIA has been undertaken with reference to relevant legislation and best practice and has considered existing knowledge of the site and its surroundings, desk based assessment and technical assessment undertaken on site. Specific guidance and methodologies are outlined in individual chapters of the ES, as well as any assumptions made.

The ES has been amended following changes to the proposal.

THE FOLLOWING MATTERS HAVE BEEN ASSESSED AS PART OF THE ES:

- Air Quality
- Archaeology and Historic Buildings
- Drainage and Flood risk
- Ecology
- Ground Conditions
- Landscape and Visual Impact Assessment
- Social and economic
- Sustainability & Climate Change
- Transport

THE ES CONTAINS A CONSIDERATION OF THE MAIN ALTERNATIVES TO THE DEVELOPMENT BEING:

- No development scenario
- Development elsewhere in Harrogate
- No-school scenario (all housing)
- Inclusion of employment

This assessment concludes that the proposed development offers the most suitable use of this site given that there is an unmet need for housing. The site is in a sustainable location - it is a central, accessible location to provide a school - but it is isolated from the business park meaning it is unsuitable for employment uses.



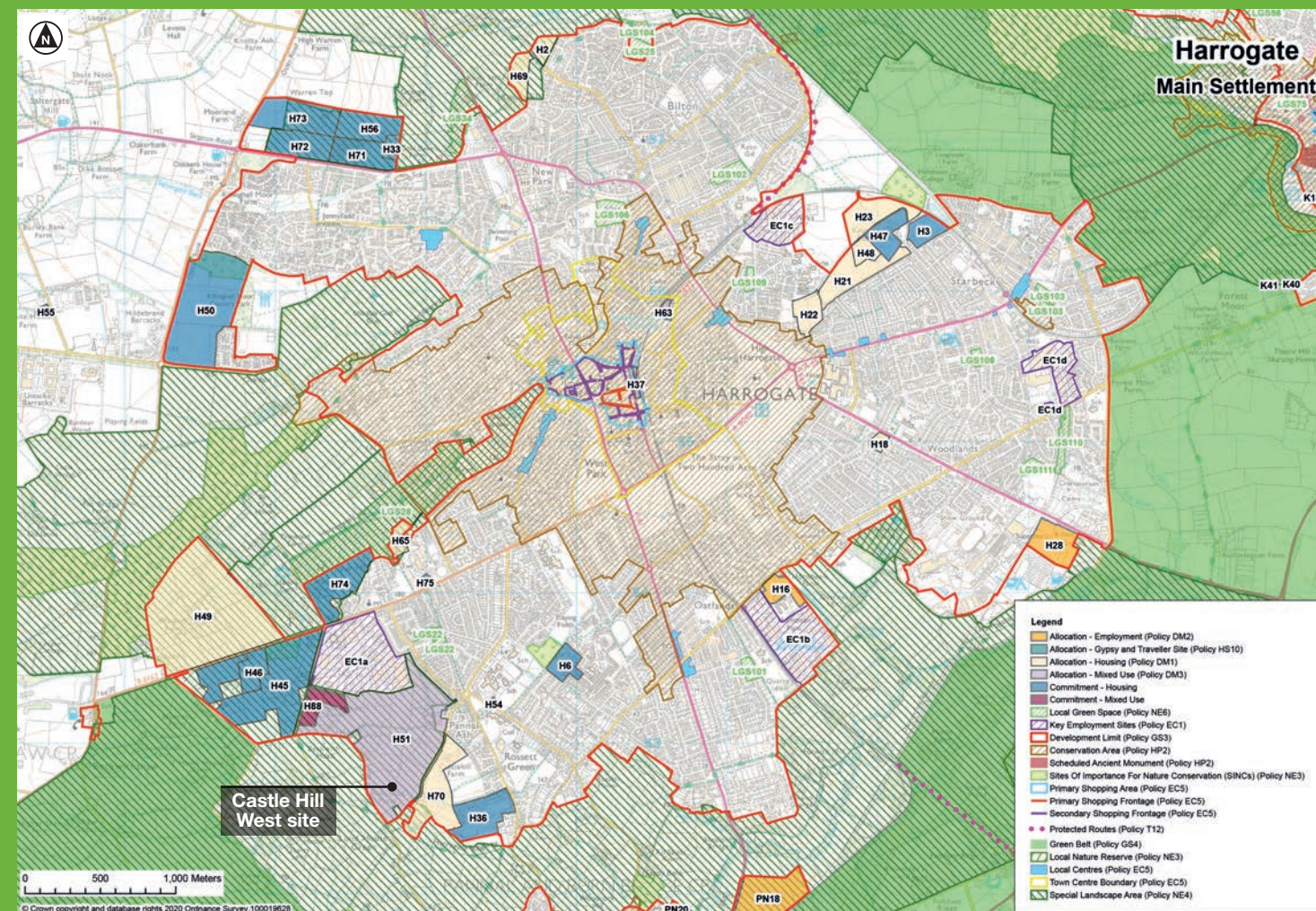
Aerial view of site - boundary in red



Sustainable urban drainage system created by Banks at Mount Oswald, Durham City

Need for the development

The Harrogate Local Plan was adopted in March 2020 and provides local planning policy for the area. It sets out the overall vision for future development including plans for jobs, housing and the environment.



The Plan identified the need for approximately 14,049 new homes in Harrogate Borough over the period from 2014 to 2035. This housing need cannot be met on previously developed land alone due to a lack of suitable sites.

The council conducted an assessment of potential sites and concluded that the application site together with further land towards Lady Lane and Beckwith Head Road should be allocated for a mixture of

residential and employment uses under Policy H51, establishing the principle of development on this site. The employment element is best located adjacent to existing employment at Cardale Business Park.

A school needs to be located somewhere within H51 and this is why Banks has suggested part of this site for education. The site is expected to make a significant contribution to housing delivery until 2035.



Family homes created at our Station Road development, Methley near Leeds



Family housing and outside spaces at our Bowesfield development, Stockton-on-Tees



New homes created at our Station Road development, Methley near Leeds

Description of development

This planning application seeks outline permission for 230 dwellings and a new school with associated roads, parking, landscaping, drainage and open space. Detailed approval is sought for a new point of access from Whinney Lane where a new roundabout has already been constructed. All other details will be “reserved matters”.

THE PROPOSALS WILL COMPRISE:

Up to 230 dwellings (Use Class C3) with a range of house sizes, types and tenures

Primary school

New vehicular access from Whinney Lane utilising an approved roundabout scheme

New footpath links to Whinney Lane and to the land west of the site

3.5 hectares of central public open space with landscaping and drainage basins

Housing delivery is expected to commence in 2024/25. 230 houses will be delivered over a period of around five years. The school site will be made available and ready for development for North Yorkshire Council with access and drainage connections.

An Indicative Layout and a Design and Access Statement have been prepared to support the planning application. These set the guiding principles for the development of the site and aim to provide certainty regarding the quality of the development.

The development will have four principle components: the school site at the north of the site, northern housing parcel, central open space and southern housing parcel. The edges of the site will be planted to soften the visual impact of new buildings. Key views across the site and out of the site will be maintained towards Almscliffe Cragg and Lund House for example. The setting of Linton House and the Old Poor House will be treated sensitively.



Indicative masterplan

Environmental assessment

This section summarises the results of the environmental assessment that has been undertaken as part of the EIA.

Air quality

An air quality assessment has considered potential emissions of fugitive dust during construction activities and the effects of vehicle exhaust emissions once the housing is fully occupied.

The construction dust assessment has found that, following mitigation, dust emissions are predicted to lead to negligible and not significant effects on sensitive receptors.

Roads dispersion modelling has been used to determine the effects for the year 2030 when the housing would be occupied. The assessment concludes the following at new and existing receptors:

Impacts arising from the increases in nitrogen dioxide and PM10 levels have been predicted to be negligible when compared with National Air Quality Objectives. This is the case for long term average as well as short term peaks. The area where the development is proposed to take place enjoys good air quality when compared with the national objectives.

In conclusion there is no significant risk of unacceptable human health impacts and no specific mitigation is required to protect the air quality of new residents introduced by the development or existing offsite receptors.

Drainage and flood risk

An assessment has been undertaken to consider the potential impacts of the development upon water resources, considering potential sources of flooding, construction and operational considerations for flood risk and water quality, drainage discharge rates and outfall locations, and management of surface water

Mitigation measures during operation of the development in the form of Sustainable Urban Drainage (SUDs) will ensure treatment of water prior to discharge to the watercourse that will offer an improvement over the current arrangement from the agricultural land. The SUDs scheme has been designed in accordance with national and local guidance to mitigate flood risk from any increase in surface water run off a result of the proposed development.

Historic buildings

The ES contains an assessment of the impact of the development upon historic buildings which are close to the site. This concludes that the site retains elements of 18th and early 19th century field enclosure patterns and is part of a wider historic landscape which contributes positively to the setting of the Grade II listed building, Lund House and the non-designated historic farmsteads at Blue Coats, Syke House and Castle Hill. It illustrates past functional relationship to these farmsteads and provides an openness which allows significant views from Whinney Lane and Lady Lane. The site also forms part of the historic landscape setting to the 19th century building groups of the Old Poor House and the Squinting Cat Public House and early 20th century terraced housing on Crag View and Whinney Lane to the north.

Development will give rise to a degree of harm, considered to be less than substantial and minor in extent and effect, to the significance, within setting, of these assets. This derives from the loss of agricultural setting and openness. This harm is capable of mitigation to the extent that the identified public benefits outweigh the harm identified. This accords with the Local Plan Inspector's conclusions and is in line with national planning guidance.

Archaeology

The applicants have carried out a thorough assessment of the site's archaeological interest with a desk study, geo-magnetic survey work and targeted trial trenches. The results of this survey work are reported in the ES. There is no indication that the site contains archaeology which requires protection or further investigation.

Ecology

A habitat survey and relevant protected species surveys have been undertaken in 2017, 2019 and 2022. The site mainly provides habitats of low ecological value and primarily comprises improved grassland which is used for grazing and a silage crop. Within the site there are hedgerow field boundaries (which are more important ecologically) and a small watercourse. Western and northern boundaries include strong tree belt and hedgerow. 37 bird species were identified on the site primarily associated with trees and hedgerow habitat. There was evidence of barn owl in the stone barn. There were no ground nesting birds. No bat roosts were identified although the stone barn has potential for roosting bats.

Potential effects during construction and operation were considered and mitigation and compensation measures identified including a proposal for net biodiversity gain in line with emerging environmental legislation.

These include landscaping and new planting to maintain habitat connectivity and management of permanent open space to achieve species rich grassland character. Bird boxes and bat boxes will be incorporated within the development.

The report highlights the potential for offsite mitigation or a financial contribution towards the management of local biodiversity sites.

The assessment concludes that no additional mitigation is considered to be required. The incorporated design measures will be implemented through a Landscape and Ecological Management Plan.

With these measures in place it is considered that the development will conform to national and local planning policy and wildlife legislation.



Environmental assessment

Transport

The ES contains a Transport Assessment and Travel Plan. The development will be accessed from the proposed Whinney Lane roundabout approved to existing development. A fourth arm will be added to the roundabout.

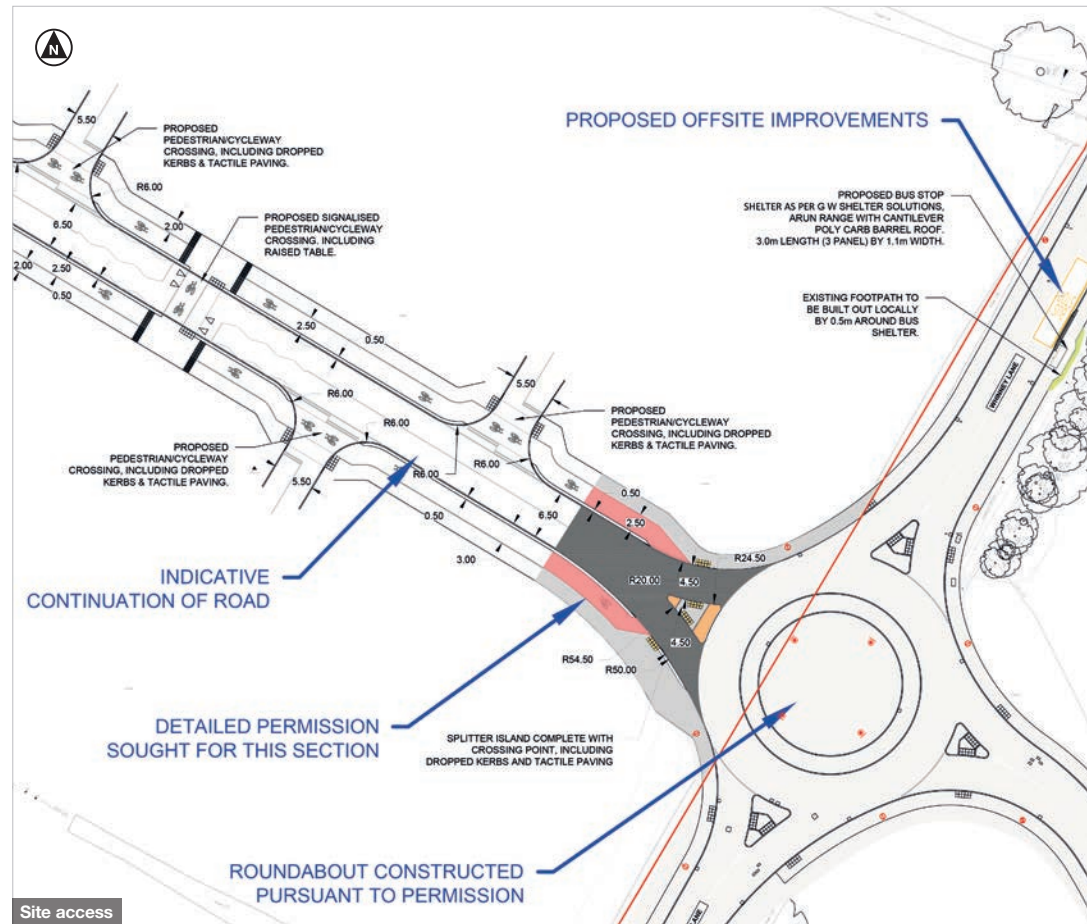
The development site is accessible on foot or by bike to a range of local destinations via the existing network of paths and routes. The layout has been designed to facilitate improved bus services along Whinney Lane and into the site.

Accidents on the local road network have been assessed to be reasonably low and in most cases resulted from driver error and therefore mitigation measures for highway safety reasons are not required.

Testing was undertaken to assess the combined effect of 12 committed developments and a sensitivity test includes three additional developments which do not have planning permission. The assessment showed that the Whinney Lane/ site access junction, Whinney Lane/ Gladman Site and the Otley Road/ Pannal Ash Road/ Cold Bath Lane can all accommodate the predicted traffic flows with little effect.

The Pannal Ash roundabout experiences some increased queues and delays, but these are not considered to be severe. Cumulative impacts have been assessed and a number of mitigation schemes proposed in parallel with this EIA.

PLANNING APPLICATION BOUNDARY	1. ALL UNITS ARE IN METRES UNLESS STATED OTHERWISE. ELEVATIONS ARE IN METRES ABOVE ORDINANCE DATUM (mAOD)
PROPOSED CARRIAGEWAY	2. TACTILE PAVING IS TO BE PROVIDED AT UNCONTROLLED PEDESTRIAN CROSSINGS
PROPOSED FOOTWAY	3. UNLESS STATED OTHERWISE, ALL KERBING IS TO BE BRITISH STANDARD HB2 125mm x 255mm PCC KERBING WITH 100mm UPSTAND.
PROPOSED CYCLE PATH	4. SEE DRAWING NT14605-000- PROPOSED GENERAL ARRANGEMENT FOR COMPLETE PHASE 1 S278 WORKS.
PROPOSED ROAD ISLAND	5. DESIGN SHOWN IS PRELIMINARY. FOR OUTLINE PLANNING PURPOSES ONLY AND IS SUBJECT TO FULL DETAILED DESIGN.
TACTILE PAVING	6. DROPPED CROSSINGS TO BE PROVIDED AT ALL JUNCTIONS.
PROPOSED EARTHWORKS TO EXISTING LEVELS AT BACK OF FOOTWAY	
NEW PROPOSED 6m STREET LIGHTING COLUMN AT 0° INCLINATION	
NEW PROPOSED 7m STREET LIGHTING COLUMN AT 5° INCLINATION	



Landscape and visual impact assessment

A Landscape and Visual Impact Assessment (LVIA) has been undertaken to identify the landscape and visual qualities of the site and surrounding area and to assess the likely effects that the development may have on the landscape and people's appreciation of it.

The landscape features on site such as existing hedgerows, fencing and stone walls are in varying condition and the boundaries of the site are open in places allowing direct views across the site. The site lies within the Crimple Valley Special Landscape Area (SLA) and is therefore considered to be sensitive.

Effects on the SLA are considered to be significant at a local level but would not affect this designation in the wider area due to scale of the site relative to the SLA as a whole, and the influence of the urban edge in this location. Changes to the landscape character are also considered to be significant over a localised area but would not adversely affect the wider Landscape Character Area.

Significant visual effects are predicted for several residential properties, road and footpath users which are listed in the LVIA. Where significant landscape and visual effects and cumulative effects have been identified these are localised and would reduce over time as new planting matures, the extent of views are reduced and the development becomes integrated into the landscape. As such it is considered the site has the capacity to absorb the development.

A SELECTION OF VIEWPOINTS CAN BE VIEWED ON THE FOLLOWING PAGES.

Socio-economic

The socio-economic assessment assesses the likely significant effects of the proposed development on the human population living in proximity to the site considering potential impacts on the local population level and structure, employment, local expenditure, local community facilities and services, healthcare and housing provision.

The development would provide up to 230 homes to assist HBC in achieving Local Plan housing targets and help retain families in the City.

The proposals will generate direct and indirect jobs per year during the six year construction phase and

additional jobs when the new school is operational. The school will have beneficial effect on local primary education provision where there is currently a shortfall of school places.

Negligible effects are anticipated on primary health care (which is well provided for in the local area). Wider health benefits are anticipated to arise from the provision of a significant area of amenity open space and links for pedestrian and cyclists.

Overall, the assessment concludes that the proposed development is considered to have a positive effect on the socio-economic characteristics of the local area.



Environmental assessment

Landscape and Visual Impact Assessment (example viewpoints)

FIGURE 11:

VIEWPOINT 3: Lady Lane.
Southwestern boundary of site



FIGURE 19:

VIEWPOINT 11: Public right of way northwest of site

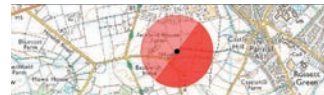
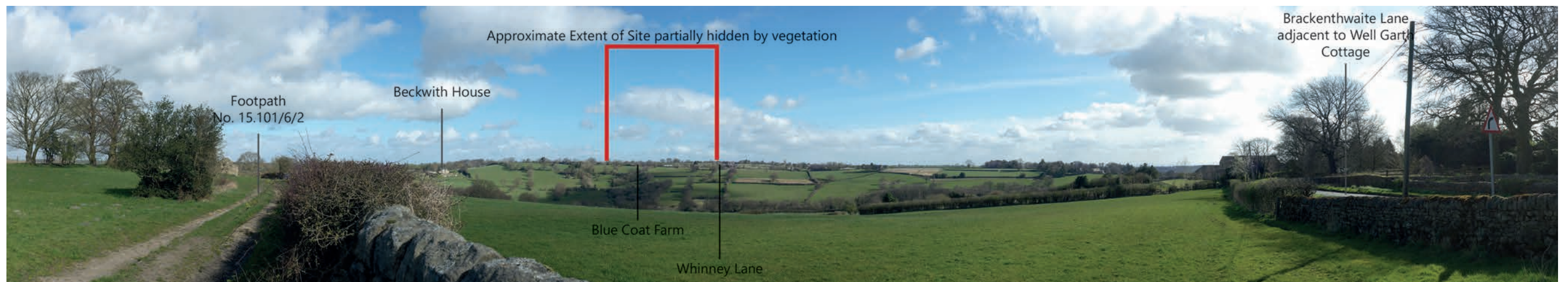
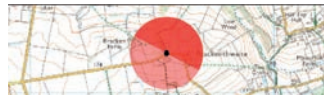


FIGURE 21:

VIEWPOINT 13:
Brackenthwaite Lane
at public right of way



Environmental assessment

Sustainability and Climate Change

The ES considers the impacts of the proposed development against 17 Sustainable Development Goals adopted by the United Nations including the need to combat climate change.

The Banks Group is committed to promoting Sustainable Development in all its projects across three business areas of mining, renewable energy and property development. The Castle Hill West development is a good example of the combination of positive contributions carefully located new development can make to these goals across a spectrum of economic, social and ecological factors.

Ground Conditions

The ES contains the findings of a site investigation of boreholes and trial pits.

This concluded that the risks to human health or structural engineering on this site are low and manageable subject to completion of the survey and a series of recommendations including full radon protection.

Conclusion

The Environmental Impact Assessment concludes that the Castle Hill West development can be delivered without any significant environmental impacts provided that the appropriate mitigation measures are implemented.

The Environmental Impact Assessment concludes that the Castle Hill West development can be delivered without any substantial environmental impacts which would outweigh the benefits of the development.

The proposed development will deliver around 230 high quality homes to meet local needs, as well as a new primary school on a site that has been allocated as a suitable location for residential development, delivering significant local benefits and environmental enhancements.

What happens next?

Prior to making a decision on the planning application, Harrogate Borough Council will consult technical officers, statutory consultees, local stakeholders and the local community. It is expected that the application will be considered at planning committee in late 2023.



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Members of the public should be able to view copies of the Environmental Statement and associated documentation at North Yorkshire Council offices in Harrogate:

North Yorkshire Council
Civic Centre
St Lukes Avenue
Harrogate
HG1 2AE

This Non Technical Summary is also available to view/download from the Banks Property website (www.banksgroup.co.uk/castlehillfarm).

Electronic copies of the entire set of documentation are available at a cost of £5 (including postage and packaging) from Banks Property.

Printed copies of the Environmental Statement may be purchased at a cost of £50 (including postage and packaging) from Banks Property.

For further information about the Castle Hill West development please contact us on the details shown below.