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Chief Planner (Development Control)
Harrogate Borough Council
PO Box 787
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FOA Kate Williams

Our ref: 471/2/1
21 April 2017

Dear Kate

Proposed car park for residents of Glasshouses

The land proposed for the car park is highly sensitive to change, being immediately adjacent to the Glasshouses Conservation Area boundary. The Conservation Area Appraisal notes that 'The capacity of this settlement to absorb new development is limited if the rural pastoral landscape is to be retained and not lost' and that 'development at the edges of the village where views tend to be more dispersed' should be resisted. The Assessment identifies views across the field in question as a 'key view' into the historic core of the village from vantage points to the south. It would adversely affect the setting of the Conservation Area by extending development into land to the south of the existing limit of the village. The car park would also adversely affect the setting of Glasshouses Mill by obscuring the contrast between the Listed Building and its distinctively pastoral surroundings, which is vital to a proper understanding of its history and significance.

Many of the same points are echoed in Harrogate's 2004 Landscape Character Assessment (LCA) which seeks to 'discourage development beyond development limits'. The LCA highlights 'extensive views across and along the valley' that are vulnerable to new development.

Construction of a car park in this location would cause harm to the Conservation Area and the setting of the Listed Building. It would also have an adverse effect on the amenity of walkers using the public footpath.

Nonetheless, Members of the Committee's Executive acknowledge that car parking detracts from the character of the Conservation Area. The Appraisal notes that 'The increase in the number of privately-owned cars has led to increased demand for car parking. The older properties, built before the invention of the motor car (and consequently having no space allocated for their accommodation) have a proliferation of roadside parking'. Construction of a car park for residents could mitigate the impact of parked cars on the Conservation Area.

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But in order to demonstrate that this potential benefit could outweigh the harm identified above, Members of the Committee would want to see evidence that the new car park would result in a significant reduction in the total number of cars parked on the roadside in the village. Confirmation that the car park would provide parking for all vehicles currently owned by the residents of Fir Grove and Albert Terrace, and that residents would in future desist from parking on the roadside would also be needed in coming to a final decision on the balance between adverse landscape impact and possible Conservation Area benefits.

Yours sincerely,

A handwritten signature in black ink that reads "Paul Burgess".

Paul Burgess
Nidderdale AONB Manager