

Burley in Wharfedale housing – December 2016

The site is approximately 250m from the Wharfe, which forms designated area boundary in this part of the AONB. It will have a significant impact on its setting, which Government has made clear is a material consideration in determining planning applications. The impact on the setting of the AONB results from:

- a) Blocking or interference of views out of the AONB particularly from public viewpoints
- b) Blocking or interference of views of the AONB from public viewpoints outside the AONB
- c) Loss of tranquility
- d) Introduction of abrupt change of landscape character
- e) Loss of biodiversity, particularly of species of importance in the AONB

Views across Wharfedale's landscape from the AONB will be particularly affected. The development will disrupt the existing pattern of dispersed urban development juxtaposed with heather moorland, agricultural land and woodland that represents a transitional landscape between the AONB and the wholly urban areas further to the south. It will increase the amount of lighting, traffic movements and noise that will have adverse consequences for tranquility. The Landscape and Visual Impact Assessment which accompanies the application has assessed the impact from only two viewpoints. This is unacceptable given the proximity of a nationally designated landscape. Even so, it concedes that the development will have a 'Moderate-Adverse' impact from a range of 'receptors' on in the vicinity of Askwith.

Some of these impacts may be capable of being mitigated but the applicants have not addressed this except by reference to tree planting which does not properly address the other impacts on setting already referred to. The residual impact of this very large-scale development on the AONB's setting has not been considered. Off-site investment to compensate for these impacts should be requested by the Council.