

Meagill Rise Otley December 2016

Although outside the AONB, the northern limit of the proposed site forms the boundary of the designated area.

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 adversely affected. The development will disrupt the existing pattern of dispersed urban development juxtaposed with agricultural land hedgerows and woodland that represents a transitional landscape between the AONB and the wholly urban areas immediately to the south. It will increase the amount of lighting, traffic movements and noise that will have adverse consequences for tranquility.

The site has an urban fringe quality in contrast to the more open and less developed land to the north and this contrast highlights the distinctive character of the AONB. This is a valuable attribute and the density of development on the site will destroy this.

Local residents have provided detailed information about a diverse range of birds, butterflies and moths they have recorded on or over the land in question.

Nidderdale AONB's Joint Advisory Committee objects to this application.